

Draft Minutes

of the Meeting of the

Planning Committee

Monday 6th February 2023

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.24 p.m.

Present: Councillors Chris Jackson, Jonathan Edwards, David Crossman, Graham Humphreys, Peter Lomas, Roger Wood and Steve Lister.

Also in attendance: Lucy Kehoe Committee Clerk and 9 members of the public.

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

FOR DECISION

PLN Apologies for Absence.

76/22

Apologies were received from Councillors Robert Jenner, Steve Humphrey, Steve Phippen and Bryan Thomas, and District Councillors Wendy Griggs and Steve Bridger

PLN Declarations of Interest and to consider any written applications for 77/22 dispensations (Agenda Item 2).

None

PLN Public Participation

78/22

A representative from Strongvox spoke in favour of the amended plans **22/P/0455/FUL**. They stressed that this application and **22/P/0456/FUL** are intrinsically linked and that one cannot happen without the other ie that the housing is an enabling development to fund the relocation of the rugby club. They stated several of the changes in the amended plans: Reduced the number of houses from 87 to 85, removed all 3 storey homes, redesigned the frontage of the development. The mix of homes on the development is geared at first time buyers.

Three representatives from Yatton Rugby Club spoke in support of the amended plans **22/P/0455/FUL** and why they feel it is vital to the survival of the rugby club. The Junior section will not be able to remain training at current site if the club doesn't relocate there. Losing the junior section will be the death of the club as most players in the senior section have worked their way up through the juniors.

A resident of 2 Whitehouse Road spoke about planning application **23/P/0022FUH**. He stated that there is plenty of room for the new garage. Also the reason for the new garage is to eventually convert the integral garage into a large bathroom.

PLN To approve and sign the minutes of the meeting held on the 9th January 2023. 79/22 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 9th January 2023 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

80/22

None

PLN District Councillors' Reports. (Agenda Item 6)

81/22

Cllr Chris Jackson read out the following from Steve Bridger

- The DRT bus service is on schedule to start on Monday 3 April. I wrote a blog post here: <https://steve4yatton.uk/bus/>
- Sainsbury's planning application. The application is recommended for approval, subject to s106 and s278 legal agreements. Once completed and signed, the decision will be issued. This is imminent. A 'tiger' crossing (allowing cyclists to safely cycle from the crossing point to the cycle parking proposed to the front of the store) has been agreed - as has a bus layby - positioned to the front of the store entrance - to enable a demand responsive bus service to serve the site.
- "Connected Yatton": It looks like the High St improvements will start w/c 20 February. The first section will be the footway widening between The Ridge and Grassmere Road... with the sections from Grassmere Road to Laurel Gardens and Station Road to Wemberham Lane following this. The phased approach will ensure each section is started and finished before moving on.

PLN Planning Applications (Agenda Item 7)

82/22

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

RESOLVED: to change the order as proposed. ***

***** The meeting was suspended to allow a councillor to ask a question of the representative from Strongvox.*****

- i. Amended Plans 22/P/0455/FUL - Yatton Rugby Football Club, Yatton –**
Demolition of existing buildings and erection of 87no. dwellings, public open space and associated works.

RESOLVED: that councillors recommended **approval** of application **22/P/0455/FUL** subject to the following caveats. North Somerset Highways are satisfied with the conditions of the roadways, provision of a safe crossing and bus stop, and a plea for an increase in green space and moving play area to more central position.

Reason for Recommendation: It is an enabling development to fund relocation of Yatton Rugby Club which is an important facility for Yatton. The council want to help them sustain and maintain.

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. 23/P/0039/FUH - 21 Barberry Farm Road, Yatton, BS49 4QY - Proposed erection of a two storey side extension.

RESOLVED: that councillors recommended **approval** of application **23/P/0039/FUH** for the following reasons:

Reason for Recommendation: Adequate space for the extension which is an improvement to the property.

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. 23/P/0022/FUH - 2 White House Road, Claverham, BS49 4LJ - Proposed erection of a single storey extension to the North-West elevation to form a garage.

RESOLVED: that councillors recommended **approval** of application **23/P/0022/FUH** for the following reasons:

Reason for Recommendation: Sensible improvement to the property with valid reasons for alteration.

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 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/3023/FUH - Winnow Barn, Jasmine Lane, Claverham, BS49 4PY** - Proposed Demolition of existing conservatory. Erection of a single storey extension to the South-West elevation and a porch to the East Elevation.

RESOLVED: that councillors recommended **approval** of application 22/P/3023/FUH for the following reasons:

Reason for Recommendation: The extension is good improvement to the property with 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 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)

83/22

Nothing to report as no meeting. Cllr Jonathan Edwards will contact Steve Bridger to request a meeting.

PLN Clerk's Report. (Agenda Item 10)

84/22

- One planning decision contrary to Yatton Parish Council recommendations – 22/P/2726/FUL - Wembury, 3 Station Rd – Proposed creation of a single storey Dwelling house and vehicular access. North Somerset have approved the application.
- 22/P/3019/NMA - 4 The Avenue, Yatton – Change of shutter design detail has been withdrawn by applicant.
- Whilst looking at planning application 21/P/1247/FUL – Northern field at former Claverham works noticed amended plans were submitted in August 2022.
- Next planning meeting will be 6th March 2023.(Steve Lister gave his apologies) and proposed 3rd April 2023

PLN Future Agenda Items for Consideration.

85/22

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

___/___/2023