

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 7<sup>th</sup> February 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.18 p.m.

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

The Clerk, District Councillor Steve Bridger and 2 members of the public.

#### FOR DECISION

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

**112/22**

Apologies had been received from Councillors Caroline Sheard and Roger Wood and District Councillor Wendy Griggs.

#### **PLN Declarations of Interest and to consider any written applications for 113/22 dispensations (Agenda Item 2).**

NONE.

#### **PLN Public Participation**

**123/22**

NONE.

#### **PLN To approve and sign the minutes of the meeting held on the 17<sup>th</sup> January 2022. 124/22 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 17<sup>th</sup> January 2022 were confirmed as a correct record and were signed by the Chairman.

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

**125/22**

There had been no new appeals to report since the last meeting. Committee Chairman Chris Jackson advised members that he had requested to speak at the Moor Road appeal and read out the approved comments made by the Parish Council. The appeal commenced 15<sup>th</sup> February 2022 and the advice was to arrive on the first day and request to speak. Members agreed that a request to speak should also be made at the Rectory Farm appeal.

#### **PLN District Councillors' Reports.**

**126/22**

District Councillor Steve Bridger expressed disappointment in the airport expansion decision to uphold the Bristol Airport appeal. It would impact negatively on North Somerset Council's climate emergency work. The Moor Road appeal commenced 15<sup>th</sup> February 2022 and the Rectory Farm appeal was two weeks later. The new doctors surgery application may come forward in the next few months. The application for a new

Sainsbury's store at North End was expected in approximately four weeks. North Somerset Council's budget 2022-23 had ring-fenced funds for a properly resourced feasibility study into the extension of the Strawberry Line to Clevedon from Yatton with a view to delivery in 2024-25. The new Local Plan was to be consulted on from 14<sup>th</sup> March until the end of April. There was work being done to explore the provision of a new secondary school in the area. This was envisaged as a challenge due to the size of the land required. Members asked a number of questions including the suitability of a site off The Batch that had been designated for a school (not likely to be large enough), the location of the footpath by Box Bush Farm and the Strawberry Line link through to Duck Lane. District Councillor Steve Bridger advised he would look into the Box Bush footpath and the Duck Lane link was still work in progress.

**\*\*\*\* The Chairman proposed that the agenda order be changed to review application 7iii 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 7iii first.

### **PLN Planning Applications (Agenda Item 7) 127/22**

- iii) **21/P/3339/FUL - Little Field Farm, field off Streamcross Road, Claverham, BS49 4QA**  
- Erection of 2no. agricultural buildings.

**RESOLVED:** that councillors recommended approval of application 21/P/3339/FUL for the following reasons:

**Reason for Recommendation** The Parish Council wished to support local farming and the current buildings were no longer suitable for modern farming. The proposal for two new agricultural buildings allowed the business to farm in a more efficient way and the new buildings had no effect on the street scene.

- i) **21/P/3198/FUL - Lampley Farm, Kingston Bridge, BS21 6TX** - Change of use from former agricultural land (orchard) to garden/domestic curtilage (retrospective application).

**RESOLVED:** that councillors recommended approval of application 21/P/3198/FUL for the following reasons:

**Reason for Recommendation** The Parish Council consider the change of use from agriculture to domestic garden to be appropriate. The land was a narrow strip and not of a size suitable for agricultural farming.

- ii) **21/P/2316/FUL - Land to rear of 30, Henley Park, Yatton, BS49 4JH** - Erection of 1no. detached two bed dwelling with access onto Tripps Corner.

**RESOLVED:** to defer this application to the next meeting due to incorrect plans that did not include existing buildings that may be impacted by the application proposal. The Clerk was to advise the Planning Officer and request that new corrected details were submitted.

- iv) **22/P/0088/FUH – 4, Hollowmead Close, Claverham, BS49 4LG** - Erection of 2 storey side extension.

**RESOLVED:** that councillors recommended approval of application 22/P/0088/FUH for the following reasons:

**Reason for Recommendation** The proposed extension was located on a corner plot that had space to accommodate the new building without creating an overdevelopment of the plot. There was no negative impact on the street scene or neighbouring properties in terms of loss of privacy. The extension was an improvement to the property and other houses in the road have done a similar extension.

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.**

**128/22**

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

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

**129/22**

- i) The Clerk asked the Committee if they would allow the release of the site plan for the cemetery that had been submitted. The Clerk had received a number of enquiries and it would help the response to include the plan. The Committee were happy to allow this as long as it was made clear that it could be subject to change.
- ii) The Clerk asked if it was possible to move the Amenities meeting from the 28<sup>th</sup> February to the 21<sup>st</sup> and hold the next planning meeting on the 28<sup>th</sup> February. Members agreed to this.
- iii) The Parish Office was closed on Thursday 10<sup>th</sup> February due to electrical work that required full power outage.

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

**130/21**

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.

Rectory Farm Appeal.

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Chairman

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