

Draft Minutes

of the Meeting of the

Planning Committee

Monday 21st June 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.55 p.m.

Present: Councillors Jonathan Edwards, Graham Humphreys, Chris Jackson, Robert Jenner, Peter Lomas, Caroline Sheard and Bryan Thomas.

District Councillor Steve Bridger, the Clerk, Admin Assistant Lucy Kehoe and 6 members of the public.

FOR DECISION

PLN Apologies for Absence.

13/21

Apologies had been received from District/Parish Councillor Wendy Griggs and Parish Councillors David Crossman, Steve Phippen and Roger Wood

PLN Declarations of Interest and to consider any written applications for 14/21 dispensations (Agenda Item 4).

NONE.

PLN Public Participation

15/21

A resident spoke of her objections to application 21/P/1247/FUL. They were on grounds of detrimental impact to biodiversity and wildlife, reduction of green space, poor access, added strain on infrastructure and poor public transport links. The loss of privacy, lack of need for more housing in Claverham and increased pollution all made this an unacceptable development. There had also been some hard core surfacing on the field which was subject to planning enforcement investigation.

A resident spoke about the forty objections that had been submitted against application 21/P/1247/FUL. The application was outside the settlement boundary and the main site development was only agreed because it was a brown field site. The cumulative effect of another development in such a small village on the school and surgery was unsustainable and the parallel that had been drawn with the development at Sandford by the developer was not justifiable, the two villages were very different.

A resident spoke of the lack of sustainability of Claverham as was highlighted in the sustainability assessment of rural settlements carried out in 2016 by North Somerset Council. At that time there were only two places identified that were less sustainable than Claverham and since then there had been no changes to the village other than the development of the former Claverham Ltd site which did not add anything to the sustainability of the village. On this basis application 21/P/2147/FUL should be refused.

A resident spoke regarding 21/P/2147/FUL. The Claverham Neighbourhood Plan accepted the development of the main site within the plan because it was a brown field site. This new application was contrary to the plan as it was not at all in keeping with an infill village. The proposed site on the agricultural 'north field' was a part of the original main site application

when it was first proposed but the developer removed it after considerable objection. It was very disappointing to see it come back again now as the developer is well aware that the village is very opposed to it.

PLN To approve and sign the minutes of the meeting held on the 24th May 2021. 16/21 (Agenda item 6)

RESOLVED: that the minutes of the Planning Committee meeting held on 24th May 2021 were confirmed as a correct record and were to be signed by the Chairman.

**PLN Notification of Appeals (Agenda Item 5). 17/21
NONE.**

PLN District Councillors Report 18/21

District Councillor Steve Bridger reported that the 'north field' above the Newland Homes site in Claverham was the subject of enforcement action due to the hardcore laying etc. The Moor Road application was going to P&R Committee on Thursday 24th June. The Box Bush Farm planning application for 39 homes had been submitted but was not yet registered. The Rugby Club planning application was due fairly soon.

PLN Planning Applications (Agenda Item 9) 19/21

i) 21/P/1247/FUL - The Northern Field At The Former Claverham Works, Bishops Road, Claverham - Application for full planning permission for residential development of up to 24no. dwellings and ancillary works.

RESOLVED: that councillors recommended refusal of application 21/P/1247/FUL for the following reasons:

Reason for Recommendation The Parish Council were very strongly opposed to this application. The developer is aware of the strong feeling of the community about not developing the Northern Field because this was made clear to them when they consulted villagers during an earlier application for the main development on the former Claverham UTS site. At the time they presented themselves as 'a small developer wishing to work with the community' and it appeared they had listened to how the residents felt because they removed the Northern Field from that application. To now receive this new application to develop the field is disappointing and suggests a cynical attitude towards Claverham residents and the Neighbourhood Plan they worked so hard to produce.

The application is contrary to North Somerset Council Policy CS33, "Infill Villages", and is outside the settlement boundary. It is not in the North Somerset Council Sites Allocation Plan. It is also contrary to the Claverham Neighbourhood Plan, that only supported the development of the original brownfield site at Claverham UTS. All the policies contained in the Neighbourhood Plan are still valid.

There are worrying signs that the developer has sought to influence ecological and other reports by degrading the field before those surveys were started. For example, the Northern Field has had machinery removing areas of top soil, hardcore has been laid and some trees have been removed. These actions have been reported to Planning Enforcement.

The Travel Document is outdated and overstates the facilities available, such as bus services that are in fact no longer available. It should be noted that the transport survey of

all Claverham residents within the Neighbourhood Plan area found that 90% of them used cars as opposed to public transport.

This proposed additional development is not integrated into the community because there is no permeability into the rest of the village.

In summary, the Parish Council was severely dismayed by the casual approach of the applicant to factual matters and their apparent attempts to undermine the ecological analyses. Taken together with the breaches of local planning policies and the unsustainability of the location, this leads us to strongly recommend refusal of the application.

ii) 21/P/1444/FUH - 9 The Avenue, Yatton, BS49 4DA - Proposed erection of a single storey rear and side extension.

RESOLVED: that councillors recommended approval of application 21/P/1444/FUH for the following reasons:

Reason for Recommendation The proposed extensions were an improvement to the property. There was no negative impact on the street scene or neighbouring residents in terms of overlooking or loss of privacy.

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/1527/FUH - 13 High Street, Claverham, BS49 4NA - Proposed erection of a single storey rear extension.

RESOLVED: that councillors recommended approval of application 21/P/1527/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.

iv) 21/P/1546/FUH - 19 Church Road, Yatton, BS49 4HH - Proposed erection of a front porch & single storey rear extension.

RESOLVED: that councillors recommended approval of application 21/P/1546/FUH for the following reasons:

Reason for Recommendation The proposed extension and front porch was an improvement to the property and a good use of the space available. There was no detrimental impact on the street scene or neighbouring residents in terms of overlooking or loss of privacy.

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.

v) 21/P/1518/FUH - 21 Horsecastle Farm Road, Yatton, BS49 4BJ - Proposed erection of a single storey side/front extension incorporating a front porch.

Reason for Recommendation The proposed extensions were an improvement to the property. There was no adverse 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.

PLN To consider a quote for a Bat Survey Report for the new cemetery planning 20/21 application.

RESOLVED: that a quote of £828 +vat was accepted.

PLN To discuss progressing more allotments on the land above the proposed new 21/21 cemetery off Mendip Road.

Further to discussion members decided that they would not pursue the allotments with North Somerset Council at the moment.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report. 22/21

No meeting had been held.

PLN Clerk's Report 23/21

- i) The Town and Parish Forum workshops were scheduled for June 29th-30th and July 1st 5.30 pm -7.00pm.
- ii) The next planning meeting was 19th July 2021.
- iii) The Clerk had spoken to a North Somerset Council officer about advice on the cemetery application and possible pre-application advice. The Clerk was to explore this further.

PLN Future Agenda Items for Consideration. 24/21

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.

The Clerk was asked to gain costs for additional microphones for the PA system.

Chairman

____/____/2021