

# **Draft Minutes**

of the Meeting of the

## **Planning Committee**

### **Monday 22<sup>nd</sup> May 2023**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.40 p.m.

**Present:** Councillors Chris Jackson, Graham Humphreys, Steve Humphrey, Robert Jenner, Steve Lister, Peter Lomas, and Roger Wood.

**Also in attendance:** Clerk and 3 representatives from Yatton Rugby Club and 1 representative from Strongvox (developer for the Rugby Club applications).

#### **FOR DECISION**

**PLN To appoint a Chairman of Committee for the ensuing year.**

**1/23**

**RESOLVED:** that Councillor Chris Jackson was appointed as Chairman for the ensuing year.

**PLN To appoint a Vice Chairman of Committee for the ensuing year.**

**2/23**

**RESOLVED:** that Councillor Robert Jenner was appointed as Vice Chairman for the ensuing year.

**PLN Apologies for Absence.**

**3/23**

Apologies had been received from Parish Councillors David Crossman and Bryan Thomas.

**PLN     Declarations of Interest and to consider any written applications for  
4/23 dispensations (Agenda Item 4).**

NONE.

**PLN Public Participation**

**5/23**

The representatives from Yatton Rugby Club outlined the changes that had been made to both applications. They included road safety measures required to comply with the new Highway Code, revised parking and footway configurations and some additional tree planting. The new Clubhouse had changes to the materials used for the roof and the fascia of the building in order to soften its appearance. The agent for Strongvox confirmed that the only three storey building was in the centre of the site and that full three phase EVC points were installed in the dwellings.

Councillors asked for assurance that the play area would be opened in a timely manner as other developers had installed play equipment but had not opened them which was very frustrating for residents. The Strongvox representative confirmed it would open at the 70% occupancy level but it could not be moved from its position to the middle of the site, which the Parish Council had requested, due to site constraints. The permeability with the Moor Road site was also raised and Councillors urged Strongvox to engage with Persimmon for the benefit of the residents on both sites. A discussion was held regarding a piece of land not within the development and how it would be managed in the future. The Rugby Club confirmed they would be maintaining it.

**PLN To approve and sign the minutes of the meeting held on the 24<sup>th</sup> April 2023.  
6/23 (Agenda item 6)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 24<sup>th</sup> April 2023 were confirmed as a correct record and were signed by the Chairman.

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

**7/23**

**NONE**

**PLN District Councillors' Reports.**

**8/23**

**NONE.**

**PLN Planning Applications (Agenda Item 9)**

**9/23**

**\*\*\* Chairman Chris Jackson asked Councillors if they would suspend the meeting to allow them to ask the Rugby Club representatives questions about the applications.**

**RESOLVED:** to suspend and then reconvene the meeting to allow Councillors to question the Rugby Club representatives. This occurred several times during discussion of the applications below.

**i) 22/P/0455/FUH - Yatton Rugby Football Club, North End Road, Yatton. Amended Plans** - Demolition of existing buildings and erection of 85no. dwellings, public open space and associated works

**RESOLVED:** that councillors recommended **approval** of application **23/P/0455/FUH**.

**Reason for Recommendation:** The Parish Council acknowledged that the amendments to the development were quite minor and understand that this site needs to come forward to secure the future of Yatton Rugby Club in the village.

Councillors did have some concerns which they hoped, if possible, would be addressed as the application progresses.

- That sufficient mitigation was in place for the foraging bat population at the location.
- They expressed disappointment that no affordable housing element was being included within the application.
- That permeability of access with the adjacent Moor Road development is included. It is for Strongvox and Persimmon to facilitate this for the residents of both sites.

The Parish Council also wished to suggest again that the following green measures were considered as part of the project:

- 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/0456/FUL – Land at Kenn Moor Road - Amended Plans** - 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 for land.

**RESOLVED:** that councillors recommended **approval** of application **23/P/0456/FUL**.

**Reason for Recommendation:**

The changes in the amended plans were all improvements to the development and the Parish Council were fully supportive of this excellent village facility.

The Parish Council also wished to suggest again that the following green measures were considered as part of the project:

- 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 H Bar markings along the dropped kerbs for access to the driveway 10/23 and garage at 19, Church Close.**

**RESOLVED:** to approve the H Bar markings along the dropped kerbs that give access to the driveway and garage of 19 Church Close, Yatton.

## **MATTERS FOR INFORMATION**

### **PLN Connected Yatton Steering Group Report.**

**11/23**

No meeting had taken place. Chairman Chris Jackson had attended a site meeting last week with District Councillor Steve Bridger and a North Somerset Council Officer to look at the slow progress with the highway safety work at the junction of Barberry Farm Road and the High Street. Hopefully the work will progress more rapidly from now on. The delay had been largely due to very poorly laid infrastructure work of fibre cable. District Councillor

Steve Bridger was investigating if the installer could be held to account for this poor quality work. They had also discussed the importance of re-instating a bus service through Yatton.

**PLN Clerk's Report**  
**12/23**

**PLN Future Agenda Items for Consideration.**  
**13/23**

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.

Future development provision for disabled and wheelchair users that was accessible and affordable.

The future of the secondary school site within the local plan.

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Chairman

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