

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 6th September 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.30 p.m.

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

The Clerk and District Councillor Steve Bridger.

#### FOR DECISION

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

**46/21**

Apologies had been received from Councillors David Crossman and Bryan Thomas.

#### **PLN Declarations of Interest and to consider any written applications for 47/21 dispensations (Agenda Item 2).**

Councillor Caroline Sheard declared a non-disclosable pecuniary interest in application 21/P/2328/FUH as she was a friend of the applicant.

Councillor Roger Wood declared a non-disclosable pecuniary interest in application 21/P/2169/FUL as the applicants were close family friends.

#### **PLN Public Participation**

**48/21**

NONE

#### **PLN To approve and sign the minutes of the meeting held on the 16<sup>th</sup> August 2021. 49/21 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 16<sup>th</sup> August 2021 were confirmed as a correct record and were signed by the Chairman.

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

**50/21**

**NONE.**

#### **PLN District Councillors Report**

**51/21**

District Councillor Steve Bridger highlighted the North End road closure and the issues it was causing on Kenn Moor Road. Whilst the closure was unavoidable it was proving rather trying though the end result in terms of improvements to road safety would really be worth it. He was continuing to monitor closely the 5G mast now it was a formal planning application. The Clerk was asked to send to North Somerset Council the comments the Planning Committee made for the pre-application consultation; the type of application it was under meant that the Parish Council was not a statutory consultee.

There was no news on either the Box Bush Farm application or Newland Homes application for the North Field in Claverham. Councillor Steve Bridger thanked the Clerk very much for her work on bringing forward the new North End allotments.

## **PLN Planning Applications (Agenda Item 7) 52/21**

- i) **21/P/0920/FUL – Smart Systems, Arnolds Way, Yatton.** Proposed erection of a new industrial single bay portal framed premises (Phase 2A) on the existing service yard to infill and connect Phase 1,2 and 3 buildings. To include a new warehouse and paint plant facilities to assist with finishes and accessories. Includes drainage infrastructure to connect to existing approved and microgeneration of energy on site by means of photovoltaic roof panels to roof scape set below main parapet.

**RESOLVED:** that councillors recommended approval of application 21/P/0920/FUL for the following reasons:

**Reason for Recommendation** The new additional building was on the developed brownfield site and the Parish Council wished to support a thriving business in the Parish that provided excellent local employment. The only proviso was that no access should be allowed from the site on to Wemberham Lane, all traffic movements should be via the Arnolds Way access only. The Parish Council also welcomes the provision of solar panels for energy supply and the on-site EV charging points.

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

- 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 surfacing, consider using water-permeable materials.

**\*\*\* Councillor Roger Wood having declared an interest left the room during discussion on the following application.**

- ii) **21/P/2169/FUL – Orchard Bank, Streamcross, Claverham, BS49 4QD.** Conversion of existing barn to formal dwelling. Additional landscaping features to existing site in order to create a 'Wildlife Centre' with a new pond. Existing menage to be excavated and replaced with new grass lawns and shed to be removed.

**RESOLVED:** that councillors recommended approval of application 21/P/2169/FUL for the following reasons:

**Reason for Recommendation** The Parish Council welcomed the clearance work on the site and the benefits the proposal would bring to biodiversity at the property. It was hoped that the concerns of the neighbour regarding the close proximity of one of the ponds were addressed either by the applicant or by planning condition.

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.

**\*\*\* Councillor Roger Wood returned to the meeting.**

**iii) 21/P/2306/FUH – New House, Park Farm, North End Road, Yatton, BS49 4AR.** Proposed erection of a first floor side extension and associated internal alterations.

**RESOLVED:** that councillors recommended approval of application 21/P/2306/FUH for the following reasons:

**Reason for Recommendation** The proposed extension was an improvement to the property that had no negative impact on the street scene or on 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/2314/FUH – 121, Stowey Road, Yatton, BS49 4EB.** Erection of a single storey rear extension.

**RESOLVED:** that councillors recommended approval of application 21/P/2314/FUH for the following reasons:

**Reason for Recommendation** The proposed extension was to the rear of the property, single storey and an improvement that had no negative 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.

**v) 21/P/2282/FUL – 1, Laurel Terrace, Yatton, BS49 4AF.** Proposed erection of a replacement garage with a pitched roof following demolition of 3no existing garages adjacent to 1, Laurel Terrace.

**RESOLVED:** that councillors recommended refusal of application 21/P/2282/FUL for the following reasons:

**Reason for Recommendation** The height of the proposed replacement garages seemed rather overbearing and concerns were raised regarding the appropriateness of the design in its close proximity to a Grade I listed building.

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

- 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.

**\*\*\* Councillor Caroline Sheard having declared an interest took no part in discussion or voting on the following application.**

**vi) 21/P/2328/FUH – 28, Heathgate, Yatton, BS49 4DY.** Proposed erection of a single storey side garden room/workshop and creation of a front porch. Formation of a new side vehicle access with part removal of boundary hedge for the provision of 1no. additional parking space.

**RESOLVED:** that councillors recommended approval of application 21/P/2328/FUH for the following reasons:

**Reason for Recommendation** The proposed extension would enhance the property and had no detrimental impact on neighbouring residents or the street scene.

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.**

**53/21**

- The pedestrian school access from the Co-op car park required tree work that was now planned to be done this winter outside the bird nesting season and it was hoped that the rest of the entrance work may be done in the Easter holidays next year.
- The Speedwatch group were going to log HGVs when they are doing their speed checks. Concerns were expressed about the ease there seems to be for many companies to obtain a license which allows them to not have to comply with given weight limits.
- Next meeting 23<sup>rd</sup> September 2021.

### **PLN Clerk's Report**

**54/21**

i) 21/P/0613/FUH – Little House, Laurel Gardens Yatton BS49 4AE. Demolition and rebuilding of a single storey rear extension and proposed erection of a two storey front extension. The Parish Council recommended refusal but North Somerset Council have approved the application.

ii) 21/P/1873/FUL – Erection of a new dwelling at 70, Wakedean Gardens, Yatton had been withdrawn.

i) The Clerk advised she was on annual leave on the 8<sup>th</sup> September.

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

**55/21**

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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