

Draft Minutes

of the Meeting of the

Planning Committee

Monday 3rd April 2023

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.50 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Graham Humphreys, Peter Lomas, Steve Humphrey, Robert Jenner and Roger Wood.

Also in attendance: Clerk, District Councillor/Parish Councillor Wendy Griggs and 5 members of the public.

***** Committee Vice Chairman Robert Jenner chaired the meeting in the absence of Committee Chairman Chris Jackson.**

FOR DECISION

PLN Apologies for Absence.

97/23

Apologies were received from Parish Councillors Chris Jackson, Steve Lister, Bryan Thomas and District Councillor Steve Bridger.

PLN Declarations of Interest and to consider any written applications for 98/23 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

99/23

A member of the public spoke regarding his general support for the road safety improvements on the High Street. He highlighted the lack of consultation on the change to the parking restrictions between the Ridge and Grassmere Road and questioned the order of the work was being done i.e. why commence in the middle of the High Street instead of at either end. He had attended the meeting at Horsecastle Chapel about the High Street improvements and new demand responsive bus service but was disappointed in the clarity given by officers regarding the needs for parking restrictions in order to re-instate a regular bus service through Yatton. He hoped that the bus improvement plans will be monitored and changed if required.

PLN To approve and sign the minutes of the meeting held on the 6th March 2023. 100/23 (Agenda item 4).

RESOLVED: that the minutes of the Planning Committee meeting held on 6th March 2023 were confirmed as a correct record and were signed by the Vice Chairman.

PLN Notification of Appeals (Agenda Item 5).

101/23

NONE.

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

102/23

Parish/District Councillor Wendy Griggs thanked Chairman Jonathan Edwards for the very comprehensive presentation he had given and the Annual Parish Meeting that highlighted all the work being done by the Parish Council. She reported that the Sainsbury's application had been approved. She had no news on other outstanding major applications i.e. Stowey Park and Box Bush Farm. Councillor Steve Humphrey asked her for an explanation on S106 funds. She was also asked if she knew when the play area at the top of Chestnut Park would be opened. She was unable to give a date but highlighted how difficult Bloor were to deal with especially now they had left the site.

*** Vice Chairman Robert Jenner asked the Committee if they would agree to change the order of the next agenda item to hear item 7iii) first to allow applicants to leave the meeting early.

RESOLVED: to move agenda item 7iii) to be heard first.

PLN Planning Applications (Agenda Item 7).

92/23

iii.22/P/1626/FUL - Land Off, Henley Lane, Yatton - Erection of an agricultural building.

RESOLVED: that councillors recommended **approval** of application **22/P/1626/FUL**.

Reason for Recommendation: The proposed agricultural building was a necessity for the farming business and the old existing building on the site was unsuitable for modern farming requirements in storing hay and machinery. It was recommended that the building was shielded by landscaping with trees and constructed of a colour that blended with the rural surroundings.

i.22/P/3064/OUT - Land to the West of Orchard House, North End Road, Yatton - Outline planning application for the proposed erection of 1no. new dwelling (With all matters reserved for subsequent approval).

RESOLVED: that councillors recommended **approval** of application **23/P/3064/OUT**.

Reason for Recommendation: The Parish Council considered the proposed dwelling to be sensible infill at the location. The principle of development had already been established by the adjacent large developments of Eaton Park and Chestnut Park and therefore this single new dwelling was deemed appropriate.

The Parish Council also wished to suggest that when forming the Reserved Matters application for the site that the following green measures were considered:

- 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) 23/P/0238/RM - Land At Rectory Farm, Chescombe Road, Yatton - Reserved matters application for layout, scale, appearance and landscaping in relation to the erection of 98 dwellings, provision of open space, landscaping, car parking and associated infrastructure pursuant to the outline planning consent ref 21/P/0236/OUT (Outline planning application for a residential development of up to 100 no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval - approved under appeal reference APP/D0121/W/21/3286677).

RESOLVED: that councillors recommended **refusal** of application **23/P/0238/RM**.

Reason for Recommendation: The Parish Council wished to highlight that at the appeal for the outline development of this site the Planning Inspector acknowledged the harm it would cause to wildlife but on balance considered that the lack of North Somerset Council five year housing supply and the benefit of the additional housing would bring outweighed this harm.

In light of this the Parish Council completely agree with the comments that have been made by YACWAG regarding the layout of the development which does not match the approved outline application. The Reserved Matters site layout shows the southern boundary bringing the development into close contact with the Strawberry Line and has very much reduced the buffer zone between the development and the Strawberry Line. As a result it has increased the harm to the SSSI, local wildlife and biodiversity. In addition the orchard area is shown as smaller in this application compared with that approved at appeal. YACWAG have fully explained the impacts on bat populations and biodiversity of this disregard of the site layout that was approved at appeal. A development that was acknowledged by the Planning Inspector as harmful to wildlife and biodiversity has now been made much worse by the scale of the housing and infrastructure at its closest point to the Strawberry Line.

