

Draft Minutes

of the Meeting of the

Planning Committee

Monday 25th April 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.42 p.m.

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

The Clerk, District Councillor Wendy Griggs, Parish Councillor Caroline Sheard and 5 members of the public.

FOR DECISION

PLN Apologies for Absence.

152/22

Apologies had been received from Parish Councillors David Crossman and Steve Humphrey and District Councillor Steve Bridger.

PLN Declarations of Interest and to consider any written applications for 153/22 dispensations (Agenda Item 2).

None.

PLN Public Participation

154/22

None.

PLN To approve and sign the minutes of the meeting held on the 21st March 2022. 155/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 21st March 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

156/22

None.

PLN District Councillors' Reports.

157/22

District Councillor Wendy Griggs reported she and District Councillor Steve Bridger were looking into the new footpath that has been built from the top end of the 720m Strawberry Line extension onto North End Road. It was really concerning that the exit onto the B3133 is in a very dangerous place.

Councillor Chris Jackson read a written report from District Councillor Steve Bridger updating on The Rugby Club applications on the agenda, the imminent Sainsbury's application and the amended plans for the Stowey Road application. The Local Plan Sites Consultation had opened and the High Street Improvements may have more detailed information later in the week.

**PLN Planning Applications (Agenda Item 7)
158/22**

i.22/P/0455/FUL - Yatton Rugby Football Club, North End Road, Yatton, BS49 4AW -
Demolition of existing buildings and erection of 87no. dwellings, public open space and associated works.

RESOLVED: that councillors recommended refusal of application 22/P/0455/FUL for the following reasons:

Reason for Recommendation: The Parish Council were unable to support this application in its current form. It was considered to be a dense and cramped layout with rows of dwellings lacking in attractive design in terms of their placement on the site. The site was contrary to CS32 because, as a development of more than 25 dwellings adjacent to the settlement boundary, it must be brought forward either as part of the Local Plan or the relevant Neighbourhood Plan; the site currently fulfils neither of these criteria.

It was disappointing that there was not an affordable housing element within the application. There was very limited green space provided and it was noted that the S106 refers to the management of this space being with a management company or the Parish Council. This was not something the Parish Council were aware of.

The development was isolated and unconnected to the Curo site or the Moor Road site (if approved) precluding integration and cohesiveness between the three housing developments on that side of road. The Committee were not aware of any firm plans to address this. The Travel Plan was not up to date, there were bus services mentioned that were no longer running, once again leading to more reliance upon cars and increasing vehicle movements on the often congested B3133.

The Parish Council also wished to suggest that consideration be given to the following green measures, should the development be approved by North Somerset Council:

- 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. 22/P/0456/FUL – Land at Kenn Road, Yatton. Change of use of agricultural land to sports pitches (2no. rugby pitches, 3no. junior training grids, 1no. netball court). Erection of clubhouse and ancillary maintenance building and water storage tank; erection of floodlighting columns to rugby pitches; creation of additional car parking, landscaping and associated works.

****** Note: If planning application 22/P/0455/FUL is approved by North Somerset Council then these are the comments Yatton Parish Council wish to make.**

RESOLVED: that councillors recommended approval of application 22/P/0456/FUL for the following reasons:

Reason for Recommendation: Yatton Parish Council consider that this application provides a popular sports facility that would be a sad loss to Yatton if it is not approved. Councillors wished to stress the importance of delivering the footpath through the adjacent field as part of this development in order to allow safe pedestrian access to the new rugby club.

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.

***** Councillor Jonathan Edwards briefly left the meeting which halted to allow him to return.**

iii.22/P/0643/FUH - 41 North End Road, Yatton, BS49 4AW - Erection of first floor side extension.

RESOLVED: that councillors recommended approval of application 22/P/0643/FUH for the following reasons:

Reason for Recommendation: The Parish Council considered the proposal to be an improvement to the property which had no negative impact on the street scene. The Committee made this recommendation on the basis that the extension does not infringe on any rules regarding the proximity of its neighbouring property.

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.

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 councillors recommended refusal of application 21/P/2316/FUL for the following reasons:

***Note: This application has been deferred three times due to the inaccuracy of the submitted plans which did not include existing neighbouring buildings that may be impacted by the application proposal. The Parish Council had now been advised that North Somerset Council were satisfied with the plans as they were.

Reason for Recommendation: The Parish Council consider the proposal to be an overdevelopment of the site and also have concerns regarding the access and visibility splays. There have been requests made by the NSC Highways & Transport Department for additional plans to be submitted that demonstrate the access will be at least 10m away from the junction with Mendip Road. They have also requested plans for the visibility splays as none have been provided. These documents were not available when the Parish Council reviewed the application hence the Committee felt unable to support the proposal.

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. 22/P/0662/FUH - 28 Derham Park, Yatton, BS49 4DZ - Loft conversion with rear dormer and a change to the hip to gable roof line.

RESOLVED: that councillors recommended approval of application 22/P/0662/FUH for the following reasons:

Reason for Recommendation: The proposed alterations were similar to others that have been carried out on this road therefore a precedent has already been set for this application. The conversion was an improvement that would make good use of the available space and had no impact 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.
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MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

159/22

No meeting had taken place. However, the Co-op entrance to the school was making progress with work due to take place this school summer holidays. The detailed design for the High Street Improvements had seen some inflationary changes which made the project a financial stretch, but they were still scheduled to be done late on in this financial year 2022-23. The Active Travel Fund bid had failed, however another bid to the City Deal fund was confirmed so funding for the 20mph zones on Mendip Road and Stowey Road was secured. The HGV survey done in June 2021 (lockdown) was to be analysed by North Somerset Council.

PLN Clerk's Report

160/22

- i) 21/P/3027/FUH 41, High Street, Yatton BS49 4HJ, demolition of an existing conservatory and erection of a two storey side extension had been recommended for approval by the Planning Committee but had been refused by North Somerset Council.

PLN Future Agenda Items for Consideration.

161/22

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