

Draft Minutes

of the Meeting of the

Planning Committee

Monday 23rd May 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.05 p.m.

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

Also in attendance: Clerk, 3 representatives from Sainsbury's and 5 members of the public.

A presentation was given by representatives from Sainsbury's on the planning application 22/P/0881/FUL for a new supermarket off Arnold's Way, Yatton. They highlighted the sustainable low profile features of the building, 70 spaces parking provision, forty new jobs, no night time deliveries, these were to commence between six and seven in the morning. A pedestrian crossing was to be provided and lighting was designed to keep light pollution to a minimum without compromising the health and safety of staff and customers. Councillors asked questions clarifying details of the crossing, flood risk, staffing, the use of local producers and the noise associated with deliveries.

FOR DECISION

PLN To appoint a Chairman of Committee for the ensuing year.

1/22

RESOLVED: that Councillor Chris Jackson was appointed as Chairman for the ensuing year.

PLN To appoint a Vice Chairman of Committee for the ensuing year.

2/22

RESOLVED: that Councillor Robert Jenner was appointed as Vice Chairman for the ensuing year.

PLN Apologies for Absence.

3/22

Apologies had been received from Parish Councillor Graham Humphreys and District Councillors Steve Bridger and Wendy Griggs.

**PLN Declarations of Interest and to consider any written applications for
4/22 dispensations (Agenda Item 4).**

None.

PLN Public Participation

5/22

A resident spoke in objection to the Sainsbury's planning application 22/P/0881/FUL. There were serious concerns about the detrimental impact on their property as the closest neighbour. The property was 16th century and the supermarket was not in keeping with the location. The increase in traffic on Arnold's Way was very concerning as it was already busy

from traffic visiting Stowells and Smart Systems. It was highlighted that facilities like this should have been provided within the boundaries of the new estates.

A second resident also spoke in objection to the Sainsburys application; residing in the property very close to the boundary with the supermarket and the noise and light impact was very concerning.

PLN To approve and sign the minutes of the meeting held on the 25th April 2022. 6/22 (Agenda item 6)

RESOLVED: that the minutes of the Planning Committee meeting held on 25th April 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

7/22

The appeal decision to allow the Moor Road development was noted.

PLN District Councillors' Reports.

8/22

NONE.

***** At this point Chairman Chris Jackson asked the Committee to allow 9ii 22/P/0881/FUL to be heard first to allow members of the public to leave the meeting should they wish to.**

RESOLVED: to move 9ii 22/P/0881/FUL to be reviewed first.

PLN Planning Applications (Agenda Item 9)

9/22

ii) 22/P/0881/FUL - Michael Burdge Ltd, Park Farm, Arnold's Way, Yatton, BS49 4AR
Erection of a new food store (Class E) and associated new access, parking, servicing and associated works and landscaping following demolition of existing building on site.

RESOLVED: that councillors recommended approval of application 22/P/0881/FUL for the following reasons:

Reason for Recommendation: The Parish Council welcomed this new facility at the North End of the parish in particular in terms of the reduction in carbon footprint by reducing the numbers of vehicle journeys especially to Clevedon. The building has also been designed in a sustainable way using renewable technologies and the EV charge points were also a welcome inclusion within the development.

The Parish Council were however very aware of the impact this had on adjacent properties in particular Park Farm. It was important that dialogue continues with Sainsbury's and the closest neighbouring residents so that all measures are implemented to mitigate the environmental impact of noise and light on these properties.

In the future the Parish Council wished to suggest that consideration be given to exploring a way to provide a link from the many houses in the Wakedean Gardens, Wemberham Lane area through to Arnold's Way and the Sainsbury's. There would be great benefit in reduction of carbon footprint if this were to be achieved as it would reduce the travel distance from these estates, which are actually quite close to Arnold's Way. Currently vehicles from these estates would have to travel to the store via North End (the B3133).

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 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 toilets, consider using dual-flush models.
- For any project involving paving, patios and/or driveways, consider using water-permeable materials.

i) 17/P/1754/O – Land off Stowey Road - Revised layout & supporting documents for the outline planning application for access with all other matters reserved for up to 34 dwellings with associated open space and ancillary work.

