

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 16th August 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.10 p.m.

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

The Clerk, District & Parish Councillor Wendy Griggs, District Councillor Steve Bridger and 4 members of the public.

#### **FOR DECISION**

#### **PLN Apologies for Absence.**

**35/21**

Apologies had been received Councillor Caroline Sheard and developers Strongvox.

#### **PLN Declarations of Interest and to consider any written applications for 36/21 dispensations (Agenda Item 2).**

**NONE.**

#### **PLN Public Participation**

**37/21**

A resident spoke regarding his disappointment with the renewable energy provision within application 21/P/1727/FUL. The developer has only allocated 2 solar panels per dwelling which is inadequate and a very poor attempt that does the absolute minimum. In the climate emergency that North Somerset Council has declared developers could be held more to account in providing electricity generation for local consumption. The Committee Chairman advised that the Parish Council does ask with every comment that they submit where it is applicable that North Somerset Council considers applying a number of green measures to applications that are approved. However they are not under any obligation to do so.

A resident spoke in support of application 21/P/1992/FUL. The barn cladding materials were an upgrade to the already approved specification and the change of use of land from agriculture to garden was to provide amenity space for the family. It was confirmed that no hedges would be removed surrounding the site.

#### **PLN To approve and sign the minutes of the meeting held on the 19<sup>th</sup> July 2021. 38/21 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 19<sup>th</sup> July 2021 were confirmed as a correct record and were signed by the Chairman.

#### **PLN Notification of Appeals (Agenda Item 5).**

**39/21**

**NONE.**

## **PLN District Councillors Report 40/21**

District Councillor Steve Bridger and District/Parish Councillor Wendy Griggs both expressed disbelief that the company who were suggesting the 5G mast would think that the location in the precinct was reasonable. It was an eyesore at the entrance to the precinct which after its upgrading now provides a pleasant area in the heart of the village. They would both be strongly resisting it.

## **PLN Planning Applications (Agenda Item 7) 41/21**

**i)21/P/1873/FUL – 70, Wakedean Gardens, Yatton, BS49 4BW.** Erection of one attached end of terrace dwelling.

**RESOLVED:** that councillors recommended refusal of application 21/P/1873/FUL for the following reasons:

**Reason for Recommendation** The Parish Council shared the concerns raised by the Environment Agency regarding the risk to flooding at this location. The poor condition and stretched state of the existing infrastructure would need to be resolved in order to sustain another new dwelling. It was considered to be an overdevelopment of the site and would result in the loss of green space and a cramped form of development.

The Parish Council also wished to suggest that should this application be approved 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/1727/FUL – Land at Box Bush Farm, North End Road, Yatton.** Demolition of agricultural buildings, conversion of existing farmhouse into 3no. dwellings and use of barn for parking. Erection of a further 36 dwellings including access, open space, drainage, landscaping and ancillary works including provision of new public open space to the north incorporating ecology planting and an extension to the Strawberry Line walking and cycling route (NCN Route 26).

**RESOLVED:** that councillors recommended refusal of application 21/P/1727/FUL for the following reasons:

**Reason for Recommendation** The proposed development was outside of the settlement boundary, was over the 25 dwelling limit for developments adjacent to the boundary and has not been brought forward as an allocated site through Local Plans or Neighbourhood Plans. The Parish Council therefore considers the proposal to be contrary to policy CS32 of North

Somerset Council's Core Strategy. It was not a site designated for development within the Yatton Neighbourhood Plan and had no community support. The proposal was considered to be an overdevelopment of the site in terms of the number of proposed dwellings for the available space.

Councillors had serious concerns regarding the access to the site as it was located on a bend with poor visibility and the proposed mitigation was not sufficient to address this issue.

There had been accidents at the location in the past with vehicles exiting Ham Lane which had better visibility than the access from the proposed site. A mini roundabout at the site exit was suggested as one possible solution that would also have the benefit of slowing traffic down. A change from 40 mph to 30 mph would also assist in making North End Road safer. The developer argues that the site is well linked for walking and cycling to facilities. The Parish Council were not persuaded by this view. In reality the site is 2.5 miles from Clevedon and 1.5 miles from Yatton village facilities served by very narrow pavements along a busy road making car reliance the safest and preferred option for any daily needs. It is therefore not a sustainable site and will add to existing heavy traffic on the B3133.

There are currently flooding problems as a result of the Chestnut Park development in the vicinity of this site which are not resolved, to add further dwellings in this location before a solution is found was not acceptable.

The Parish Council also wished to suggest that should this application be approved 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/1728/LBC – Land at Box Bush Farm, North End Road, Yatton.** Listed building consent for the demolition of agricultural buildings, conversion of existing farmhouse into 3 dwellings and use of the barn for car parking.

**RESOLVED:** that councillors recommended approval of application 21/P/1728/LBC for the following reasons:

**Reason for Recommendation** The Parish Council considered this listed building application was acceptable in isolation from application 21/P/1727/FUL for a further 36 homes on the same site. This being subject to the approval of North Somerset Council Conservation Officer.

The Parish Council also wished to suggest that although this application may be constrained due to its listed status, consideration should 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/1992/FUL – Buttercup Barn, Streamcross, Claverham, BS49 4QD.** Change of use of land from agricultural to use Class 3 (garden land) and external alterations to the building comprising of re-cladding of the walls and roof (pursuant to prior determination application 21/P/0847/CQA).

