

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 18<sup>th</sup> July 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.40 p.m.

**Present:** Councillors David Crossman, Jonathan Edwards, Robert Jenner, Graham Humphreys, Steve Humphrey, Chris Jackson and Steve Lister.

**Also in attendance:** Clerk and 4 members of the public and 1 agent representing the applicants of 22/P/1379/FUL.

Committee Chairman Chris Jackson welcomed everyone and explained the process of the meeting.

#### **FOR DECISION**

#### **PLN Apologies for Absence.**

**21/22**

Apologies had been received from Parish Councillors Peter Lomas, Bryan Thomas and Roger Wood and District Councillors Steve Bridger and Wendy Griggs.

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

Councillor Steve Lister declared a non-disclosable pecuniary interest in application 22/P/1477/FUH as he was a neighbour of the applicant. He took no part in the discussion or vote on the application.

#### **PLN Public Participation**

**23/22**

A member of the public spoke in objection to application 22/P/1142/FUL for a new medical centre and 47 new dwellings on land east of Smallway. The concerns regarding the application were regarding development in the strategic gap between Yatton and Congresbury, loss of biodiversity and habitat, increase in traffic on the frequently congested B3133 and safety along Woodhill which was used as a cut through to the A370 and it was contrary to a number of policies within the Core Strategy Local Plan.

A representative for the applicant of 22/P/1379/FUL spoke in support of the application and outlined the reasons for requiring the additional building to facilitate an expanding local business.

Chairman Chris Jackson read out two letters of comments received from a resident and from Councillor Peter Lomas regarding the objections to application 22/P/1142/FUL for the Medical Centre and 47 dwellings. The comments made were raising the very similar issues outlined by the member of the public who had addressed the meeting about the same application.

#### **PLN To approve and sign the minutes of the meeting held on the 20<sup>th</sup> June 2022. 24/22 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 20<sup>th</sup> June 2022 were confirmed as a correct record and were signed by the Chairman.

**PLN Notification of Appeals (Agenda Item 5).**

**25/22**

NONE.

**PLN District Councillors' Reports.**

**26/22**

NONE.

**PLN Planning Applications (Agenda Item 7)**

**27/22**

**i) 22/P/1142/FUL - Land East Of Smallway, Congresbury** - Erection of 47no. dwellings, a two storey medical centre, formation of a vehicular and pedestrian access from Smallway, landscaping, parking, drainage and other associated infrastructure works

**RESOLVED:** that councillors recommended refusal of application 22/P/1142/FUL for the following reasons:

**Reason for Recommendation:** The Parish Council are unable to support the application in its current form even though they are fully aware of the real need for a new surgery to serve Yatton and Congresbury.

There are a number of fundamental issues why the Council has reached this conclusion: The Draft North Somerset Local Plan 2038 re-emphasises the importance of the strategic gap between Congresbury and Yatton in Policy LP9, Strategic Gaps. The Strategic Housing Land Availability Assessment (SHLAA) has suggested three possible sites (one of which is this application site) within the strategic gap between the villages: all of them are grass fields and not adjacent to either settlement boundary. The Draft Local Plan 2038 does not support their exclusion from the strategic gap. Their development would therefore seriously damage the 'sense of gap' and the separate identity of each settlement. There are twelve criteria within the strategic gap when assessing the sites put forward from the SHLAA. The sites were deemed as detrimental and should not be excluded from the strategic gap under all twelve criteria with the conclusion being that the strategic gap between Yatton and Congresbury should remain unchanged. It must also be highlighted that the proposal is also contrary to the currently adopted Core Strategy Policy CS19 and if one of these sites is allowed to be excluded from the strategic gap then it gives a strong case for developers to argue that the other two also be excluded and the strategic gap lost forever.

The Affordable Housing Statement submitted by the developer states that they fulfil the individual site viability analysis in not providing 30% affordable housing element within Policy CS16 because they are providing a medical centre. The site therefore will have 0% affordable housing which is very disappointing. However, there is no other evidence provided regarding the viability analysis other than that statement. The Parish Council are not satisfied by this at all and would request that North Somerset Council insists on further viability analysis evidence.

The application is contrary to Planning Policy CS32 which states that sites outside a settlement boundary in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans.

Yatton and Congresbury Parish Councils jointly own the scheduled monument hill fort on Cadbury Hill and therefore fully support the response to this application made by Historic England. There is no doubt that the scale and design of this proposal will encroach and significantly harm the setting of this historic and nationally important heritage asset. The

Parish Councils both work with Historic England and Natural England to maintain the hill fort to a high set of standards, designed to preserve it in perpetuity, and therefore urge North Somerset Council to give weight to this aspect of our comments when making the decision on this application.

