Draft Minutes

of the Meeting of the

Planning Committee

Monday 15th August 2022

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

Meeting Commenced: 7.30 p.m. Meeting Concluded: 8.30 p.m.

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

**Also in attendance:** Committee Clerk (Lucy Kehoe), District Councillors Steve Bridger and Wendy Griggs, and 2 members of the public (the applicants of 22/P/1540/FUH).

Committee Chairman Chris Jackson started by wishing Robert Jenner a speedy uneventful recovery then welcomed everyone and explained the process of the meeting.

**FOR DECISION**

**PLN Apologies for Absence.**

 **31/22**

Apologies had been received from Parish Councillor Robert Jenner.

**PLN Declarations of Interest and to consider any written applications for**

**32/22 dispensations (Agenda Item 2).**

Councillor Peter Lomas declared a non-disclosable pecuniary interest in application 22/P/1540/FUH as he was a neighbour of the applicant. He took no part in the discussion or vote on the application.

**PLN Public Participation**

**33/22**

A resident spoke about planning application **22/P/1540/FUH - 103 Claverham Road.** 1820’s semi detached cottage with a ground floor extension that is not in keeping. Proposal is to enhance the street scene, increase first floor living space and improve the environmental impact of the property.

**PLN** **To approve and sign the minutes of the meeting held on the 18th July 2022.**

**34/22 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 18th July 2022 were confirmed as a correct record and were signed by the Chairman.

Bryan Thomas asked if the Future agenda Items Speed Limit within Chestnut Park and Public Footpaths onto B3133 from North End Developments could be put on the next agenda.

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

**35/22**

NONE.

**PLN District Councillors’ Reports.**

**36/22**

District Councillor Wendy Griggs gave an update on the following items

* Diverting the exit of the Strawberry Line Extension exit on to the B3133 is dependent on the decision of planning application 21/P/1727/FUL.
* The installation of the crossing between Chestnut Park (Bloor) and Eaton Park (Curo) is waiting for Bloor to complete making safe the wall at their exit.
* The new entrance to Yatton Juniors from Co-op carpark is currently under construction to be ready for the start of the new term.

District Councillor Steve Bridger commented on the following:

* It has come to light that Mendip Vale Medical Practice have no intention of moving to the new surgery proposed in the following application - 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.
* First Bus announcement of withdrawing X2 and X5 – North Somerset are in daily talks with First. They are also looking at enhancing the 54 to link up with the X1.
* He is hopeful that should planning application 22/P/0881/FUL (Sainsburys) be approved it will include a pedestrian crossing on Arnolds Way.
* Wakedean Gardens road surface is having a temporary repair, expected to last 6 months. NSC are writing to all residents explaining this.

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

**37/22**

**\*\*At this point Chairman Chris Jackson asked the committee to allow 7ii 22/P/1540/FUH to be heard first to allow members of the public to leave the meeting earlier if they wished.**

**RESOLVED:** to move 7ii 22/P/1540/FUH to be reviewed first.

* 1. **22/P/1540/FUH - 103 Claverham Road, Claverham, BS49 4LE -** Erection of first floor extension, change configuration of garage roof and erection of single storey rear extension.

**RESOLVED:** that councillors recommended approval of application 22/P/1540/FUHfor the following reasons:

**Reason for Recommendation:** The proposed extension enhances the street scene and improves the quality of accommodation. It has no adverse effects to neighbouring residence.

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.

**i) 22/P/1301/FUH - 6 Hollowmead Close, Claverham, BS49 4LG -** Proposed alteration of the existing flat roofs to the front elevation to a pitched roof/canopy.

**RESOLVED:** that councillors recommended approval of application 22/P/1301/FUHfor the following reasons:

**Reason for Recommendation:** The proposed alteration is an improvement to the street scene and has no negative impact on neighbours.

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.

* 1. **22/P/1616/FUL - 86 Wemberham Lane, BS49 4BP -** Proposed sub division of existing dwelling to form 1no two bedroom and 1no. three bedroom dwellings.

**RESOLVED:** that councillors recommended approval of application 22/P/1616/FULfor the following reasons:

**Reason for Recommendation:** The sub division does not alter the appearance of the property.

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

• 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.

**MATTERS FOR INFORMATION**

**PLN North End Development Steering Group Report.**

**38/22**

No report as no meeting of the North End Development Steering Group had been held.

**PLN Clerk’s Report**

**39/22**

1. No planning decisions contrary to Yatton Parish Council recommendations.
2. Nailsea Town Council have sent through their Green Planning Requirements and Chris Jackson has merged them with our existing Green Measures into a document to be discussed at the next planning meeting

**PLN Future Agenda Items for Consideration.**

**40/22**

*Review our list of Green Measures added to planning applications*

*Public Footpaths onto B3133 from North End Developments*

*Speed Limit within Chestnut Park*

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.

Reviewing Yatton and Claverham Neighbourhood Plans.

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Chairman