

Draft Minutes

of the Meeting of the

Planning Committee

Monday 21st March 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.23 p.m.

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

The Clerk, District Councillors Steve Bridger and Wendy Griggs, Matt Regan (M7 Planning) and Lydia Whitaker (BoKlok).

Presentation by M7 Planning and BoKlok on the proposals at Smallway for a new Medical Centre and associated housing prior to the submission of a planning application – Alterations from the previous application include a reduction in housing numbers from 60 – 47, position of the surgery and introduction of dark corridors for bats.

FOR DECISION

PLN Apologies for Absence.

141/22

Apologies had been received from Councillor Steve Lister

PLN Declarations of Interest and to consider any written applications for 142/22 dispensations (Agenda Item 2).

None

PLN Public Participation

143/22

None.

PLN To approve and sign the minutes of the meeting held on the 28th February 2022. 144/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 28th February 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

145/22

There have been no new appeals to report since the last meeting. Committee Chairman Chris Jackson advised members that the Rectory Farm and Moor Rd appeals are still on going.

PLN District Councillors' Reports.

146/22

District Councillor Wendy Griggs reported she had attended the Local Plan Consultation and showed the councillors a copy of Planning Constraints Map. She will forward a copy to be circulated with councillors.

District Councillor Steve Bridger reported he has written to contractors at Chestnut Park regarding the maintenance regime and waiting a reply. The High St improvements are due to take place between October 2022 and March 2023. The new pedestrian entrance to

Yatton Schools is due to be completed by end of the summer. The pedestrian crossing at North End due to be completed in a couple of months.

PLN Planning Applications (Agenda Item 7) **147/22**

i. **22/P/0397/FUH - 5 Princes Court, Yatton, BS49 4FZ** - Proposed attic conversion to habitable room including 3no conservation roof lights on the front elevation.

RESOLVED: that councillors recommended approval of application 22/P/0397/FUH, provided the Conservation Officer is satisfied with the size of the roof lights and for the following reasons:

Reason for Recommendation: The proposed attic conversion has no adverse effect to the street scene and was an improvement to the property.

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

- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.

ii. **22/P/0512/FUL & 22/P/0513/LBC - 157 High Street, Yatton, BS49 4DB** - Proposed replacement of the existing side conservatory with a single storey pitch roof extension and infill linked extension and listed building consent.

RESOLVED: that councillors recommended approval of application 22/P/0512/FUL & 22/P/0513/LBC for the following reasons:

Reason for Recommendation: The proposed replacement of conservatory and infill extension was an improvement to the property. It was on the side of the dwelling and single storey. It therefore had no detrimental impact on neighbouring properties 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, consider the feasibility of installing one or more electric vehicle charging points.

iii. **22/P/0543/FUH - The Oxe Yard, North End Road, Yatton, BS49 4AS** - Proposed erection of a single storey detached garage with carport.

RESOLVED: that councillors recommended approval of application 22/P/0543/FUH for the following reasons:

Reason for Recommendation: The proposed erection of the detached garage and carport was an improvement to the property and had no adverse effects on the street scene.

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.

The following planning application was considered at a meeting held 21st March 2022 and the Parish Council recommended deferral as follows:

- iv. 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 meetings on the 7th and 28th 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.

PLN Consider commenting on the Local Plan Options Consultation.

148/22

RESOLVED: The councillors agreed to submit the draft comments from Cllr Chris Jackson with removal of the word infill in first paragraph.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

149/22

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

PLN Clerk's Report

150/22

No Report

PLN Future Agenda Items for Consideration.

151/22

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.

Moor Road Appeal.

Rectory Farm Appeal.

Chairman

____/____/2022