

Draft Minutes

of the Meeting of the

Planning Committee

Monday 4th October 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.40 p.m.

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

The Clerk and District Councillors Wendy Griggs and Steve Bridger and 4 members of the public.

FOR DECISION

PLN Apologies for Absence.

56/21

Apologies had been received from Councillor Caroline Sheard.

PLN Declarations of Interest and to consider any written applications for 57/21 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

58/21

The applicant of 21/P/2297/FUL spoke in support of the application.

The owner of the property that application 21/P/2377/FUL was to be extended into spoke in support of the application.

PLN To approve and sign the minutes of the meeting held on the 6th September 2021. 59/21 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 6th September 2021 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

60/21

NONE.

PLN District Councillors Report

61/21

District Councillor Wendy Griggs highlighted her support for application 21/P/2297/FUL. A brief discussion ensued regarding the future of the dilapidated empty farmhouse on Claverham Road.

District Councillor Steve Bridger advised that the refused Moor Road application was likely to be appealed by Persimmon. North Somerset Council had asked for the 5G mast application to be withdrawn and another location sought. If it was not withdrawn North Somerset Council would probably refuse it, which the applicant may appeal.

The medical centre and housing application had been required to do more extensive ecological mitigation work; the application was likely to come forward in due course. There was no movement on the Newland Homes application for the north field in Claverham. The Planning Policy team and North Somerset Council would like to have an informal meeting regarding the local plan in the next couple of months.

****** The Chairman asked the Committee if they would agree to change the order on the agenda to hear application 7iv and 7ii 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) 62/21

iv) 21/P/2297/FUL - 71 High Street, Yatton, BS49 4DW - Change of use from betting shop (sui generis) to a private music school with ancillary coffee shop.

RESOLVED: that councillors recommended approval of application 21/P/2297/FUL for the following reasons:

Reason for Recommendation The Parish Council were very much in support of this proposal as it will create a cultural hub that will be a real asset and make excellent use of a quite dilapidated empty shop in the heart of the village. The noise impact of the music had been very well mitigated by the provision of the soundproof pods.

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.

ii) 21/P/2377/FUL - 65-67 High Street, Yatton, BS49 4EQ - Proposed erection of two link extensions between existing no's 65 and 67; erection of single storey rear kitchen extension to restaurant. Erection of a rear dormer at first floor level of no.65 and conversion of attic to 1No. flat. Erection of an extraction flue to the rear.

RESOLVED: that councillors recommended approval of application 21/P/2377/FUL for the following reasons:

Reason for Recommendation The proposed extension had no negative impact on the street scene and the Parish Council were pleased to see a business doing well in the Parish. The extension will provide additional seating for customers allowing the business to expand which may bring a local employment benefit.

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.

i) 21/P/1999/FUL - Smart Systems Ltd, Arnolds Way, Yatton, BS49 4Q.

Erection of an extension (Phase 2B) to link Phases 2 and 3; creation of 124 additional parking spaces (including 30 EV charging points) and associated works involving ecology enhancements to include new rhyne and new hedgerow.

RESOLVED: that councillors recommended approval of application 21/P/1999/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 wished to recommend that all vehicles leaving the site and travelling southbound use the M5 intersection at Clevedon avoiding the use of the High Street in Yatton. The Parish Council also welcomes the provision of 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.

iii) 21/P/2616/FUH - 20 Heathgate, Yatton, BS49 4DY - Proposed erection of rear/side first floor extension.

RESOLVED: that councillors recommended approval of application 21/P/2616/FUH for the following reasons:

Reason for Recommendation There was ample space on the plot and the proposed extension was an improvement to the property that **did** not extend beyond the existing footprint of the building. There was 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.

PLN To consider commenting on the consultation by North Somerset Council on a 63/21 proposed new version of our local list of Planning Application Requirements (PAR).

A draft copy of comments had been circulated prior to the meeting.

RESOLVED: to submit the comments as drafted with no amendments.

PLN To consider commenting on the Draft Housing Strategy 2022-2027. 64/21

A draft copy of comments had been circulated prior to the meeting.

RESOLVED: to submit the comments as drafted with no amendments.

PLN To consider commenting on the expansion of Baytree School consultation. 65/21

RESOLVED: to re-iterate the previous comments supporting the expansion of the school.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report. 66/21

- A meeting was held on 23rd September.
- 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.
- It was likely that the High Street Improvements would not be done until 2022-23.
- It was hoped that the crossing between Chestnut Park and Eaton Park would be installed when the re-surfacing work was done during the October closure of North End Road, however it was proving difficult to gain any confirmation that the crossing was to form part of this work.
- A feasibility study had found that a crossing by the Butchers Arms was possible, however the affordability of it was questionable.

- The Clerk and Councillor Chris Jackson gave an update on progress with the planning application documents for the new cemetery. A Bat Survey was the only outstanding report not yet received. As soon as everything was completed it was suggested an additional meeting of Full Council may be necessary to approve the application prior to submission.

PLN Clerk's Report

67/21

i) The Clerk has received the papers for the Campaign to Protect Rural England - Avon and Bristol Branch AGM Monday 25th October 2021 by Zoom at 6.30 pm.

ii) 21/P/2169/FUL – Orchard Bank, Streamcross, Claverham. Conversion of existing barn to form a dwelling. Additional landscaping features to the existing site to create a wildlife centre with new pond. Existing menage and a shed removed and new lawns created.

Application was withdrawn.

iii) The Clerk highlighted that the posting of Council papers could no longer be sent second class local delivery as the sorting office was now in Clevedon. This may cause a delay in delivery.

PLN Future Agenda Items for Consideration.

68/21

Invitation to YACWAG, Yatton Horticultural Society, YCCCART 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.

Chairman

____/____/2021