

Draft Minutes

of the Meeting of the

Planning Committee

Monday 3rd October 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, Graham Humphreys, Steve Humphrey, Chris Jackson, Steve Lister, Peter Lomas, Bryan Thomas and Roger Wood.

Also in attendance: Clerk, District Councillor Wendy Griggs, and 7 members of the public.

Committee Chairman Chris Jackson welcomed everyone and explained the process of the meeting, he also expressed good wishes to Councillor Robert Jenner (Committee Vice Chairman) for a speedy recovery.

FOR DECISION

PLN Apologies for Absence.

41/22

Apologies had been received from Parish Councillor Robert Jenner and District Councillor Steve Bridger. Councillor Bryan Thomas apologised for being late.

PLN Declarations of Interest and to consider any written applications for 42/22 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

43/22

Three members of the public including the applicant for 22/P/2171/FUL spoke in support of the application.

The applicant of 22/P/1953/FUH clarified she would answer any questions the Committee may have.

Two members of the public spoke in objection to application 22/P/1834/FUL on the following grounds, it was a change of use of the site which was inappropriate in the Conservation area and also in a residential area, overbearing and overdevelopment of the site, impact of noise on residents and there was no landscaping.

The applicants of 22/P/2126/FUH did not wish to speak but were happy to answer any questions.

PLN To approve and sign the minutes of the meeting held on the 15th August 2022. 44/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 15th August 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

45/22

Appeal Ref APP/D0121/W/22/3301108

1 Laurel Terrace, Yatton, North Somerset – Proposed erection of a replacement garage with a pitched roof following the demolition of a 3no existing garages adjacent to 1 Laurel Terrace.

The appeal was noted by the Parish Council.

PLN District Councillors' Reports.

46/22

District Councillor Wendy Griggs gave an update on the following items

- The exit of the Strawberry Line Extension on to the B3133 was very concerning and all was being explored on order to make it safer i.e. signs and speed limit etc.
- The installation of the crossing between Chestnut Park (Bloor) and Eaton Park (Curo) is still being delayed by Bloor who still haven't completed making safe the wall at the Chestnut Park exit near the crossing.
- The road in Wakedean Gardens has had a very short term temporary repair done to allow refuse collection. North Somerset Council have explored asking all residents for a contribution to a proper repair of the road but only 51% have responded positively. The next steps will explore the legal framework for making a charge on every property to fund the repairs.
- North Somerset Planning Department have experienced a very high level of planning applications and officers are struggling to meet target dates for determining applications by up to three months.
- The withdrawal of bus services in Yatton continues to cause many complaints. It was noted that even though the X2 was not due to end until 8th October many services had been cancelled at very short notice.
- North Somerset Council Monitoring Officer will be inspecting the repair work being done by the Virgin Media install work.
- A resident of Chestnut Park had discovered that one planning condition had not been discharged by Bloor. This had the impact of future property buyers having to take out an indemnity insurance to cover this omission should a problem or impact occur as a result of this omission.

PLN Planning Applications (Agenda Item 7)

47/22

****At this point Chairman Chris Jackson asked the committee to allow the agenda order to be changed and heard as follows vi, v, i, ii, iii, iv to allow members of the public to leave the meeting earlier if they wished.**

RESOLVED: to change the order of the agenda for items to be heard in the following order vi, v, i, ii, iii, iv.

- i) **(vi) 22/P/2171/FUL - Oxhouse Farm, Claverham Drove, Lower Claverham –** Retention of the use of a building as a residential dwelling with associated access.

RESOLVED: that councillors recommended approval of application 22/P/2171/FUL for the following reasons:

Reason for Recommendation The retention of this building as a residential dwelling was very well supported by the neighbours to the site and it had no impact at all on the street scene as it was unseen from the road. It was very well maintained and cared for and the Parish Council were happy to support its retention.

- ii) **(v) 22/P/2126/FUH - 6 Dunsters Road, Claverham, Yatton, BS49 4LU** - Proposed Demolition of existing conservatory and patio. Proposed erection of a single storey rear extension.

RESOLVED: that councillors recommended approval of application 22/P/2126/FUH for the following reasons:

Reason for Recommendation The proposed extension was considered to be an improvement to the property that was replacing an existing structure. It was positioned to the rear of the dwelling and being single storey had no negative impact on neighbouring residents or 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.
- For any project, consider the feasibility of installing one or more electric vehicle charging points

- iii) **(i) 22/P/1834/FUL – 10-12 High Street, Yatton, BS49 4JA** – Erection of extension to east side of garage to provide building to house vehicles for use in connection with funeral directors.

