

Draft Minutes

of the Meeting of the

Planning Committee

Monday 1st November 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.10 p.m.

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

The Clerk.

FOR DECISION

PLN Apologies for Absence.

69/21

Apologies had been received from District Councillors Wendy Griggs and Steve Bridger and Parish Councillors Graham Humphreys and Steve Phippen.

PLN Declarations of Interest and to consider any written applications for 70/21 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

71/21

NONE.

PLN To approve and sign the minutes of the meeting held on the 4th October 2021. 72/21 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 4th October 2021 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

73/21

NONE.

PLN District Councillors Report

74/21

Committee Chairman Councillor Chris Jackson read a report from District Councillor Steve Bridger. Mead have given notice they will appeal the Council's refusal of their 100-dwelling application at Rectory Farm and it may be likely that Persimmon would appeal the Moor Road refusal. A further appeal has been submitted for Farleigh Fields in Backwell. He felt convinced that more houses in Yatton and Claverham were likely and was struggling to ensure that any new development is of the appropriate design and scale and - in consultation with the Parish Council - located in the most sustainable locations. Unfortunately, the reality was that volume developers have all the tools including national planning policy and ample financial backing which was to their great advantage.

**PLN Planning Applications (Agenda Item 7)
75/21**

- i) **21/P/2752/FUH - 86 Wemberham Lane, Yatton, BS49 4BP** - Erection of a two storey side extension including a single storey rear extension.

RESOLVED: that councillors recommended approval of application 21/P/2752/FUH for the following reasons:

Reason for Recommendation The Parish Council recommended approval of this application as there was space on the site to accommodate the extensions and there was no negative impact on the street scene or neighbouring properties. Councillors did express concerns about the incremental nature of how this site has been developed in the past few years.

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/1926/FUL - Building And Land South Of Nailsea Wall, Kenn** - Change of use of building and land forming the curtilage of the building from agriculture (Sui Generis use) to 1no. residential dwelling (Use Class C3).

RESOLVED: that councillors recommended refusal of application 21/P/1926/FUL for the following reasons:

Reason for Recommendation The Parish Council share the concerns of the Environment Agency about the Flood Risk Assessment and consider until the comments they have made have been resolved this application should not proceed. There was also concern regarding the impact this development may have on the Public Right of Way at the location.

The Parish Council also wished to suggest that should North Somerset Council approve the application 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/2805/FUH - 28 Westaway Park, Yatton, BS49 4JU - Widen front access to driveway.

RESOLVED: that councillors recommended approval of application 21/P/2805/FUH for the following reasons:

Reason for Recommendation The proposed widening of the access had no impact on neighbouring residents or the street scene. There was ample space to create a wider entrance and it was located at a point in the road that has good visibility.

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

- 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/2777/FUL - Land To North East Of The Old Granary, North End Road, Yatton, BS49 4AR - Erection of 2no. three bedroomed semi-detached dwellings.

RESOLVED: that councillors recommended approval of application 21/P/2777/FUL for the following reasons:

Reason for Recommendation This proposal for two new dwellings was considered to be infill at that location and made good use of the land available. This type and style of smaller house was welcomed and the density on the site was acceptable. There were no comments from other residents 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/2801/FUH - 6 The Ridge, Yatton, BS49 4DQ - Demolition of existing single storey rear

extension and proposed erection of a replacement single storey rear extension.

RESOLVED: that councillors recommended approval of application 21/P/2801/FUH for the following reasons:

Reason for Recommendation The proposal was considered to be an improvement to the property and similar projects had already been carried out on other houses in the road. There was no negative effect on the street scene or other neighbouring properties. There were no comments from other residents 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.
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MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

76/21

There had been no meeting since the last report 4th October 2021. The outcomes of the public consultation had been written in a report that had gone to be presented to the Executive. There was no news on the North Somerset Council Active Travel Fund bid.

PLN Clerk's Report

77/21

21/P/2348/TEA – Prior approval for a telecoms mast in the precinct. Prior approval for this was required and the application had been refused.

The Clerk and Councillors David Crossman and Robert Jenner were meeting a contractor on Wednesday 3rd November to discuss the surfacing options for the road and car park at the new cemetery.

PLN Future Agenda Items for Consideration.

78/21

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.

Chairman

____/____/2021