

Minutes

of the Meeting of the

Planning Committee

Monday 9th January 2023

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.25 p.m.

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

Also in attendance: Lucy Kehoe Committee Clerk and 4 members of the public.

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

FOR DECISION

PLN Apologies for Absence.

76/23

Apologies were received from Councillors David Crossman and Roger Wood and District Councillors Wendy Griggs and Steve Bridger

PLN Declarations of Interest and to consider any written applications for 77/23 dispensations (Agenda Item 2).

None

PLN Public Participation

78/23

3 residents spoke about their disappointment and frustration that application 17/P/1754/O has been brought forward yet again considering the previous version had been refused at appeal.

Their objections included the detrimental impact of the proposed development on current dwellings which are bungalows. The drainage rhyme bordering the field is full and flowing fast. Yatton has already had a lot of development and amenities are stretched.

PLN To approve and sign the minutes of the meeting held on the 5th December 2022. 79/23 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 5th December 2022 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

80/23

None

PLN District Councillors' Reports. (Agenda Item 6)

81/23

None

PLN Planning Applications (Agenda Item 7)
82/23

******At this point Chairman Chris Jackson asked the committee to allow the agenda order to be changed and heard as follows, iii, i, ii, iv to allow public to leave the meeting earlier should they wish.**

RESOLVED: to change the order as proposed.

iii) Amended plans – 17/P/1754/O – Land off Stowey Rd - Outline planning Application for access with all other matters reserved for up to 34 dwellings with associated open space and ancillary works.

RESOLVED: that councillors recommended **REFUSAL** of application **17/P/1754/O** for the following reasons:

Reason for Recommendation: The councillors are appalled at having to revisit this application which they feel is an attempt to get an application approved by the back door by rejuvenating an old application.

Very little has changed since their last comments apart from Yatton's public services have been cut further with the removal of the public bus service.

The Parish Council wish to re-iterate all the previous detailed comments they have made for the development of this site which are still applicable as follows:

Submitted comments made at the Planning Committee meeting 23rd May 2022.
17/P/1754/O – Land off Stowey Road - Revised layout & supporting documents for the outline planning application for access with all other matters reserved for up to 34 dwellings with associated open space and ancillary work.

RESOLVED: that councillors recommended refusal of application 17/P/1754/O for the following reasons:

Reason for Recommendation: The Parish Council are appalled and angry that this vexatious poor quality inaccurate application is being presented yet again and they wish to object to it in the strongest terms. The previous comments made by the Parish Council and the Planning Inspector at appeal still fully apply to this application. The developer fully admits in their promotion material that they are seeking to take advantage of North Somerset Council's lack of a five year housing supply meaning there is a presumption in favour of this development. However this site, for many reasons already established through the appeal process, is not sustainable and should not be brought forward. The Parish Council therefore re-iterate the previous comments on the last set of amended plans November 2020 and strongly urge North Somerset Council to refuse this application.

Submitted comments made at the Planning Committee meeting 16th November 2020

Amended Plans for Planning application 17/P/1754/O Outline planning application for access with all other matters reserved for up to 34 dwellings (originally 60) with associated open space and ancillary works. Land at Stowey Road, Yatton.

RESOLVED: that councillors recommended NOT supporting application 17/P/1754/O for the following reasons:

Reason for Recommendation.

The Parish Council cannot support this set of amended plans as apart from a reduction in housing number the fundamental points made by the Planning Inspector at the appeal for the previous application on this site are still fully relevant.

Since the previous application, the Yatton Neighbourhood Plan has passed referendum and been fully adopted by North Somerset Council and this site was not identified within the Neighbourhood Plan. It would set a precedent for further speculative development when Yatton already has a number of sites coming forward. The serious detrimental impact of this intrusion into the countryside which was given great weight at appeal is not countered by any benefit to the village.

19th September 2017 Comments from Yatton Parish Council.

i) 17/P/1754/O – Taylor Wimpey, Land off Stowey Road, Yatton. Outline planning application for the erection of up to 60 dwellings with access for approval. Layout, scale, appearance and landscaping reserved for subsequent approval. The Parish Council has serious concerns regarding this proposed development and whilst the developer may wish it to be viewed as an individual proposal the Council cannot take this perspective. They must view it on the basis of it being a further speculative application outside the settlement boundary on green fields that adds to the cumulative impact of unsustainable development pressure, approaching 1,000 new houses, that Yatton and Claverham are faced with. The proposed development site will present an uncharacteristic projection into the open countryside and have an adverse effect on the edge of the settlement boundary.

The Parish Council would also like to highlight that in the North Somerset Core Strategy (CS) dated January 2017 page 130, policy CS32, "Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans." The Stowey Road site is not within any of these plans.