The Parish Council consider the choice of building the entire development in red brick to be completely inappropriate for the rural setting and are astounded that more thought and imagination has not been put into the materials used for the houses. It will create an 'urban' blot on the landscape in much valued countryside setting and Councillors strongly urge the developer and North Somerset Council to work on bringing forward an alternative and much more acceptable and varied scheme for that location.

iii. 23/P/0524/AOC – Land At Moor Road, Yatton - Request to discharge conditions 2 (Accordance with plans), 5 (Phasing Plan), 6 (Construction Environmental Management Plan), 7 (Biodiversity Protection Plan), 9 (Sample of materials), 11 (Landscape Ecological Management Plan), 12 (Landscape 'Phasing' Planting Plan), 13 (Landscape Scheme), 21 (Generation of up to 15% energy), 24 (Bird nesting and Bat roosting Strategy), 26 (Travel Plan), 27 (Proposed Fencing), 28 (Orchard Management Plan) and 29 (Proposed Play Area) from application no. 19/P/3197/FUL.

23/P/0524/AOC Parish Council Comments

The Parish Council discussed the management of the Orchard area on two occasions following approaches made by North Somerset Council early in 2022. The minutes of the discussions are below. Since the 17th January 2022 the Parish Council has had no further contact about the submission made to North Somerset Council or since the appeal was upheld and the development has been allowed.

Councillors wished to understand exactly what has happened since their submission about how the site was to be managed. Unfortunately the experience of management companies locally is a cause for concern especially in the orchard part of the site. The Parish Council would welcome an update regarding the offer made within the submission made to North Somerset Council.

Minute of decision 10th January Full Council 2022.

COU65/22 To discuss ownership and management of the land at The Orchard, Moor Road (subject of appealed planning application by Persimmon 19/P/3197/FUL) with a view to incorporating this into the s106 agreement, that will become activated if the Persimmon appeal succeeds.

The Council had received information regarding this matter within tight timeframes that had been set by the appeal process. A meeting had been scheduled with North Somerset Council Planning Officer ahead of this evenings meeting to ask for further clarification on a number of queries. The meeting had been postponed so discussion was held with the information available as it was unclear if another meeting could be scheduled within the tight time frames. Members were keen to assist the appeal in any way possible and maintain the consistent stance the Parish Council had always taken about the preservation of the orchard without any access road through it and on to Moor Road. It was appreciated that the formation of this S106 agreement was required should the appeal be successful and the development approved. Discussion took place about the wording the Parish Council suggested for the S106 agreement. In light of clarification needed about of certain aspects of the orchard within the Persimmon plans members wished to agree initial wording that would be appropriate in general terms and reserve an opportunity to amend them at a Planning Committee meeting 17th January should the required clarification be obtained in time.

RESOLVED: to approve the following wording for submission to North Somerset Council and amend if required at Planning Committee 17th January 2022.

" Within 2 months of being called upon by the Council to do so, the Owners shall transfer the Orchard to Yatton Parish Council (or its nominee) by way of a Wildlife Area Transfer, which will be subject to an obligation to maintain and manage the space in accordance with biodiversity principles that recognise its specific value."

Minutes from 17th January 2022 Planning Committee meeting.

PLN To discuss any further amendments to the wording agreed at Full Council 10th 108/22 January 2022 required as a result of any new advice from North Somerset Council officers not available at the time of that meeting. This is in regard to the ownership and management of the land at The Orchard, Moor Road (subject of appealed planning application by Persimmon 19/P/3197/FUL), with a view to incorporating this into the s106 agreement, that will become activated if the Persimmon appeal succeeds.

A meeting had taken place with the North Somerset Council Officer regarding the above item. He was satisfied with the wording submitted which was within the minutes of the Full Council meeting 10th January and therefore no amendments were required.

MATTERS FOR INFORMATION

PLN Connected Yatton Report. (Agenda Item 8).

94/23

It was highlighted that there had not been a meeting of the steering group for a long time (pre-covid) and there were now a mounting number of issues that would have been very helpful to have raised through the group. Chairman Jonathan Edwards was to try again to arrange a meeting.

PLN Clerk’s Report. (Agenda Item 9).

95/23

- Next planning meeting will be 24th April 2023.

PLN Future Agenda Items for Consideration. (Agenda Item 10).

96/23

20mph speed limit within Chestnut Park estate – Full Council

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