**RESOLVED:** that councillors recommended approval of application 21/P/1992/FUL for the following reasons:

**Reason for Recommendation** The application had already gained approval and the change of materials was considered appropriate and had no impact on the street scene. The change of use from agricultural land to garden land was acceptable as it provided important amenity space for the dwelling.

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 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.

**\*\*\*\* The Chairman asked the Committee if they would agree to suspend the meeting to allow a member of the public who arrived after Public Participation to address the Committee.**

**RESOLVED:** to agree to suspend the meeting to allow the member of the public to address the Committee.

The applicant of 21/P/2237/FUH spoke in support of his application and explained the background and the uses the extensions were for.

**v) 21/P/1956/FUH – 32, High Street, Yatton, BS49 4JA.** Removal of existing decayed windows and replace with new double glazed windows. Demolition of existing conservatory and replace with Green Oak framed conservatory to the side elevation and erection of a Green Oak porch.

**RESOLVED:** that councillors recommended approval of application 21/P/1956/FUH for the following reasons:

**Reason for Recommendation** The proposed alterations had no detrimental impact on the street scene or on the conservation area. This being subject to the approval of North Somerset Council Conservation Officer.

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 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.

**vi) 21/P/2056/FUH – The Old Granary, Park Farm, North End Road, Yatton, BS49 4AR.** Proposed erection of a two storey side extension and garage to the front.

**RESOLVED:** that councillors recommended approval of application 21/P/2056/FUH for the following reasons:

**Reason for Recommendation** The proposed extensions had no negative impact on the general street scene or neighbouring residents. It was considered to be an improvement to the property and the choice of materials blended well with the existing dwelling.

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.

**vii) 21/P/2237/FUH – Willow Barn, 54, High Street, Claverham, BS49 4NE.** Proposed erection of 2no. single storey side extensions, 1no to the existing outbuilding (north west side) and 1no to the main dwelling (north east side) together with associated alterations.

**RESOLVED:** that councillors recommended approval of application 21/P/2237/FUH for the following reasons:

**Reason for Recommendation** The proposed extensions were an attractive design that improved and enhanced the property. There was no negative impact on the street scene or on neighbouring residents in terms of 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.

**PLN To comment on a Pre-application Consultation for a proposed 15 metre 5G 42/21 Telecommunication for H3G UK in the Precinct Yatton.**

**RESOLVED:** to submit the following comments to the consultation:

The Parish Council considered the proposed location of this 15 metre 5G mast and its accompanying cabinets was an eyesore that had an unacceptably detrimental impact on the street scene and the village centre. It is an intrusive overbearing set of street furniture that will effectively block the front façade of Pages Court, which was recently improved and upgraded to make it a pleasant area that many residents enjoy. This proposal will downgrade and dominate the amenity of Pages Court and the Council cannot understand why this location has been suggested.

## **MATTERS FOR INFORMATION**

**PLN North End Development Steering Group Report.  
43/21**

A meeting was held on 21<sup>st</sup> July with the following items discussed:

- The survey of HGV's has been carried out but the analysis has not been completed yet. It may prompt a change to weight limit locations.
- The suggested crossing at the Butchers Arms that was not in the High Street improvement plan or budget has been deemed as probably feasible.
- Evidence of damage to the house on the Causeway junction with the High Street needed to be sent to North Somerset officers – Jonathan was providing this.
- The idea of moving the 20mph limit from just north of Wemberham Lane roundabout to Arnolds Way had met with difficulty as there were not houses on both sides of the road which was a requirement. It will probably remain in its position just north of Wemberham Lane.

- The speed limit up to the Bridge Inn was still being looked at but now the Box Bush Farm application was in, it was hoped it would be progressed.
- The school access from the Co-op car park, which was not due to be done till summer 2022, had been looked at to see if it was possible sooner. The problem was that it would need a compound area in the car park to hold machinery and material during construction and no permission was in place for that. It was hoped that the tree work would be done this winter outside the bird nesting season thus removing that as a reason for not going ahead next summer.
- District Councillor Steve Bridger advised of an Active Travel Bid by North Somerset Council which included funding in Yatton for the Duck Lane to Strawberry Line connection, speed mitigation in Mendip Road at the Frost Hill end, and more signage from the High Street to the Strawberry Line entrances i.e. Chescombe Road. The Active Travel Plan will be consulted on if the bid is successful.

## **PLN Clerk's Report**

### **44/21**

- i) 21/P/0741/FUH – 1, Brunel Way, Yatton. Proposed erection of a single storey rear extension – WITHDRAWN.
- ii) 21/P/0424/FUH – The Barn, North End Road, Yatton. Proposed erection of a single storey detached annexe to the rear of the existing property \_ REFUSED.
- iii) The next planning meeting was 6<sup>th</sup> September 2021.
- iv) The Clerk had received the sad news from Councillor Graham Humphreys that former Parish Councillor Martyn Hooper had passed away.
- v) The Clerk gave a brief update on progress with the planning application documents for the new cemetery.
- vi) The Clerk gave an update on the North End Allotments opening which she hoped would be 1<sup>st</sup> September subject to solicitors and Bloor contractors.
- vii) The Clerk advised she was hoping to take annual leave from the 25<sup>th</sup> August - 6<sup>th</sup> September.

## **PLN Future Agenda Items for Consideration.**

### **45/21**

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.  
 Cycle Ramp on the footbridge at the station.

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 Chairman

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