That policy was not challenged by the Inspector and was reiterated by North Somerset Council in their reply to the Inspector on 21/03/2017 (attached as Annexe 1): page 2, paragraph 6, "Policy CS32: Service Villages now allows for developments of up to about 25 units to come forward adjacent to the nine settlements within this category."

The Inspector responded on 18/05/2017 (attached as Annexe 2): page 4, section 19, "Provision is made through the CS (Policies CS28, CS31, CS32) for unallocated housing schemes to come forward outside the settlement boundaries of the towns and service villages. The intention is to thus provide increased flexibility and to reduce the risk of housing undersupply. However, the scale of such schemes is restricted and without the benefit of a positive allocation in the SAP, the negotiation of planning permission could delay delivery. Having regard to the level of need that remains unmet within the last 9 years of the CS period, I consider that, in addition to this provision in the CS, further sites should be allocated in the SAP to secure delivery over the remainder of the CS period."

This does not mean that the 25 house limit should be relaxed: it means North Somerset Council must find more sites.

We would also like to draw attention to the emerging Neighbourhood Plan. The Plan since the first application has progressed through further stages of consultation and was approved by the Parish Council on 11th September. It is now progressing to compliance checking. Therefore, we feel that this should be taken into consideration when reviewing this new application. The Plan does not support the development of this land for housing but does identify a local brown field site in the Parish which would be suitable for additional housing development.

The more specific reasons for objection to this particular site are principally on issues of highways and access, drainage, ecological impact and the housing type and mix.

Highways and Access

The proposed narrow access was positioned on a bend: the access for vehicles approaching from Claverham Road was blind, making it hazardous for both users of Stowey Road and those emerging from the proposed site. The road is very busy, especially at commuting and school times. It is also used as a route to avoid High Street congestion, which in turn impacts on Well Lane, Cherry Grove and Barberry Farm Road as they provide the access back on to the High Street. The junction of Stowey Park and Claverham Road is a dangerous narrow blind junction at which vehicles emerging from Stowey Road have to edge out before they can see what is approaching. The vehicles wishing to turn in to Stowey Road from Claverham Road cannot see until the last moment if there is any vehicle there and there have been a number of minor accidents as a result.

A traffic survey commissioned by the Parish Council in conjunction with North Somerset Council along Claverham Road showed a 30% increase in traffic volume and size, highlighting that was not so much a problem of speed but more of congestion.

The additional traffic movements created by this proposed development on to Stowey Road will exacerbate these issues especially during a period of construction. HGVs both during and after construction will require access to the development site; this can only be via Claverham Road or roads off the High Street, which are narrow and difficult. Additional traffic congestion will be the inevitable result with the safety of pedestrians using the pavement between Stowey Park and the High Street being at serious risk when HGVs and buses attempt to pass.

Drainage and Flooding.

The developer acknowledged at the meeting there were valid issues of concern surrounding the drainage of the site. It was level land and below the sewer level making it necessary to either raise the land levels or create a pumped system.

The developers reports are based on 1 in 100 year flood events and it was highlighted that very recently Yatton had such an event twice in one year.

There have been serious concerns raised about the ability of the attenuation pond to accommodate the rate of surface run off from the site which may impact on the sewage systems and rhyne network. There was also doubt surrounding whether the runoff from Cadbury Hill had been factored into the models for the drainage of the site as it could have a significant impact.

As part of the site is designated as flood zone 2 & 3 and the details submitted are insufficient to fully mitigate this risk, the Parish Council urge North Somerset to withhold a decision at outline until all this has been fully resolved: it should not be left to be a part of any future reserved matters application.

Furthermore, the impact of drainage should also be looked at cumulatively across all the applications that have come forward including accumulating Section 106 funds to mitigate the drainage impacts as a whole.

The master plan also appears to have a built area closer to the rhyne than the nine metre stipulated buffer. The attenuation pond was positioned in a designated green open space on the plans; however, concern was raised about the health and safety issues that arise from an open area of water and the future care and maintenance of the pond.

Ecological Concerns

The proposed site was on pre-enclosure agricultural land with an historic field pattern and ancient hedgerows rich in native species, some combinations of which date back to pre-Tudor times. The impact in terms of the loss of natural heritage

and habitat of Serotine, Lesser and Greater Horseshoe bats was very significant and although this proposed development is smaller than others in the Parish, the Council is consistent in their objection when there is an irreplaceable loss of habitat.

The Parish Council would ask that North Somerset Council Planning Officers take full consideration of the technical guidance and recommendations presented in the document "North Somerset and Mendip Bats Special Area of Conservation (SAC) - Guidance on Development" - Version 1.1 - May 2017.

Housing Type and Mix Concerns.

