

Draft Minutes
of the Meeting of the
Planning Committee
Monday 21st August 2023

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.49 p.m.

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

Also in attendance: Parsih Clerk, District Councillors Steve Bridger and Wendy Griggs and two members of the public.

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

FOR DECISION

PLN Apologies for Absence.

35/23

Apologies were received from Parish Councillors David Crossman, Steve Humphrey and Bryan Thomas.

PLN Declarations of Interest and to consider any written applications for 36/23 dispensations (Agenda Item 2).

Councillor Steve Lister declared a non-disclosable pecuniary interest in application 23/P/1356/FUH and took no part in discussion or voting on this item.

PLN Public Participation

37/23

The applicant for 23/P/1485/FUH spoke in support of the application.

The applicant for 23/P/1356/FUH spoke in support of the application.

PLN To approve and sign the minutes of the meeting held on the 10th July 2023. 38/23 (Agenda item 4).

RESOLVED: that the minutes of the Planning Committee meeting held on 10th July 2023 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 5).

39/23

None

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

40/23

District Councillor Wendy Griggs had attended the meeting of Kenn Parish Council when they had reviewed application 23/P/1553/OUT. Kenn Councillors were pleased that Yatton Parish Council were looking at the application for which they had strongly recommended refusal. She reported that following the fire at Yatton Primary School the temporary pop up school was being installed and would be ready for September.

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

- The X5 bus service which will be rerouted to come through Yatton will commence on 4th September as an hourly service. The Public Transport team were considering the next steps regarding services and would in contact in due course.
- The progress on the pedestrian crossing between Chestnut Park and Eaton Park was still very slow and whilst there was pressure for it to open for the return of schools in September this was not going to happen. The scheme still required street lighting to go in at the location and it was likely to be October before it was finally completed.
- The planning application for the north field by Newland Homes in Claverham had been approved. Whilst disappointing if it was refused it was very unlikely to have been successful at appeal due to the lack of five year housing supply which had been the reason for other appeals to be upheld.
- The Sainsburys application had been recommended for approval and the S106 was now completed.

PLN Planning Applications (Agenda Item 7). 41/23

- i. **23/P/1356/FUH - 8 Barnards Close, Yatton, BS49 4HZ** - Proposed erection of a two storey rear extension including conversion of existing conservatory.

RESOLVED: that councillors recommended **approval** of application **23/P/1356/FUH**.

Reason for Recommendation: The Parish Council considered the application was an improvement to the property that had no negative impact on the street scene and the site was large enough to accommodate the proposed extensions.

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.

- ii. **23/P/0755/FUH / 23/P/0756/LBC - The Grey House, 38 High Street, Yatton, BS49 4JA**
Listed building consent for Proposed replacement of 4no. existing casement windows at second floor level and 1no. window to the front elevation of the detached garage/
accommodation building with like-for-like double-glazed painted hardwood timber windows.

RESOLVED: that councillors recommended **approval** of applications **23/P/0755/FUH & 23/P/0756/LBC**.

Reason for Recommendation: The Parish Council considered the new proposed windows were in keeping with the listed building, however their recommendation was subject to the approval of the Conservation Officer.

iii.23/P/1485/FUH - 203 Mendip Road, Yatton, BS49 4ED - Proposed erection of a part two storey part first floor side / front extension.

RESOLVED: that councillors recommended **approval** of application **23/P/1485/FUH**.

Reason for Recommendation: The proposed extensions were on a large site that had ample space to accommodate the additional building. The design was in keeping with the existing dwelling and had no negative impact on the street scene. In addition a precedent had already been set for this type of extension by other properties in Mendip Road who had already completed similar projects.

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/1277/FUL - Smart Systems Ltd, Arnolds Way, Yatton, BS49 4QN - Proposed installation of roof mounted Solar Photovoltaic Systems.

RESOLVED: that councillors recommended **approval** of application **23/P/1277/FUL**.

Reason for Recommendation: The proposed installation of roof photovoltaic systems was an excellent use of the roof space available. It was consistent with the aspiration to counter the climate crisis whilst reducing the energy costs for a high use manufacturing business.

v. 23/P/1508/FUL – Land at Chestnut Farm, North End Road, Yatton, BS49 4AS. Erection of three dwellings and associated works.

RESOLVED: that councillors recommended **refusal** of application **23/P/1508/FUH**.

Reason for Recommendation: The Parish Council has experienced a number of planning applications for new developments on green field sites in the Parish over the past ten years and they wish to remain consistent in their views. The proposal is yet another example of developers seeking their objectives by using this type of piece meal development. This may be considered as only three more dwellings but they are an unnecessary and unwanted development on the diminishing green fields of the village and cannot be supported by the Parish Council.

In the disappointing event that this application is approved the Parish Council 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.

vi. 23/P/1585/LBC – Northend Farm, North End Road, Yatton, BS49 4AS. Proposed replacement of existing cement render at the north-west elevation with lime based render. Installation of 2no roof lights at the north east elevation and replacement of polycarbonate roofing with toughened single glazed roofing. Repair of existing front porch and replacement of rear paving with flagstones. Replacement of 1no existing door with glass replacement and kitchen and utility re-modelling including demolition of existing infill and internal wall and erection of new wall to create WC.

