

Draft Minutes

of the Meeting of the

Planning Committee

Monday 17th January 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.04 p.m.

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

The Clerk, District Councillor Wendy Griggs and 2 members of the public.

FOR DECISION

PLN Apologies for Absence.

101/22

Apologies had been received from Councillor Steve Lister and District Councillor Steve Bridger.

PLN Declarations of Interest and to consider any written applications for 102/22 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

103/22

The applicants of 21/P/3491/FUH AND 21/P/3492/LBC spoke in support of the application.

PLN To approve and sign the minutes of the meeting held on the 20th December 2021. 104/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 20th December 2021 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

105/22

NONE.

PLN District Councillors' Reports.

106/22

District Councillor Wendy Griggs confirmed that the Police had been seen targeting speed in Yatton. She continued to press for the tree work required before the start of the bird nesting season prior to any work on the new entrance from the Coop car park into the school. She mentioned a consultation that was to commence shortly for a shop at North End Yatton.

****** The Chairman proposed that the agenda order be changed to review application 7ii first in order to allow the applicants to leave the meeting earlier should they wish to.**

RESOLVED: to change the order of the agenda to review application 7ii first.

**PLN Planning Applications (Agenda Item 7)
107/22**

ii) 21/P/3491/FUH & 21/P/3492/LBC - Box Cottage, 33 High Street, Yatton, BS49 4JD.

Proposed internal alterations to form a first floor shower room, removal & replacement of existing garage roof and front section with similar roof profile/tiles and timber doors. Renovation of 6no double glazed sash windows. Plus Listed building consent.

RESOLVED: that councillors recommended approval of application 21/P/3491/FUH & 21/P/3492/LBC for the following reasons:

Reason for Recommendation The proposed alterations and improvements to the listed building were essential to preserve the longevity of the house and to bring key parts of it up to modern standards. The recommendation to approve was subject to the application being acceptable to the Conservation and Heritage Office.

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.

i) 21/P/3425/FUH - 9 Woodmill, Yatton, BS49 4QG - Demolition of conservatory. Erection of single storey rear extension plus garage conversion.

RESOLVED: that councillors recommended approval of application 21/P/3425/FUH for the following reasons:

Reason for Recommendation The proposed extension was a good improvement to the property that had no negative impact on the street scene or neighbouring properties.

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.

iii) Amended plans to the following applications:

21/P/1727/FUL & 21/P/1728/LB - Box Bush Farm, North End Road, Yatton.

Demolition of agricultural buildings, conversion of existing farmhouse into 3 dwellings and use of barn for car parking. Erection of further 32 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),

Amended Plans reduce the number of proposed dwellings from 39 to 35 dwellings

RESOLVED: that councillors recommended refusal of applications 21/P/1727/FUL & 21/P/1728/LB for the following reasons:

Reason for Recommendation The Parish Council concluded that the amended plans had not addressed any of the concerns that had been raised with the original application. The reduction in housing number has not changed the density of the housing because the four houses that have been removed have been replaced by an attenuation pond. The remaining 35 dwellings are still as cramped as before and there has been no change to the serious concerns regarding the access. The Parish Council therefore re-iterate their original comments on the application as follows:

‘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.
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PLN To discuss any further amendments to the wording agreed at Full Council 10th 108/22 January 2022 required as a result of any new advice from North Somerset Council officers not available at the time of that meeting. This is in regard to the ownership and management of the land at The Orchard, Moor Road (subject of appealed planning application by Persimmon 19/P/3197/FUL), with a view to incorporating this into the s106 agreement, that will become activated if the Persimmon appeal succeeds.

A meeting had taken place with the North Somerset Council Officer regarding the above item. He was satisfied with the wording submitted which was within the minutes of the Full Council meeting 10th January and therefore no amendments were required.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

109/22

No report as no meeting had taken place since the last planning committee meeting.

PLN Clerk's Report

110/22

i) A draft license from North Somerset Council had been received for the hedge work needed before the end of the bird nesting season on the driveway into the new cemetery off Mendip Road. Councillors Jonathan Edwards, Chris Jackson and the Clerk were satisfied with the document and the Clerk was instructed to request a copy for signing. The Clerk was to contact the Public Rights of Way Team about the notice of closure of the footpath and inform the adjacent residents and allotment users.

PLN Future Agenda Items for Consideration.

111/21

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.

Moor Road Appeal.

Chairman

____/____/2022