The building of two and two and a half storey dwellings adjacent to the bungalows on Stowey Park is unacceptable. There would be significant adverse impact in terms of loss of privacy and the creation of an overbearing, overlooking environment that was not in keeping with the surrounding open plan design of the neighbouring street scene. The developer acknowledged this significant impact at the meeting and they were urged to include bungalows along the boundary with Stowey Park. There was criticism of the mix of housing in particular the high number of 4+ bedroom dwellings. It was questioned how this would be incorporated into a commitment to 30% 'affordable' houses as large houses would be of no assistance in providing affordable housing for young people in the village. The Parish Council believe that North Somerset Council should plan for a properly resourced single settlement solution to their housing numbers rather than developing around all the individual settlements as was the case at present.

11th July 2017 Appeals Reference APP/D0121/W/17/3170103 - Appeal by Taylor Wimpey relating to Land off Stowey Road, Yatton. Planning Application No. 15/P/1918/O

Additional Comments from Yatton Parish Council.

Further to our comments submitted previously, Yatton Parish Council would like the following additional points to be raised with the Planning Inspectorate. Since the planning application was refused in August 2016, Yatton Parish Council have produced the attached document commenting on the North Somerset Site Allocations Plan. Whilst drawing up this document Yatton Parish Council were concerned that the percentage of allocated Green Space in proportion to residential housing was low in Yatton in comparison to other villages within North Somerset. The Parish Council felt that this needed to be addressed and areas of local importance should be allocated as Local Green Spaces. This is particularly important to provide consistency with similar areas across the whole of North Somerset.

The land off of Stowey Road that is currently under appeal is one of the areas that Yatton Parish Council wishes to be designated as a Local Green Space. The reason for this is due to the area being the home to important wild life. This is well supported by reports from local wildlife groups. We also believe that due to the land being adjacent to current recreational areas its suitability to be designated as a Local Green Space is further increased.

We would also like to draw the emerging Neighbourhood Plan to the attention of the Planning Inspectorate. Although the Plan is currently going through its first round of consultations, the current feedback from residents is that the policies and proposals in the draft Neighbourhood Plan are widely supported by the community. Therefore, we feel that this should be taken into consideration when reviewing this appeal. The Plan doesn't support the development of this land for housing but does identify local brown field sites in the Parish which would be suitable for additional housing development.

In preparing the Landscape Impact case for the Inquiry the Parish Council would ask that North Somerset Council makes full use of the technical guidance and

recommendations presented in the document “North Somerset and Mendip Bats Special Area of Conservation (SAC) - Guidance on Development” - Version 1.1 - May 2017.

i) 22/P/2726/FUL - Wembury, 3 Station Road, Yatton, BS49 4AJ - Proposed Creation of a single storey dwellinghouse.

RESOLVED: that councillors recommended **refusal** of application **22/P/2726/FUL** for the following reasons:

Reason for Recommendation: The councillors are concerned about the quality of the accommodation and the negative impact on the street scene. They don't want to set a precedent for infill within gardens as they feel Yatton already has plenty of new dwellings.

The Parish Council also 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.

ii) 22/P/2852/FUH - 25 High Street, Yatton, BS49 4JD - Proposed demolition of existing rear conservatory and erection of a rear extension in its place. Creation of a balcony above existing front porch, Replacement and enlargement of boundary gate to the North-East elevation and proposed extension to existing dropped curb. Internal structural alterations, to include the insertion of balcony doors to the front elevation and 2 No. New windows.

RESOLVED: that councillors recommended **approval** of application **22/P/2852/FUH** for the following reasons:

Reason for Recommendation: The extension is an improvement to the property with no negative 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 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) Amended Plans - 22/P/0456/FUL - Land at Kenn Road Yatton - Change of use of agricultural land to sports pitches (2no. rugby pitches, 3no. junior training grids, 1no netball court); Erection of clubhouse and ancillary maintenance building and water storage tank; erection of floodlighting columns to rugby pitches; creation of additional car parking, landscaping and associated works on land at Kenn Road, Yatton.

RESOLVED: that councillors recommended **approval** of application **22/P/0456/FUL** for the following reasons:

Reason for Recommendation: The amended plan improves the access making it safer. The Councillors wish to stress the importance of ensuring it is possible to access the grounds safely by methods of transport other than car, eg public transport, cycling or walking, and that the development is sympathetic to the rural environment.

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.

MATTERS FOR INFORMATION

PLN Connected Yatton Report. (Agenda Item 9)

73/23

Nothing to report as no meeting

PLN Clerk's Report. (Agenda Item 10)

74/23

- No planning decisions contrary to Yatton Parish Council recommendations.
- Planning applications 22/P/2500/LDP 1 Boundary Cottage and 22/P/2344/FUL 2-4 Marsh Road have been approved.
- Next planning meeting will be 6th February 2023. (Bryan Thomas gave his apologies)
- A resident has contacted the Parish Council regarding application 22/P/3019/NMA and intends to submit a comment via the Planning Portal.

PLN Future Agenda Items for Consideration.

75/23

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

___/___/2023