RESOLVED: that councillors recommended **approval** of application **23/P/1585/LBC**.

Reason for Recommendation: The proposed repairs and replacements were considered to be necessary and in keeping with the listed building. The Parish Councils recommendation was subject to the approval of the scheme by Conservation Officer.

The Parish Council also wished to suggest that the following green measure was considered as part of the project:

- For any project involving alteration or installation of a toilet, consider using a dual-flush model.

vii. 23/P/1632/FUH – 26, Derham Park, Yatton, BS49 4DZ. Proposed conversion and extension of existing garage and erection of two storey side extension to include integrated garage.

RESOLVED: that councillors recommended **approval** of application **23/P/1632/FUH**.

Reason for Recommendation: The proposed conversion and extension to the property was consistent with many other houses that have had similar extensions in Derham Park. The proposal was an improvement to the property that had no negative impact on the street scene or neighbouring properties.

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.

viii. 23/P/1553/OUT - Land West Of Kenn Road, Kenn, Clevedon. Outline planning application with all matters reserved apart from strategic access junction for employment park comprising Commercial (E), Industrial (B2), Storage or Distribution (B8) uses and Hotel (C1); appearance, landscaping, layout and scale reserved for subsequent approval. Land West Of Kenn Road Kenn Clevedon.

RESOLVED: that councillors strongly recommend **refusal** of application **23/P/1065/FUH**.

Reason for Recommendation: Yatton Parish Council wish to strongly support and endorse all the objections and the refusal recommendation made by Kenn Parish Council. This was the wrong type of development in the wrong place, it was appropriate for a motorway intersection not the B3133 in a small village like Kenn.

The access to the proposed site is opposite the trading estate entrance and close to a point in the road where visibility is not unimpaired. The entrances will undoubtedly have vehicles both crossing the carriageway to depart in different directions and this could prove to be hazardous and chaotic.

The Travel Plan that was submitted with the application attempts to highlight public transport and pedestrian links which are tenuous when the reality was the site will be accessed almost entirely by car. The proposed site will increase the traffic flow and congestion through the High Street in Yatton and in the not infrequent event of the M5 closing, the gridlock that follows will be exacerbated further by this site.

In the event that this application is approved the Parish Council 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.

ix. 23/P/1657/FUH - Wemberham House, Wemberham Lane, Yatton, BS49 4BT -
Proposed demolition of existing conservatory and erection of a two storey side extension.

RESOLVED: that councillors recommended **approval** of application **23/P/1065/FUH**.

Reason for Recommendation: The proposed extension was on a site that had ample space to accommodate the new building. It had no negative impact on the street scene or on neighbouring properties.

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 To discuss a safe main road crossing of B3133 at Tripps Corner by Henley Lane.
42/23**

Councillors discussed the crossing points that were in the area and some of the constraints that made certain places unsuitable to put a crossing. The consensus was that a Highways Improvement Request Form should be submitted asking for a crossing between Mendip Road and Tripps Corner. North Somerset Council would then assess the request and advise if this was a scheme that was suitable for progression.

**PLN To consider a draft letter supporting the weight given to Neighbourhood
43/23 Development Plans within the planning decision process.**

Councillors discussed the draft letter and could draw parallels with the weight given to neighbourhood plans at appeals defended by North Somerset Council.

RESOLVED: to sign and submit a letter to MP Liam Fox supporting the weight that should be given to Neighbourhood Development Plans.

**44/23 To consider commenting on the Great Western Railway consultation regarding the
closure of station ticket offices.**

Councillor Chris Jackson had drafted comments on the ticket office closure consultation that had been circulated to the Committee prior to the meeting. Councillors fully discussed the withdrawal of the ticket office service at stations and all agreed that this was a depletion of a service driven by cost saving that many people relied on. The concept that having people on the platform to assist at certain times was not workable.

RESOLVED: to re-draft and submit the letter after making it stronger in its condemnation of the closure of ticket offices.

MATTERS FOR INFORMATION

**PLN Connected Yatton Report. (Agenda Item 11).
45/23**

Following discussion regarding the future role of the Connected Yatton group, this item was deferred to Full Council on September 11th 2023. During the time between this meeting and Full Council it was hoped the future approach to the Connected Yatton group could be clarified.

**PLN Clerk's Report. (Agenda Item 12).
46/23**

- i) 21/P/1247/FUL – The northern field at the former Claverham works had been approved.
- ii) 23/P/1097/FUH – 5, Rock Road, Yatton. Proposed first floor rear extension above existing rear conservatory had been withdrawn by the applicant.
- iii) The trees that had been planted by the new play area at the top of Chestnut Park were all dead or dying. The Clerk had raised this with the planning officer who had contacted Bloor reminding them that there was a planning condition that stipulates they must replace any soft landscaping/trees that die in the first 10 years after planting. Bloor had responded by stating that maintenance had been handed over to First Port. This was not acceptable. The planning officer had not responded to this to date.

PLN Future Agenda Items for Consideration. (Agenda Item 13).
47/23

Presentation by NSC on CIL, S106 and Regulations 278 & 123.
Flood defences in Yatton and the surrounding area.
Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

____/____/2023