RESOLVED: that councillors recommended refusal of application 17/P/1754/O for the following reasons:

Reason for Recommendation: The Parish Council are appalled and angry that this vexatious poor quality inaccurate application is being presented yet again and they wish to object to it in the strongest terms. The previous comments made by the Parish Council and the Planning Inspector at appeal still fully apply to this application. The developer fully admits in their promotion material that they are seeking to take advantage of North Somerset Council's lack of a five year housing supply meaning there is a presumption in favour of this development. However this site, for many reasons already established through the appeal process, is not sustainable and should not be brought forward. The Parish Council therefore re-iterate the previous comments on the last set of amended plans November 2020 and strongly urge North Somerset Council to refuse this application.

Amended Plans for Planning application 17/P/1754/O 16th November 2020.

Outline planning application for access with all other matters reserved for up to 34 dwellings (originally 60) with associated open space and ancillary works. Land at Stowey Road, Yatton.

RESOLVED: that councillors recommended NOT supporting application 17/P/1754/O for the following reasons:

Reason for Recommendation.

The Parish Council cannot support this set of amended plans as apart from a reduction in housing number the fundamental points made by the Planning Inspector at the appeal for the previous application on this site are still fully relevant.

Since the previous application, the Yatton Neighbourhood Plan has passed referendum and been fully adopted by North Somerset Council and this site was not identified within the Neighbourhood Plan. It would set a precedent for further speculative development when Yatton already has a number of sites coming forward. The serious detrimental impact of this intrusion into the countryside which was given great weight at appeal is not countered by any benefit to the village.

The Parish Council do not support the development of this site but have to suggest that should this application unfortunately be granted approval consideration be given to the following green measures within the Reserved Matters application:

- 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) 22/P/0698/LBC - Yatton Railway Station, Station Road, Yatton, BS49 4AJ - Listed Building Consent for the removal of 2no existing CCTV cameras and the proposed installation of 11no new CCTV cameras and associated cabling within Yatton Railway Station.

RESOLVED: that councillors recommended approval of application 22/P/0698/LBC for the following reasons:

Reason for Recommendation: The Parish Council consider the new cameras to be a health and safety benefit for passengers and staff. It may also act as a deterrent against crime at the station and adjacent car park. The recommendation to approve this application was subject to the Conservation Officer being satisfied with this as an appropriate form of development.

iv) 22/P/1056/FUH - 6 Princes Court, Yatton, BS49 4FZ - Loft conversion to habitable room.

RESOLVED: that councillors recommended approval of application 22/P/1056/FUH for the following reasons:

Reason for Recommendation: The proposed conversion was similar to another one 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 recommendation to approve this application was subject to the Conservation Officer being satisfied with this as an appropriate development.

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, consider the feasibility of installing one or more electric vehicle charging points.

v) 22/P/1078/FUH - 3A North End Road, Yatton, BS49 4AL - Extension to side of house at first floor level and open car port underneath.

RESOLVED: that councillors recommended approval of application 22/P/1078/FUH for the following reasons:

Reason for Recommendation: The proposed extension was similar to one carried out on an adjacent property and was an improvement to the property. It had no detrimental impact on the street scene or 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 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. 10/22

No meeting had taken place. The new path that had been created to exit on to North End Road from Chestnut Park was located in a very dangerous place. The District Councillors were working on this and it was currently fenced off. The Clerk was asked to write on behalf of the Parish Council to Head of Planning about the path and the dangers it presented to pedestrians. Councillors asked that the Head of Planning referred it to Enforcement and Public Rights of Way Officers at North Somerset Council for investigation. The new Co-op entrance to the school was making progress and the detailed re-costing work for the High Street Improvements continues. The HGV survey done in June 2021 (lockdown) analysis by North Somerset Council was completed and the report was due this week. The toucan crossing between Chestnut Park and Eaton Park was not to be completed yet due to long delivery times for parts and a wall that needed to be lowered. It was highlighted by Councillors that it should be completed by September.

PLN Clerk's Report 10/22

- i) 21/P/2316/FUL – Land to the rear of 30, Henley Park, Yatton BS49 4JH. Erection of 1 no. detached two bedroom dwelling with access on to Tripps Corner had been refused by North Somerset Council.
- ii) 22/P/0322/FUH – Bridgefoot Farm, Kingston Bridge, Yatton had been withdrawn by the applicant (The Parish Council had recommended approval).
- iii) The enabling work on the Hangstones alterations had been started.

PLN Future Agenda Items for Consideration.

11/22

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.

Rectory Farm Appeal.

Chairman

___/___/2022