

Draft Minutes

of the Meeting of the

Planning Committee

Monday 19th July 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.05 p.m.

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

The Clerk and 4 members of the public.

FOR DECISION

PLN Apologies for Absence.

25/21

Apologies had been received from District/Parish Councillor Wendy Griggs, District Councillor Steve Bridger and Parish Councillors David Crossman, Robert Jenner and Bryan Thomas.

PLN Declarations of Interest and to consider any written applications for 26/21 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

27/21

A resident spoke in support of application 21/P/1595/FUL. An overview of the history of the ditch and drain since the flooding in 2012 including the measures the applicant had taken to try and establish ownership as it did not belong to them.

A resident spoke regarding 21/P/1675/FUL. He had submitted full details of the process to date in the varying of Condition 11 to remove the requirement for road junction works, with the erection of a road sign.

A resident spoke regarding a planning application he was going to submit to demolish and rebuild 3 garages in Yatton.

PLN To approve and sign the minutes of the meeting held on the 21st June 2021. 28/21 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 21st June 2021 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

29/21

NONE.

PLN District Councillors Report

30/21

NONE.

****** The Chairman asked the Committee if they would agree to change the order on the agenda to hear application 7iii and 7vi first and then revert to the original agenda order.**

RESOLVED: to agree to the above change in agenda order.

PLN Planning Applications (Agenda Item 7) 31/21

iii)21/P/1595/FUL - 9 High Street, Claverham, BS49 4NA - Retrospective application for the change of use of a filled and culverted drainage ditch, to domestic garden.

RESOLVED: that councillors recommended approval of application 21/P/1595/FUL for the following reasons:

Reason for Recommendation The Parish Council made the recommendation for approval subject to the proviso that the Internal Drainage Board also approved the application.

vi)21/P/1675/FUL - 4 The Avenue (plot 3), Yatton, BS49 4DA - Application to vary condition 11 attached to planning permission 20/P/2912/FUL (Erection of a dwelling on plot 3 (variation to house type originally approved under planning permission 19/P/2244/FUL, as amended by 20/P/2440/FUL)) in order to remove the requirement for road junction works, with the erection of a road sign in place thereof.

RESOLVED: that councillors recommended approval of application 21/P/1675/FUL for the following reasons:

Reason for Recommendation The removal of the requirement for road junction works and signage was recommended by the Highways Department at North Somerset Council.

i)21/P/1390/FUH - 28 Westaway Park, Yatton, BS49 4JU - Proposed erection of a single storey side/rear extension and attic conversion forming dormer to front and rear.

RESOLVED: that councillors recommended approval of application 21/P/1390/FUH for the following reasons:

Reason for Recommendation The proposed extensions and attic conversion were an aesthetic improvement to the property that utilised the space available well. 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.

ii)21/P/1434/FUL - Lampley Farm , Kingston Bridge, Clevedon, BS21 6TX - Proposed change of use of redundant outbuilding to holiday let.

RESOLVED: that councillors recommended approval of application 21/P/1434/FUL for the following reasons:

Reason for Recommendation The Parish Council considered the proposal to have no impact on the general street scene. However, the recommendation for approval was subject to the following provisos:

- i) The window nearest to the neighbouring property was fitted with obscured glass.
- ii) the ceiling heights in the roof complied with building regulations.
- iii) the building is retained as a holiday let only.

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/1610/FUH - Trelawney, North End Road, Yatton, BS49 4AS - Proposed erection of a single storey side extension.

RESOLVED: that councillors recommended approval of application 21/P/1610/FUH for the following reasons:

Reason for Recommendation The proposed extension was an improvement to the property and the design was in keeping with the existing building. There was ample space to accommodate the extension and without losing any available parking space within the grounds of the property. There were no objections at the time the Parish Council reviewed the application.

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/1641/FUL - 90A Wemberham Lane, Yatton - Sub division of existing dwelling to form 2no. self-contained 3 bedroom dwellings.

RESOLVED: that councillors recommended approval of application 21/P/1641/FUL for the following reasons:

Reason for Recommendation The sub-division of the dwelling had no impact on the street scene and car parking for the additional dwelling the proposal created was adequate and the sub-division was within the settlement boundary.

vii)21/P/1856/FUH – 1, Grassmere Road, Yatton, BS49 4DD. Demolition of existing rear conservatory and proposed erection of a two storey rear extension.

RESOLVED: that councillors recommended approval of application 21/P/1856/FUH for the following reasons:

Reason for Recommendation The proposed extension had no visual impact on the street scene or on neighbouring residents in terms of loss of light or privacy. It was an improvement to the property and there was ample space to accommodate the additional 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 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.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

22/21

A meeting had been held, attended by Cllrs Jonathan Edwards and Chris Jackson. were disappointed to report that the new entrance from the Coop carpark into the school has been delayed because the procurement process (13 weeks duration) had not been started in time, and therefore the window to do the work in the summer holidays had been lost. It was unlikely to be done until this time next year.

The review of the consultation for the High Street improvements was still in progress and a bid by North Somerset Council for Active Travel funds from Central Government was underway. A possible assessment of HGVs in the High Street was discussed including the feasibility of a weight limit at the North End roundabout making HGVs turn left to Clevedon, so reducing the number using the High Street. The Strawberry Line extension was continuing to make progress though it was complex.

PLN Clerk's Report

23/21

- i) 21/P/0498/FUL – Units 1-3 Arnolds Way Business Centre - Proposed change of use from B1 to B8 had been withdrawn.
- ii) The next planning meeting was 16th August 2021.
- iii) The Clerk had received a list of the required documents needed for the cemetery planning application.

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.
Flood defences in Yatton and the surrounding area.

Chairman

____/____/2021