

Draft Minutes
of the Meeting of the
Planning Committee
Monday 24th May 2021

Held at Hangstones Pavilion, Stowey Road, Yatton, BS49 4HS.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.33 p.m.

Present: Councillors Jonathan Edwards, Chris Jackson, Peter Lomas, Steve Phippen, Caroline Sheard and Roger Wood.

District Councillor Steve Bridger, the Clerk, Admin Assistant Lucy Kehoe and 4 members of the public.

FOR DECISION

PLN To appoint a Chairman of Committee for the ensuing year.

1/21

RESOLVED: that Councillor Chris Jackson was elected as Chairman for the next year.

PLN To appoint a Vice Chairman of Committee for the ensuing year.

2/21

RESOLVED: that Councillor Robert Jenner was elected as Vice Chairman for the next year.

PLN Apologies for Absence.

3/21

Apologies had been received from District Councillor Wendy Griggs and Parish Councillors Bryan Thomas, Robert Jenner and Graham Humphreys.

**PLN Declarations of Interest and to consider any written applications for
4/21 dispensations (Agenda Item 4).**

NONE.

PLN Public Participation

5/21

The applicant of 21/P/1075/LBC spoke in support of **the** application and indicated there may be further planning **applications** in due course.

A resident spoke in objection to application 21/P/0498/FUL. The change of use to include B2 Light Industrial would increase the noise impact even further and it was at a fairly intolerable level already. The B2 use was inappropriate so close to residential areas. Local residents were currently experiencing noise from the units including working outside the designated hours. This had been reported as a planning breach to North Somerset Council. District Councillor Steve Bridger agreed to take up the problem up with North Somerset Planning Enforcement.

***** The Chairman asked the Committee if they would allow a change in the agenda order to hear 9v) and 9iv) first under agenda item 9 to allow members of the public to leave the meeting earlier should they wish to.**

RESOLVED: to change the agenda order as above.

PLN To approve and sign the minutes of the meeting held on the 4th May 2021. 6/21 (Agenda item 6)

RESOLVED: that the minutes of the Planning Committee meeting held on 4th May 2021 were confirmed as a correct record and were to be signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

7/21

NONE.

PLN District Councillors Report

8/21

District Councillor Steve Bridger reported that the outline application for Rectory Farm had been refused by North Somerset Council on the 12th May on the grounds of scale, harm to ecology and the SSSI, the access and it was a protrusion into the countryside outside the linear development of Yatton. Newland Homes had applied for a further 24 homes on the north field above the Claverham Ltd development.

PLN Planning Applications (Agenda Item 9)

9/21

- v. **21/P/1075/LBC - Old Rectory, The Causeway, Yatton, BS49 4HL** - Listed Building Consent for the installation of a double glazed, hardwood framed bespoke window unit encasing the period door and surround.

RESOLVED: that councillors recommended approval of application 21/P/1075/LBC for the following reasons:

Reason for Recommendation The applicant had taken the advice of the North Somerset Council Heritage Officer when applying for this listed building consent therefore the specification of the proposal had been made to satisfy the heritage and conservation requirements for work of this type.

- iv. **21/P/0498/FUL - Unit 1-3, Arnolds Way Business Centre, Arnolds Way, Yatton, BS49 4FG** - Change of use from B1/B8 to use for the sale and fitting of vehicle wheels, tyres and automotive parts. Construction of a part mezzanine floor.

RESOLVED: that councillors recommended refusal of application 21/P/0498/FUL for the following reasons:

Reason for Recommendation The change of use to include B2 was considered to be inappropriate for the setting being located in the proximity of a residential area. This class of use would have a detrimental and unacceptable impact on the living conditions of residents and could set a precedent for other units to pursue similar requests. Local residents are currently experiencing breaches of the planning conditions already applied under the approved class of use B1 & B8 in terms of hours of business operation. North Somerset Council planning enforcement and environmental departments have been informed.

i. **21/P/1139/FUH - 16 Dyson Close, Yatton, BS49 4DP** - Erection of a front porch.

RESOLVED: that councillors recommended approval of application 21/P/1139/FUH for the following reasons:

Reason for Recommendation The proposed porch was an improvement to the property which was in a quite secluded position and therefore had no negative impact on the street scene or the living conditions of neighbouring residents.

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

- 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 paving, patios and/or driveways, consider using water-permeable materials.

ii. **21/P/1148/FUH - Royston Lodge, North End Road, Yatton, BS49 4AS** - Proposed erection of a first-floor side extension over existing garage and car port.

RESOLVED: that councillors recommended approval of application 21/P/1148/FUH for the following reasons:

Reason for Recommendation The proposed extension was an improvement to the property and a good use of the space available. There was no negative impact on the street scene or neighbouring residents in terms of overlooking or loss of privacy. There had been no comments from neighbouring residents at the time the application was reviewed.

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 involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

iii. **21/P/0741/FUH - 4 Beech Road, Yatton, BS49 4HY** - Demolition of existing conservatory and proposed erection of a two-storey rear/side extension.

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

Reason for Recommendation The application was an improvement to the living space of the property and there was sufficient space to accommodate the extension. The extension blended with the existing dwelling with no adverse impact on the street scene or neighbouring residents.

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 involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

- iv. **21/P/1305/FUH - 15 Lodge Close, Yatton, BS49 4DX** - Proposed erection of a side porch extension and internal & external alterations; removal of garden wall to form an additional parking space & associated alteration to the front/side access from road.

RESOLVED: that councillors recommended approval of application 21/P/1305/FUH for the following reasons:

Reason for Recommendation The proposed extension was an improvement to the property with no negative impact on the street scene or neighbouring residents. The creation of additional parking would help reduce street parking at the location.

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.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

10/21

The steering group had met to review the High Street consultations responses. There had been almost 600 with overall 60% in support. This was a level that would allow the improvements to go ahead. It was envisaged that the school entrance would commence as soon as the summer holidays started and completed for the return of school in September. It was not confirmed yet but hopefully the High Street work was starting in the autumn. It was likely that speed checks were to take place on Mendip, Stowey and Kenn Moor Roads with a view to possible extension of the 20 mph limit in the future. A crossing to the children's nursery near the Butchers Arms was to be considered. A discussion on the Smallway traffic lights took place.

PLN Clerk's Report

11/21

- i) 21/P/0236/OUT – Rectory Farm up to 100 homes off Chescombe Road – The Parish Council recommended refusal. North Somerset Council also refused.
- ii) 21/P/0724/FUH – 21, Horsecastle Farm Road, Yatton - Proposed erection of a two storey side extension and single storey front extension incorporating a porch. The Parish Council recommended refusal. North Somerset Council also refused.
- iii) 21/P/0847/CQA – Land off Streamcross, Claverham - Prior Approval for the change of use of an agricultural building to 1no. residential dwelling with operational development comprising re-roofing of building; vertical cladding to walls; insertion of windows and doors. The Parish Council recommended refusal – North Somerset Council approved.

PLN Future Agenda Items for Consideration.

12/21

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