

Draft Minutes

of the Meeting of the

Planning Committee

Monday 4th May 2021

Held remotely via Zoom <https://us02web.zoom.us/j/2827765514>

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.45 p.m.

A presentation was given by representatives from Strongvox on the proposed development at Box Bush Farm which had been publicly consulted on as part of the community engagement for their developing planning application. The public consultation of 1,500 residents had prompted 58 replies, 30% in support and 50% not in favour. The key features of the development were as follows:

- 39 new homes including 30% affordable (12) within the existing site, with all old farm units removed, retaining the listed farmhouse and barn.
- A large area kept for biodiversity and a cycling/walking link from North End Road to the Strawberry Line.
- The listed buildings were a key focus with a full restoration project planned to include enhancement of their historic setting. The farmhouse was to be converted to 3 dwellings and the barn used for parking and storage.
- The frontage to the site was to be recreated with the access in its current position.

Questions were asked regarding the safety of the access as the current exiting of the site was visually difficult. The recreation of the frontage was to address this problem with a straightening of the curve in the road. The ecological mitigation following the removal of the old farm building was raised including the suggestion of a new hay barn on the biodiversity area. The path from North End Road to the Strawberry Line should commence close to the bus stop not in the position shown on the plan displayed (this was to be addressed). The permeability of the site to allow access from it to the new school was raised.

Present: Councillors David Crossman, Jonathan Edwards, Chris Jackson, Graham Humphreys, Robert Jenner, Peter Lomas, Caroline Sheard and Roger Wood.

District Councillor Steve Bridger, the Clerk, 3 representatives from Strongvox Homes.

FOR DECISION

***** Councillor David Crossman left the meeting.**

PLN Apologies for Absence.
273/21

Apologies had been received from Councillor Bryan Thomas.

PLN Declarations of Interest and to consider any written applications for
274/21 dispensations (Agenda Item 2).
NONE.

PLN Public Participation

275/21

NONE.

**PLN To approve and sign the minutes of the meeting held on the 12th April 2021.
276/21 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 12th April 2021 were confirmed as a correct record and were to be signed by the Chairman as soon as possible.

PLN Notification of Appeals (Agenda Item 5).

277/21

NONE.

PLN District Councillors Report

278/21

District Councillor Steve Bridger gave an update on recent planning applications. The Moor Road application was unanimously refused at Planning & Regulatory Committee (P&R). It will return again to P&R as it was contrary to the Planning Officers' recommendations. The next meeting had not been scheduled yet due to the Court's decision not to extend legislation to allow Councils to hold formal meetings remotely after 6th May. The Rectory Farm application was still being worked on by the Planning Officer. The Newland Homes application for 24 homes on the north field adjacent to the new development on the former Claverham Ltd site was in the registration process. There had been an Executive meeting looking at the approach the new Local Plan will take to the demands from Central Government for more housing. There was a new Planning Bill in the future which was presenting a fairly depressing picture of how much development they are going to expect and how to ease it for development to go ahead.

PLN Planning Applications (Agenda Item 7)

279/21

i) 21/P/0741/FUH – 1, Brunel Way, Yatton, BS49 4RH. Proposed erection of a single storey rear extension.

RESOLVED: that councillors recommended approval of application 21/P/0741/FUH for the following reasons:

Reason for Recommendation The proposed extension was to the rear and therefore had no visual impact on the street scene or neighbouring properties and the design and materials blended well with the existing building.

The Parish Council also wished to suggest that consideration be given to the following green measures:

- For any new roof or roof refurbishment that will face between south-west and south-east, consider installing photovoltaic panels or using photovoltaic tiles in construction.
- For any alteration to gutters and downpipes, consider installing a rainwater butt.

- For any construction of new walls, try to include the highest practicable grade of thermal insulation.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project involving alteration or installation of a toilet, consider using a dual-flush model.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

PLN To consider suggestions for parking restrictions (double yellow lines) in 280/21 Yatton and Claverham.

Further to discussion and considering all the constraints of the North Somerset Council criteria for double yellow lines, Councillors concluded there were no locations on this occasion that would be within the criteria or were not suggestions from the Fire Service. As the criteria has a special provision for Fire Service requests they were able to pursue them directly with the Council.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report. 281/21

No meeting had been held since the last Planning Committee meeting but there was one scheduled for 20th May. The results of the High Street Improvements Consultation were to be discussed but early signs were encouraging with 65 – 75 % of comments in support of the proposals.

PLN Clerk's Report 282/21

- i) 21/P/0182/FUH – 41 High Street Yatton – Two storey side extension & first floor extension above existing extension – Parish Council recommended approval - Withdrawn by the applicant.
- ii) 20/P/3136/FUH – 2, Dunsters Road Claverham. – Demolition of existing rear conservatory and erection of two storey rear extension – Parish Council recommended refusal – Withdrawn by the applicant.
- iii) 20/P/2511/FUL – 70, Wakedean Gardens – Erection of one attached end of terrace new dwelling. – Parish Council recommended refusal – North Somerset Council refused the application.
- iv) The next Planning Committee meeting will be held 24th May with the return of face to face meetings at Hangstones. Further advice on how to conduct meetings between the 17th May and the further relaxation of pandemic regulation in June will follow.
- v) The draft initial plans for the new cemetery had been received and sent to the working group for comment.
- vi) The Chairman had asked the Clerk to mention changing the wording in the Parish Council recommendations to North Somerset Council on planning applications. The change from recommending support/not support to recommending approval or refusal gave greater clarity and aligned more closely to the final decision wording made by North Somerset Council. The Committee had no objection.

PLN Future Agenda Items for Consideration. 283/21

Invitation to YACWAG, Yatton Horticultural Society, YCCART and Yatton Local History Society to discuss the North End gateway and roundabout.
Presentation by NSC on CIL, S106 and Regulations 278 & 123.

Chairman

____/____/2021