

Draft Minutes

of the Meeting of the

Planning Committee

Monday 20th June 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.27 p.m.

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

Also in attendance: Clerk, 3 representatives from Alliance Homes and GCP and 8 members of the public.

Cllr Chris Jackson welcomed everyone and explained the process of the meeting. He then congratulated Cllr Steve Bridger on his recent appointment as Leader of North Somerset Council.

A presentation was given by representatives from Alliance Homes and GCP Chartered Architects about their Marsh Road site where there are 2 dwellings and 9 garages, of which 1 dwelling and 4 garages are occupied. The proposal is for 8 affordable, energy efficient homes.

Councillors asked questions clarifying details of where charging points will be positioned, how many parking spaces and whether the intention is to take current buildings down. Alliance confirmed the dwelling will be demolished and tenants relocated. They are holding a public consultation on site 28th June 11am – 2pm.

FOR DECISION

PLN Apologies for Absence.

12/22

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

PLN Declarations of Interest and to consider any written applications for 13/22 dispensations (Agenda Item 2).

None.

PLN Public Participation

14/22

Six members of the public spoke about planning application - **21/P/1247/FUL - The Northern Field At The Former Claverham Works, Bishops Road, Claverham.** They shared the following concerns:

- i. Disappointed to have gone through planning process and ensured development was low impact and good quality, to now have a new application.
- ii. The Northern Field is a green field site outside the Claverham Settlement Boundary
- iii. Removal of grazing land and damage to biodiversity
- iv. It represents creeping development.
- v. Overburdening infrastructure and no additional facilities supporting new houses.
- vi. Reference to X2 bus link to Weston is out of date as the service has stopped.

A resident spoke about **22/P/1195/FUH - 218 Stowey Road, Yatton, BS49 4QS** - Proposed erection of a rear veranda, new parking area and alterations to access. Justification for the

parking is to enable an electric hook up and the veranda is to enjoy the views at the back. The veranda roof is made of translucent material to not block light to neighbour.

A resident asked the question 'How is an Inspector able to overturn a decision made by the planning officers?' Cllr Chris Jackson gave a brief explanation of the process.

**PLN To approve and sign the minutes of the meeting held on the 23rd May 2022.
15/22 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 23rd May 2022 were confirmed as a correct record and were signed by the Chairman.

**PLN Notification of Appeals (Agenda Item 5).
16/22**

The appeal decision to allow the Rectory Farm development was noted.

**PLN District Councillors' Reports.
17/22**

Cllr Chris Jackson read out the following report sent by District Cllr Steve Bridger

Obviously, I am very disappointed that the Rectory Farm appeal was allowed. The Inspector summarily dismissed all our arguments, and those of witnesses... and suggested NSC can only demonstrate 3.2 years housing land supply - effectively the lowest he could go. The reality of this is that it makes our position very difficult indeed with relation to other outstanding appeals - and pending decisions on other applications - such as Stowey Road and the northern field in Claverham. It is all incredibly dispiriting.

More positively, the work on delivering the High Street Pedestrian Safety Improvements is currently on track to get started in November. Timescales may shift but this is a red line scheme targeted for completion by the end of March 2023. There will be significant disruption throughout the works and so we'll need to think about a communications plan very soon - which will be discussed through the Steering Group.

**PLN Planning Applications (Agenda Item 7)
18/22**

i) **AMENDED PLANS - 21/P/1247/FUL - The Northern Field At The Former Claverham Works, Bishops Road, Claverham** - Application for full planning permission for residential development of up to 24no. dwellings and ancillary works.

RESOLVED: that councillors **recommended refusal** of application **21/P/1247/FUL** for the following reasons:

Reason for Recommendation: Councillors expressed their strong annoyance at the time wasted looking at these amended plans as there was no material change from the previous, rejected, application. Therefore they wish to reiterate their comments from the meeting held 21st June 2021 when the Parish Council **recommended refusal** for the following reasons:

The Parish Council were very strongly opposed to this application. The developer is aware of the strong feeling of the community about not developing the Northern Field because this was made clear to them when they consulted villagers during an earlier application for the main development on the former Claverham UTS site. At the time they presented themselves as 'a small developer wishing to work with the community' and it appeared they had listened to how the residents felt because they removed the Northern Field from that application. To now receive this new application to develop

the field is disappointing and suggests a cynical attitude towards Claverham residents and the Neighbourhood Plan they worked so hard to produce.

The application is contrary to North Somerset Council Policy CS33, "Infill Villages", and is outside the settlement boundary. It is not in the North Somerset Council Sites Allocation Plan. It is also contrary to the Claverham Neighbourhood Plan, that only supported the development of the original brownfield site at Claverham UTS. All the policies contained in the Neighbourhood Plan are still valid.

There are worrying signs that the developer has sought to influence ecological and other reports by degrading the field before those surveys were started. For example, the Northern Field has had machinery removing areas of top soil, hardcore has been laid and some trees have been removed. These actions have been reported to Planning Enforcement.

The Travel Document is outdated and overstates the facilities available, such as bus services that are in fact no longer available. It should be noted that the transport survey of all Claverham residents within the Neighbourhood Plan area found that 90% of them used cars as opposed to public transport.

This proposed additional development is not integrated into the community because there is no permeability into the rest of the village.

In summary, the Parish Council was severely dismayed by the casual approach of the applicant to factual matters and their apparent attempts to undermine the ecological analyses. Taken together with the breaches of local planning policies and the unsustainability of the location, this leads us to strongly recommend refusal of the application.

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.

ii) 22/P/1195/FUH - 218 Stowey Road, Yatton, BS49 4QS - Proposed erection of a rear veranda, new parking area and alterations to access.

RESOLVED: that councillors **recommended approval** of application **22/P/1195/FUH** for the following reasons:

Reason for Recommendation: The Parish Council felt plans are an improvement to the building. Creating the parking outside the house to allow for a charging port improves the sustainability of the property. There is no impact to the street scene and no neighbours have objected.

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

- For any alteration to gutters and downpipes, consider installing a rainwater butt.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.

iii)22/P/0990/FUH -Westfield Lodge, Streamcross, Claverham, BS49 4QB - Proposed erection of a single storey extension and porch to the East elevation to create annexed accommodation.

RESOLVED: that councillors **recommended approval** of application **22/P/0990/FUH** for the following reasons:

Reason for Recommendation: The proposed extension is an improvement to the property and provides more accommodation. There were no objections from the neighbouring residents.

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.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report. 10/22

The High Street improvement plans are still on target for completion March 2023.

A survey of HGV movements through Yatton village was done July 1st 2021 7am-5pm. Results show the vast majority come from or go to Arnolds Way. 10% of HGV's are using the high street as a cut through, breaking weight limit restrictions. 1 in 30 vehicles is a HGV. Next step: Cllr Jackson and Cllr Edwards will be meeting with District Cllr Bridger to look at potentially changing the location of the weight limits, including consideration of possible negative consequences.

Cllr Lomas questioned the clarity of weight limit signs through the whole parish.

Cllr Crossman requested for the clerk to email District Cllr Bridger asking for clarification on progress of the footpath at Box Bush farm.

PLN Clerk's Report

19/22

No planning decisions contrary to Yatton Parish Council recommendations.

PLN Future Agenda Items for Consideration.

20/22

Public Footpaths onto B3133 from North End Developments

Speed Limit within Chestnut Park

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.

Chairman

___/___/2022