

Draft Minutes

of the Meeting of the

Planning Committee

Monday 28th February 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.10 p.m.

Present: Councillors Graham Humphreys, Chris Jackson, Robert Jenner, Steve Lister, Peter Lomas, Bryan Thomas and Roger Wood.

The Clerk, District Councillor Steve Bridger and 1 member of the public.

FOR DECISION

PLN Apologies for Absence.

131/22

Apologies had been received from Councillors David Crossman, Jonathan Edwards, Caroline Sheard and District/Parish Councillor Wendy Griggs.

PLN Declarations of Interest and to consider any written applications for 132/22 dispensations (Agenda Item 2).

Councillor Steve Lister declared a non-disclosable pecuniary interest in planning application 22/P/0325/FUH as he was related to the applicant. He took no part in discussion or voting on this item.

PLN Public Participation

133/22

NONE.

PLN To approve and sign the minutes of the meeting held on the 7th February 2022. 134/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 7th February 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

135/22

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 Rectory Farm appeal and read out the approved comments made by the Parish Council. The appeal commenced 1st March 2022 and the appeal was being held remotely.

RESOLVED: that members agreed Councillor Chris Jackson should read out all the approved Parish Council comments at the Rectory Farm appeal subject to the Planning Inspector's agreement.

Councillor Chris Jackson had read the approved comments at the recent Moor Road appeal.

PLN District Councillors' Reports.

136/22

District Councillor Steve Bridger reported further details on the Moor Road appeal. The developer's ecologist had created a new scheme but other parties at the appeal had not seen the scheme prior to the appeal commencing. This caused a delay until April to allow the Inspector to review the scheme. There was lengthy debate on North Somerset Council compliance for five year supply of housing with every site in the county being scrutinised. It was unlikely that the Moor Road appeal decision would be before the Rectory Farm appeal was determined, with Moor Road likely to be determined in June 2022.

PLN Planning Applications (Agenda Item 7)

137/22

- i) **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: that this application was deferred to the next meeting.

The Clerk had advised the Planning Officer of the inaccurate plans following the meeting 7th February and requested that new corrected plans were submitted. They did not include existing buildings that may be impacted by the application proposal.

The corrections had not been made therefore the Parish Council did not wish to comment until this had been addressed.

- ii) **21/P/3033/FUH - 113 Claverham Road, Claverham, BS49 4LE** - Demolish part of existing boundary wall to enable driveway entrance to be widened.

RESOLVED: that councillors recommended approval of application 21/P/3033/FUH for the following reasons:

Reason for Recommendation The proposed widening of the entrance would provide better access into the property and there were no restrictions on visibility on the road at the location.

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.

- iii) **22/P/0322/FUH - Bridgefoot Farm, Kingston Bridge, BS21 6TX** - Demolition of existing two-storey extension and dormers to the front elevation. Proposed erection of a replacement two storey side extension and 3no gables to the front elevation. Conversion of existing detached double garage to a garden room/guest annex.

RESOLVED: that councillors recommended approval of application 22/P/0322/FUH for the following reasons:

Reason for Recommendation The proposed extension was large in its design but the site could accommodate this easily. There was little impact on the street scene and the Parish Council welcomed the extensive green measures that had been incorporated into the building. The extension blended well with the existing building and had no negative impact on neighbouring residents.

***** Councillor Steve Lister took no part in the discussion or vote in the following item.**

iv) 22/P/0325/FUH - 49 Hawthorn Crescent, Yatton, BS49 4RG - Proposed erection of a single storey rear and side extension.

RESOLVED: that councillors recommended approval of application 22/P/0325/FUH for the following reasons:

Reason for Recommendation The proposed extension was an improvement to the property and was mostly to the rear of the existing dwelling and single storey. It therefore had no detrimental impact on the street scene or neighbouring property in terms of loss of privacy.

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.

138/22

No report as no meeting had taken place since the last planning committee meeting. The tree work that was required at the new school entrance off the Coop car park ahead of the bird nesting season had been done. The High Street Improvements were due to be done this financial year but there was no date for their commencement. There was no decision yet on the Active Travel Plan Bid which was to assist with the 20 mph zones in Yatton.

PLN Clerk's Report

139/22

- i) The Clerk asked the Committee for their general views on publishing crowd funding for the BAAN airport group to fight a judicial review on the airport appeal decision. The Committee were not fully in support of the Clerk doing this.
- ii) The Clerk had received a ten day notice to submit the rest of the required papers for the new cemetery planning application. She was to ask for an extension again and for District Councillor Steve Bridger's support in this. There had been difficulties in gaining the surface specifications from the contractor in order to instruct drawings.

PLN Future Agenda Items for Consideration.

140/21

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.

Chairman

___/___/2022