RESOLVED: that councillors recommended refusal of application 22/P/1834/FUL for the following reasons:

Reason for Recommendation The Parish Council considered that this application had not changed significantly since the previous one submitted some years ago which the Council had not supported. It was overbearing in design, an overdevelopment of the site. Members also commented that there was no vertical scale on the drawings but it appeared that the extension was the same height as the **previously rejected carport**.

It was also considered to be an inappropriate use that was out of keeping in a conservation area.

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

- 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) (ii) 22/P/1953/FUH - Bridgefoot Farm, Kingston Bridge, Clevedon, Yatton, BS21 6TX - Proposed Demolition of existing extension to the North-West elevation, and outbuildings to the North-East elevation. Proposed demolition of 2no. existing dormers and erection of 3no. Gables across the roof. Proposed erection of a two storey extension to the North-West elevation and two storey extension to the North-East elevation. Proposed internal alterations to the existing Garage/Outbuilding at South-West elevation.

RESOLVED: that councillors recommended approval of application 22/P/1953/FUH for the following reasons:

Reason for Recommendation The proposed dormers and extensions were an improvement to the property and of a good design. The existing dwelling was not listed and there was ample space on the site to accommodate the additional building. The site was not overlooked by any other neighbouring property and the impact on the street scene was acceptable.

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) **(iii) 22/P/1521/LBC - Chapel At Former UTAS Site, Bishops Road, Cleeve** - Listed building consent for alterations to interior of property (already consented as a 2 bedroom dwelling) to accommodate an extra bedroom and form a 3 bedroom dwelling. Installation of wall mounted boiler flue to front elevation, cast iron vent to both side elevations and cast iron soil waste pipe to side elevation.

RESOLVED: that councillors recommended approval of application 22/P/1521/LBC for the following reasons:

Reason for Recommendation The Parish Council considered the change to the alterations of the listed building were acceptable and of a good design subject to the approval of the North Somerset Council Conservation Officer.

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.

- vi) **(iv) 22/P/2065/FUH - 65 Mendip Road, Yatton, BS49 4HP** - Proposed erection of a single storey front extension to create a porch.

RESOLVED: that councillors recommended approval of application 22/P/2065/FUH for the following reasons:

Reason for Recommendation The proposed extension was an improvement to the property and similar to others that had been carried in the same road and therefore a precedent had already been set for this type of extension.

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.

PLN To review the Parish Council's recommended green measures which are 48/22 included with all applicable planning application comments.

A revised set of green measures had been circulated prior to the meeting for the consideration of members. They now included recommendations for developers as well as householders.

RESOLVED: to approve the revised recommended green measures after some small amendments to wording.

PLN To consider ideas for the Moor Road development street names. 49/22

The Committee did not favour the suggested name for the road in the Moor Road (Persimmon) site of 'Yarlington'. The Committee discussed a number of suggestions around local apple varieties. The conclusion of discussion was to suggest the names Redworthy (apple variety) and Wathen (very long standing resident).

PLN To consider draft comments on the Bus Service Infrastructure Improvement 50/22 Plan.

The Public Transport Working Group had worked on draft comments on the plan which had been circulated to members prior to the meeting. The discussion concluded that the inclusion of a filter light for traffic turning towards Yatton from Bristol must stay red until the traffic from the Weston direction had stopped. This would help to prevent accidents that often occurred at the junction.

RESOLVED: to approve the draft comments with the above inclusion for submission to the consultation.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report. 51/22

The final plans for the High street, Mendip Road and Stowey Road had been completed including TRO's (Traffic Regulatory Orders) including 46 planters along Mendip and Stowey Road, a third will have 20mph signs in them. The final plans for the TRO's, 20 mph speed limits, 30 mph speed limit on North End Road up to the Bridge Inn and the planters will be consulted on shortly. The consultation on changing the weight limit in the High Street will probably take place at the same time.

PLN Clerk's Report

52/22

- i) No planning decisions contrary to Yatton Parish Council recommendations.
- ii) A Parish Council Bus Service Survey had been received since the evening's agenda had gone out but with a very tight deadline of 4th October. The Public Transport Working Group had worked on it and circulated it to Committee members but no formal resolution on the comments can be made. However members were satisfied that the survey aptly conveyed the Parish Council's disappointment and displeasure with the fact that Yatton and Claverham do not have a bus service anymore.
- iii) 22/P/1477/FUH 21 Westaway Park Yatton – Loft conversion including erection of a dormer window to rear elevation had been withdrawn.
- iv) Members present were satisfied with the wording on the draft notice of approval for the new cemetery. The Clerk was to advise the Planning Officer of this tomorrow.
- v) The CPRE AGM was being held Thursday 20th October 2022 3.00 – 4.40 pm in Bath if members wished to attend. The Clerk had all the details.

PLN Future Agenda Items for Consideration.

53/22

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.
Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

___/___/2022