

**Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 6<sup>th</sup> March 2023**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.12 p.m.

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

**Also in attendance:** Lucy Kehoe Committee Clerk and 3 members of the public.

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

**FOR DECISION**

**PLN Apologies for Absence.**

**86/23**

Apologies were received from Councillors David Crossman, Robert Jenner and Steve Lister, and District Councillors Wendy Griggs and Steve Bridger

**PLN Declarations of Interest and to consider any written applications for  
87/23 dispensations (Agenda Item 2).**

None

**PLN Public Participation**

**88/23**

The applicant of 23/P/0231/FUL explained to the councillors the reasons for submitting the application.

A neighbour to 8 The Avenue (23/P/0231/FUL) presented the Parish council with a paper copy of his objections. They drew the councillors' attention to the fact that they believe the drawings are not to scale.

**PLN To approve and sign the minutes of the meeting held on the 6<sup>th</sup> February 2023.  
89/23 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 6<sup>th</sup> February 2023 were confirmed as a correct record and were signed by the Chairman.

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

**90/23**

None

**PLN District Councillors' Reports. (Agenda Item 6)**

**91/23**

None

**PLN Planning Applications (Agenda Item 7)**  
**92/23**

- i. **23/P/0231/FUL - 8 The Avenue, Yatton, BS49 4DA** - Removal of condition 13 (obscure glazing and privacy screens) of permission 19/P/2244/FUL (Extension to existing dwelling and conversion of existing dwelling into 2no. residential dwellings; erection of 7no. additional dwellings, internal access road, landscaping and associated works) as the view from the windows subject to shutters do not pose any overlooking concern.  
**RESOLVED:** that councillors recommended **approval** of application **23/P/0231/FUL**.  
**Reason for Recommendation:** Based on the drawings submitted the councillors felt that there was no need for privacy shutters.
- ii. **23/P/0175/FUH - 21 Stowey Park, Yatton, BS49 4JX** - Proposed demolition of existing single storey rear extension. Proposed erection of a single storey rear/side extension and internal alterations.  
**RESOLVED:** that councillors recommended **approval** of application **23/P/0175/FUH**.  
**Reason for Recommendation:** The councillors felt the single storey extension was an improvement to the living space and look of the property. There is no adverse impact on the street scene as single storey and to the rear of 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.

**PLN To consider a request for H Bar markings at 19 Church Close Yatton. (Agenda**  
**93/23 Item 8)**

**RESOLVED** – The councillors were unable to support and approve the request for H Bar markings. They felt the application does not meet the criteria set out in North Somerset Councils Keep Clear Marking (H Bar) policy, due to the request including a section of pavement that is not a dropped kerb.

**MATTERS FOR INFORMATION**

**PLN Connected Yatton Report. (Agenda Item 9)**  
**94/23**

The improvement work to Yatton High Street has been delayed allowing further consultation with residents. The revised plan is to start with the section of work between Barberry Farm Rd and the train station.

**PLN Clerk's Report. (Agenda Item 10)**

**95/23**

- One planning decision contrary to Yatton Parish Council recommendations – **22/P/1834/FUL** – 10-12 High St, Yatton – Erection of extension to east side of garage to provide building to house vehicles for use in connection with funeral directors **North Somerset have approved the application.**
- **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 has been **withdrawn by applicant.**
- Next planning meeting will be 3<sup>rd</sup> April 2023

**PLN Future Agenda Items for Consideration. (Agenda Item 11)**

**96/23**

20mph speed limit within Chestnut Park estate – Full 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.

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Chairman

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