

Minutes

of the Meeting of the

Planning Committee

Monday 7th November 2022

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.55 p.m.

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

Also in attendance: Lucy Kehoe Committee Clerk, District Councillor Steve Bridger, Representative from Alliance Homes and 24 members of the public.

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

FOR DECISION

PLN Apologies for Absence.

54/22

Apologies had been received from District Councillor Wendy Griggs and David Crossman.

PLN Declarations of Interest and to consider any written applications for 55/22 dispensations (Agenda Item 2).

Councillor Robert Jenner declared a non-disclosable pecuniary interest in application 22/P/2500/LDP as he lives next door to the applicant. He advised he would take no part in discussions on this item.

PLN Public Participation

56/22

A representative from Alliance Homes introduced herself and let the councillors know she was willing to answer any questions they have regarding the application. Residents from The Batch, Shiners Elms, Grassmere Road, Grace Close, Lodge Close and Mendip Road made the following comments about their concerns regarding the possible development between Rectory Farm and Shiners Elm:

- Environment Impact and biodiversity under siege
- Flooding due to land being flood plains – Government state no development on flood plains.
- Burial ground application further up Mendip Road turned down due to flooding.
- Increase in traffic.
- Main route into the development through Shiners Elms.
- Many residents backing on to fields haven't received consultation leaflet.
- Value of houses will drop.
- Lack of services in village – no banks, buses.
- Concerns about the quality of houses built by this developer.
- Quality of life for residents on Grassmere and Mendip Roads during the build as all work traffic will use these routes.

PLN To approve and sign the minutes of the meeting held on the 3rd October 2022. 57/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 3rd October 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

58/22

None

******The chairman proposed that the agenda order be changed to review Agenda Item 8 before Item 7, and then Item 7iv and 7vi followed by the rest of 7 in order, to allow public to leave the meeting earlier should they wish.**

RESOLVED: to change the order as proposed.

PLN District Councillors' Reports. (Agenda Item 6)

59/22

Update on the main planning applications in at the moment

- Sainsbury's on Arnolds Way – North Somerset Council have secured a crossing for Arnold's Way and a local labour agreement.
- Oxford Instruments – intention is business will leave end 2023. Agreement for 50-60 houses on the site.
- Rectory Farm – St Modwen Homes is developing the site.
- Woodhill – NHS won't fund any shortfall for the medical centre. North Somerset Council Officer asking developer for confirmation on funding.
- Boxbush Farm – progressing slowly – issues regarding access and flood risk. Reduced housing to 35.
- Rugby Club – progressing slowly – issues with layout (compact).
- Stowey Park – progressing slowly.

Regarding Persimmons consultation for land between Strawberry Line and Mendip Road, there is an important Planning Appeal for an application in Weston-Super-Mare linked to flood risk.

A councillor asked why the Green Measures recommended by Yatton Parish Council aren't on the approval letter sent to Applicants and if they can be added. District Councillor Steve Bridger explained North Somerset Council are not obliged to include them but would discuss with planning officers.

A councillor asked how far North Somerset Council had advanced on the Local Plan. Councillor Bridger stated North Somerset Council hope to submit a version for approval in March 2023 and hopefully it will be adopted at earliest end of 2023.

PLN To discuss the possible future development on land between Yatton and the Strawberry Line. (Agenda Item 8)

Committee Chair clarified that this item is to discuss the principles of whether this land is suitable for development, and the nature of the consultation process, and not to get too bogged down with the fine details of the plan.

Councillors had the following concerns with the proposed development:

- Development is in the wrong place because of flooding and very poor access.
- Issues with infrastructure.
- A report from the Flood Risk Management Team for application 22/P/2344/FUL (2 and 4 Marsh Road) states "the connection to the Batch area rhyne network is a known area for water logging along the boundary corridor of Yatton."

Councillors had the following concerns with the consultation process:

- Not undertaken in a comprehensive way

- Concern for impact on mental health of residents compounded by no bus service.

PLN Planning Applications (Agenda Item 7)

61/22

iv. 22/P/2344/FUL - 2 And 4 Marsh Road, Yatton, BS49 4EF - Demolition of 2no. existing dwellings and 2no. garage blocks and erection of 8no new dwellings with associated parking.

