

Draft Minutes

of the Meeting of the

Planning Committee

Monday 10th July 2023

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.34 p.m.

Present: Councillors Chris Jackson, Peter Lomas, Steve Humphrey, Robert Jenner, Roger Wood, Steve Lister and Bryan Thomas.

Also in attendance: Lucy Kehoe as Committee Clerk, District Councillor Steve Bridger and one member of the public.

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

FOR DECISION

PLN Apologies for Absence. 25/23

Apologies were received from Parish Councillors David Crossman and Graham Humphreys.

PLN Declarations of Interest and to consider any written applications for 26/23 dispensations (Agenda Item 2). None.

PLN Public Participation 27/23

Applicant for Bridgefoot Farm clarified the application is the demolition of 2 dormers not 3 as stated in planning application.

PLN To approve and sign the minutes of the meeting held on the 19th June 2023. 28/23 (Agenda item 4).

Cllr B. Thomas informed the Chair his name was misspelt with an i instead of a y.

RESOLVED: Cllr C. Jackson corrected the spelling and initialled the change then signed the minutes of the Planning Committee meeting held on 19th June 2023 as they were confirmed as a correct record of the meeting.

PLN Notification of Appeals (Agenda Item 5). 29/23 None

PLN District Councillors' Reports. (Agenda Item 6). 30/23

District Cllr Steve Bridger updated councillors on the following local points.

- The X5 bus service rerouted to come through Yatton is registered to start on 3rd September as an hourly service. (Yatton – Clevedon route most booked route with Westlink confirming need for scheduled bus.)

- The initial review of WESTlink bus service is due to take place week commencing 17th July 2023.
- There is progress on the pedestrian crossing between Chestnut Park and Eaton Park. Curo have applied for the road closure for the install.
- Oxford instruments are expecting to still be in Yatton until early 2024.
- High Street improvements – District Cllr Steve Bridger and Wendy Griggs need to have a meeting with Yatton Parish Chairman Chris Jackson and Councillor Jonathan Edwards. Afterwards hold a meeting with North Somerset officers.

PLN Planning Applications (Agenda Item 7). 31/23

****At this point Chairman Chris Jackson asked the committee to allow the agenda order to be changed and heard as follow iii, i, ii, iv to allow the representative from Bridgefoot Farm to leave the meeting earlier if they wished.**

RESOLVED: to change the order of the agenda for items to be heard in the following order iii, i, ii, iv.

iii)23/P/1218/FUH - Bridgefoot Farm, Kingston Bridge, Clevedon, BS21 6TX - Proposed demolition of three dormers and replacement with porch gable and erection of a single storey rear kitchen extension.

RESOLVED: that councillors recommended **approval** of application **23/P/1218/FUH**.

Reason for Recommendation: It is an improvement to the property with no negative impact on 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.

i) 23/P/1065/FUH - 23 Chestnut Drive, Claverham, BS49 4LN - Proposed demolition of existing conservatory and garage/side extension. Proposed erection of a single storey rear extension, two storey side extension and front porch extension.

RESOLVED: that councillors recommended **approval** of application **23/P/1065/FUH** with the rider that a bat survey is carried out and published on the planning portal.

Reason for Recommendation: The proposed plans improve the property. A neighbouring property has a similar extension. The councillors considered the impact on neighbours would be minimal.

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 waterpermeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

ii) 23/P/1201/FUH - Cherry Barn, North End Road, Yatton, BS49 4AS - Single storey rear extension.

RESOLVED: that councillors recommended **approval** of application **23/P/1201/FUH**.

Reason for Recommendation: No adverse impact on the street scene as tucked away down a lane. Plenty of land to accommodate the extension which is an improvement to 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/1257/FUH - 11 Ashleigh Crescent, Yatton, BS49 4DF - Proposed erection of a front single storey extension and widening front access also installation of a dormer window to side.

RESOLVED: that councillors recommended **approval** of application **23/P/1257/FUH**.

Reason for Recommendation: Improvement to property and other properties in the cul de sac have had similar building work done.

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.

PLN 32/23 To consider making a recommendation to Full Council regarding the review of both Yatton and Claverham's Neighbourhood Plans. (Agenda Item 8)

The councillors discussed whether the benefits of the neighbourhood plan outweighed the cost and time involved in updating it.

RESOLVED: To recommend to Full Council that they do a review of both Yatton and Claverham's Neighbourhood Plans.

MATTERS FOR INFORMATION

PLN 32/23 Connected Yatton Report. (Agenda Item 9).

Connected Yatton held a meeting on 22nd June. Key points from the meeting were:

- The Orchard within the Moor Rd development needs an organization to manage it. One possibility is Yatton Parish Council.
- Village Gateway – A reasonable amount of money was available for creating a village gateway. However nothing has come of it so suggested that the money could be used for High Street traffic calming

PLN 33/23 Clerk's Report. (Agenda Item 10).

Planning application 23/P/0231/FUL - 8 The Avenue Yatton BS49 4DA Variation of condition 2 of permission 21/P/1675/FUL (Application to vary condition 11 attached to planning permission 20/P/2912/FUL (Erection of a dwelling on plot 3 (variation to house type originally approved under planning permission 19/P/2244/FUL, as amended by 20/P/2440/FUL)) in order to remove the requirement for road junction works, with the erection of a road sign in place thereof.) to allow for changing the design and position of window shutters has been approved by North Somerset Council

Next meeting of the planning committee will hopefully be 21st August 2023 dependant on planning applications deadlines.

PLN 34/23 Future Agenda Items for Consideration. (Agenda Item 11).

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.

Chairman

____/____/2023