

Drafts Minutes

of the Meeting of the

Planning Committee

Monday 19th June 2023

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 7.59 p.m.

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

Also in attendance: Lucy Kehoe as Committee Clerk, District Councillor/Parish Councillor Wendy Griggs and two members of the public.

**** Committee Chairman Chris Jackson welcomed everyone to the meeting.**

FOR DECISION

PLN Apologies for Absence.

14/23

Apologies were received from Parish Councillors David Crossman and Steve Lister.

PLN Declarations of Interest and to consider any written applications for 15/23 dispensations (Agenda Item 2).

None.

PLN Public Participation

16/23

None

PLN To approve and sign the minutes of the meeting held on the 22nd May 2023. 17/23 (Agenda item 4).

RESOLVED: that the minutes of the Planning Committee meeting held on 22nd May 2023 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

18/23

Clerk reported that Application 21/P/2282/FUL's appeal was **allowed and planning permission granted**. Appeal Ref APP/D0121/W/22/3301108 1 Laurel Terrace, Yatton, North Somerset, BS49 4AF. Erection of a replacement garage with a pitched roof following demolition of 3no. existing garages, adjacent to 1 Laurel Terrace.

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

19/23

District Cllr Wendy Griggs firstly gave an update on Yatton Infant school following the fire. She thanked the Parish Council for allowing Yatton School Carnival to take place on Hangstones Playing fields.

Stowey Road application waiting for Natural England Ecology report.

The materials for the pedestrian crossing between Bloor and Curo have been ordered. Cllr S. Humphrey thanked Cllr Wendy Griggs as the small playground on the Bloor estate is now open.

Cllr C Jackson thanked Yatton Parish Council staff for the hard work enabling Yatton School Association to hold the carnival at Hangstones.

PLN Planning Applications (Agenda Item 7). 20/23

****Chairman Chris Jackson asked members if they would be willing to change the agenda order to hear agenda item 7ii first to allow members of the public to leave the meeting earlier if they wished, then 7i, 7iii, 7iv.**

RESOLVED: to change the agenda order to 7ii, 7i, 7iii 7iv.

ii) 23/P/0970/RM - Field Off Streamcross, Claverham - Reserved matters application for the approval of access, appearance, landscaping, layout and scale in relation to the erection of an agricultural workers dwelling pursuant to outline permission 22/P/0451/OUT (Outline application with all matters reserved, except access, for the replacement of temporary dwelling with 1no. permanent agricultural worker's dwelling. Removal of open sided mono pitch pole barn).

RESOLVED: that councillors recommended **approval** of application **23/P/0970/RM**.

Reason for Recommendation: The development is appropriate for an Agricultural workers cottage and in accordance with the approved outline plans.

The Parish Council also wished to suggest 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.

i) 23/P/0813/FUH - 9 Broadcroft Avenue, Claverham, BS49 4LP - Proposed Demolition of existing conservatory and outbuilding. Proposed erection of a single storey extension at the East elevation and detached garage to the South elevation. Internal structural alterations and replacement of 1 no. front window with a door. Removal of 2 no. rear windows and installation of 1 no. folding door in place.

RESOLVED: that councillors recommended **approval** of application **23/P/0813/FUH**.

Reason for Recommendation: The extension is an improvement to the property. There is plenty of space and it will have no impact to the street scene.

The Parish Council also wished to suggest 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.

iii)23/P/0844/FUH - Haddon, 1 Henley Lane, Yatton, BS49 4JP - Single storey front and side extensions and replace dormer render with composite panels, including widening of front access.

RESOLVED: that councillors recommended **approval** of application **23/P/0844/FUH**.

Reason for Recommendation: There were no public objections to the extension. It causes no adverse impact on street scene whilst improving the property.

The Parish Council also wished to suggest 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.

iv)23/P/1097/FUH - 5 Rock Road, Yatton, BS49 4JE - Proposed erection of a first floor rear extension above the existing rear extension.

RESOLVED: that councillors recommended **approval** of application **23/P/1097/FUH**.

Reason for Recommendation: Other neighbouring properties have had similar extensions. Extension is to the rear of the property so no impact to the street scene

The Parish Council also wished to suggest 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.

MATTERS FOR INFORMATION

PLN Connected Yatton Report. (Agenda Item 8).

21/23

No meeting had taken place since the last planning meeting 22nd May 2023.

PLN Clerk's Report. (Agenda Item 9).

22/23

Next meeting of the planning committee will be 10th July 2023.

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

23/23

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