RESOLVED: that councillors recommended **approval** of application 22/P/2344/FUL for the following reasons:

Reason for Recommendation. The proposed development is a vast improvement on the area and will reduce the anti-social behaviour that occurs. It will provide much needed affordable housing.

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.

vi. 22/P/2500/LDP - 1 Boundary House, Binhay Road, Yatton, BS49 4HA - Certificate of Lawful Development for the proposed siting of a twin section caravan for occupation by a dependent relative on garden land to the rear/south of the main dwelling.

RESOLVED: that councillors recommended **approval** of application 22/P/2500/LDP, with the caveat that it is not in future converted to an independent dwelling, for the following reasons:

Reason for Recommendation. The caravan is important for a social need. It is positioned to the rear of the dwelling, where there is ample space. Being single storey has 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 should this application be approved:

- 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.
- 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.

i. **22/P/2263/FUH** - 65 Mendip Road, Yatton, BS49 4HP - Proposed erection of a single storey rear extension.

RESOLVED: that councillors recommended **approval** of application 22/P/2263/FUH for the following reasons:

Reason for Recommendation: The proposed extension is an improvement to the property. It is positioned to the rear of the dwelling and being single storey has 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** 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 paving, patios and/or driveways, consider using water-permeable materials.

ii. **22/P/2281/CRA** - Barn 1, Crossway Farm Kennmoor Road Yatton BS21 6TZ - Prior approval for the proposed change of use of agricultural building and land within its curtilage to a flexible use falling within Class E(g)(iii) (light industrial).

RESOLVED: that councillors recommended **approval** of application 22/P/2281/CRA for the following reasons:

Reason for Recommendation. The light industrial unit will provide employment. The unit is adjacent to another light industrial unit (Pullins) so minimal impact to neighbours.

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

- 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.
- 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/1952/FUH** - 129 High Street, Yatton, BS49 4DH - Proposed Demolition of existing single storey rear extension and proposed erection of a single storey rear extension. proposed replacement of roofing on existing side extension & side garage, with internal alterations.

RESOLVED: that councillors recommended **approval** of application 22/P/1952/FUH for the following reasons:

Reason for Recommendation – The application is an improvement to the property and enhances the street scene. Other properties on the road have had similar work carried out 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** 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.

v. **22/P/2465/FUH** - 121 Stowey Road, Yatton, BS49 4EB - Single storey rear extension incorporating garage conversion and internal alterations.

RESOLVED: that councillors recommended **approval** of application 22/P/4265/FUH for the following reasons:

Reason for Recommendation. The application was considered an improvement to the property with 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 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 paving, patios and/or driveways, consider using water-permeable materials.

vii. **22/P/2531/FUH** - 8 Grace Close, Yatton, BS49 4DL - Proposed erection of a single storey front extension incorporating garage conversion and internal alterations.

RESOLVED: that councillors recommended **approval** of application 22/P/2531/FUH for the following reasons:

Reason for Recommendation - The proposed extension was considered to be an improvement to the property. There is ample space and no negative impact the street scene.

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 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. (Agenda Item 9)

62/22

No meeting since last planning meeting.

Speed survey strips on North End Road.

The scheme for the High Street, Stowey Road and Mendip Road improvements is now known as “Connected Yatton”.

PLN Clerk’s Report. (Agenda Item 10)

63/22

- i) No planning decisions contrary to Yatton Parish Council recommendations.
- ii) 22/P/1616/FUL 86 Wemberham Lane – Sub division of existing dwelling to form no1 2 bed and no1 3 bed approved by North Somerset Council.
- iii) 21/P/2791/OUT Land at Rectory Farm Chescombe Road Yatton North Somerset – Outline planning application for a residential development of up to 75no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and appearance, scale, layout and landscaping reserved for subsequent approval had been withdrawn.

PLN Future Agenda Items for Consideration.

64/22

A Councillor raised a concern regarding cars parking on the corner of Elm Close / Mendip Road saying it’s an accident waiting to happen. Can double yellows be put here? The Chairman advised that this should be brought to the Clerk’s attention for possible inclusion on the list sent annually to North Somerset Council.

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.

Chairman

____/____/2022