It cannot be stressed enough how appalling the Council believe the design of both the Medical Centre itself and the accompanying housing is and if the developer was seeking to present a development that would blend in with the surrounding setting, this has clearly not been achieved. It is akin to an outlet of B&Q surrounded by high density housing of 23 dwellings per hectare which is a level consistent with suburbs and would be extremely detrimental to the countryside and the setting of the very attractive gateway to and from Yatton.

In regard to the provision of the medical centre, Yatton Parish Council believe this location does not serve either community well in terms of accessibility for anyone that cannot access it by car. The bus service only serves the location from the Congresbury direction and most of the time would probably preclude appointment times. For Yatton residents, the bus service ends at Claverham Road roundabout. Whilst walking to the Medical Centre may be argued as being facilitated by proposals in this application, in reality walking the distances involved for elderly and unwell patients is simply not realistic.

Councillors also had serious concerns regarding the sight line for the proposed crossing and believe it is not adequate for the location.

The reliance on access by car causes concerns regarding sufficient parking on the site for staff and patients with any overflow spilling onto the surrounding streets on the development or worse still onto the B3133.

The additional traffic movements it would bring on a very busy road approaching Smallway junction which is renowned for congestion are also a concern.

The proposed development main access road is not of an adoptable standard and the Parish Council does not support this. Councillors are very aware of the issues unadopted roads present for residents, particularly in light of the very poor condition of the roads in Wakedean Gardens, Yatton.

The Parish Council do not support the development of this site but have to suggest that should this application be granted approval, 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.

**\*\*Chairman Chris Jackson asked members if they would be willing to change the agenda order to hear agenda item 7iv next to allow members of the public to leave the meeting earlier if they wished.**

**RESOLVED:** to move the agenda items to allow 7iv to be discussed next.

**iv) 22/P/1379/FUL - Barberry Farm, Kennmoor Road, Yatton, BS21 6TZ -** Erection of industrial unit to facilitate expansion of business.

**RESOLVED:** that councillors recommended approval of application 22/P/1379/FUL for the following reasons:

**Reason for Recommendation:** The Parish Council wished to support local business and were pleased to see the expansion of this enterprise. It would benefit local employment and the building itself 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, consider the feasibility of installing one or more electric vehicle charging points.

**ii) 22/P/1563/FUH - 25 Franklins Way, Claverham, BS49 4ND -** Erection of a first floor side extension and erection of an outbuilding to be used as office/gym in place of garage.

**RESOLVED:** that councillors recommended approval of application 22/P/1563/FUH for the following reasons:

**Reason for Recommendation:** The proposed extension and outbuilding were an improvement to the property that had no negative impact on the street scene or neighbouring properties. The design and materials blended well with the existing dwelling.

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.

**iii) 22/P/1596/FUH - 23 Chestnut Drive, Claverham, BS49 4LN - Demolition of conservatory and erection of single storey rear extension.**

**RESOLVED:** that councillors recommended approval of application 22/P/1596/FUH for the following reasons:

**Reason for Recommendation:** The proposed rear extension was an improvement to the property that had no impact on the street scene or on neighbouring residents in terms of overlooking and 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, consider the feasibility of installing one or more electric vehicle charging points.

**v) 22/P/1477/FUH - 21 Westaway Park, Yatton, BS49 4JU Loft conversion including erection of dormer window to rear elevation.**

**RESOLVED:** that councillors recommended approval of application 22/P/1477/FUH for the following reasons:

**Reason for Recommendation:** The proposed loft conversion and dormer window were considered to be an appropriate development for the property. It was noted that the roof would be higher but the property was screened by trees on either side and therefore Councillors felt that there was no detrimental impact on adjacent properties. There were no objections to the application at the time of the planning meeting.

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.**

**28/22**

No report as no meeting of the North End Development Steering Group had been held. Chairman Chris Jackson made the Committee aware of a concern raised by a resident regarding pedestrian safety at the exit from The Avenue onto the High Street. Councillor Jonathan Edwards mentioned that the Strawberry Line Management Committee were still unable to make any progress with the link from the new section of Strawberry Line to Duck Lane even though it had been promised by Bloor. It was highlighted that signage for the exit on to North End Road from the new section must be installed for the safety of the line users and motorists.

### **PLN Clerk's Report**

**29/22**

- i) No planning decisions contrary to Yatton Parish Council recommendations.
- ii) The Clerk raised an email from Chairman Chris Jackson on two matters. The first was following training he had attended on reviewing neighbourhood plans, Chairman Chris Jackson suggested that next year after the election the Parish Council will need to set a process for reviewing both Yatton and Claverham Neighbourhood Plans. Secondly he had watched the appeal into a proposed development at Wrington and it revealed that North Somerset Council are no longer claiming they have a five year housing supply. This has serious implications for any appeals e.g. Stowey Road and the Claverham UTS northern field.

### **PLN Future Agenda Items for Consideration.**

**30/22**

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.

Reviewing Yatton and Claverham Neighbourhood Plans.

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Chairman

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