

**Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 26<sup>th</sup> February 2024**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.50 p.m.

**Present:** Councillors Graham Humphreys, Steve Humphrey, Chris Jackson (Chairman), Robert Jenner (Vice Chairman), Peter Lomas, Ann Hodgson, Steve Lister and Roger Wood.

**Also in attendance:** Parish Clerk and Districts Councillor Steve Bridger and Wendy Griggs.

**FOR DECISION**

**PLN Apologies for Absence.**

**105/24**

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

**PLN Declarations of Interest and to consider any written applications for 106/24 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**107/24**

No members of the public present.

**PLN If the committee wishes to exclude the public for a particular agenda item, the 108/24 following resolution must be passed:**

‘That the public be excluded from the meeting during consideration of agenda item(s) ... on the ground that publicity would be prejudicial to the public interest [by reason of the confidential nature of the business] or [for other special reason which must be stated].’

**\*\*NOT REQUIRED.**

**PLN To approve and sign the minutes of the meeting held on the 22<sup>nd</sup> January 2024. 109/24 (Agenda item 5).**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 22<sup>nd</sup> January 2024 were confirmed as a correct record subject to amendments to the minute numbering under Matters for Information on page 5 and the date in the footer. They were signed by the Chairman.

**PLN Notification of Appeals (Agenda Item 6).**

**110/24**

NONE.

**PLN District Councillors’ Reports. (Agenda Item 7).**

**111/24**

District Councillor Wendy Griggs reported that Yatton School were progressing pre-planning advice to have a static double decker bus as a library for the infants school. The Chestnut Park school was having a lot of problems with parents using the rear entrance to the school as a drop off and pick up point when it was actually a service entrance. This was causing chaos and a lot of complaints from residents in Egret Drive. It was hoped the new crossing may alleviate this as some parents may walk to school from Eaton Park. It was highlighted that there were issues of this sort at many schools across the country. The new Baytree School at Clevedon had opened and was accommodating 60 children from the local area. This had a huge benefit for families who had previously been forced to travel out of the area to gain a school place for a child with complex needs.

District Councillor Steve Bridger reported that the X5 would be diverting to Claverham and Cleeve from the 8<sup>th</sup> April following collective lobbying especially from residents in those villages. This will allow them to connect with the X1 at Cleeve. He had chased the adoption of the new extension of Strawberry Line with North Somerset Council Legal Department. The new crossing at North End had stalled again and had not opened as the contractor had promised on the 20<sup>th</sup> February. He was extremely annoyed about this and has complained to the contractor in the strongest terms. It was a configuration issue with the lights and he was assured it would be done asap. The Moor Road development pre-commencement work had begun with the removal of extensive lengths of hedges. He was going to check the planning details regarding this to ensure there has been no breach of their approval conditions. There was no further movement on any of the other developments that are still waiting for decision including The Batch. He mentioned that another application in the area which North Somerset Council had refused due to flood risk had been upheld at appeal. He considered this was a demonstration of the tightening up on flood risk impact. He mentioned the future consultation of increasing the non-recycling (black wheelie bin) waste collection on the doorstep from two to three weeks.

## **PLN Planning Applications (Agenda Item 8). 112/24**

- i. **23/P/2831/FUH - 12 Church Road, Yatton, BS49 4HH** - Proposed demolition of existing rear extension and conservatory. Erection of a single storey rear/side extension and single storey side extension. Installation of 1no. rooflight and 2no. sets of PV Panels to the South-facing elevations. Demolition of part front boundary wall and extension of existing dropped kerb.

**RESOLVED:** that councillors recommended **approval** of application **23/P/2831/FUH**.

**Reason for Recommendation:** The Parish Council were satisfied that the proposed extensions, installation of PV panels and removal of the wall were not detrimental to the street scene and were in keeping with the existing dwelling within the Conservation Area. The recommendation to approve the application was subject to it meeting all the requirements of the North Somerset Council Conservation Officer.

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

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project, install one or more electric vehicle charging points if feasible.
- When making alterations to gutters and downpipes, install a rainwater butt.

- For any construction of new walls, use the highest practicable grade of thermal insulation.
  - For any project involving alteration or installation of a toilet, use a dual-flush model.
  - For any project involving paving, patios and/or driveways, use water-permeable materials.
- ii. **24/P/0210/FUH & 24/P/0210/LBC - Causeway House, The Causeway, Yatton, BS49 4HL -** Proposed re-render of entire dwelling and outbuilding, replacement of guttering and like-for-like replacement of existing flat-roofing to rear bay window. Listed building consent for the above work.

**RESOLVED:** that councillors recommended **approval** of application **24/P/0210/FUH & 24/P/0210/LBC**.

**Reason for Recommendation:** The Parish Council were in support of this essential work to preserve the fabric of this important listed building. They wish to highlight that there was no evidence of how the project will be managed during the re-rendering of the end wall adjacent to the High Street. It would require scaffolding to be erected on this very narrow part of the High Street and traffic management will definitely be required.

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

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any new roof or roof refurbishment that will face between south-west and south-east, install photovoltaic panels or use photovoltaic tiles.
- When making alterations to gutters and downpipes, install a rainwater butt.

**PLN To consider the next action required in progressing Yatton Neighbourhood Plan. 113/24 (Agenda Item 9).**

The lead Councillors for the neighbourhood plans were Steve Lister for the Yatton plan (made in July 2019) and Peter Lomas for the Claverham plan (made Feb 2018). Councillor Steve Lister outlined the approach he was considering including a consultation to assess what the parish wants from the plan. Councillor Peter Lomas mentioned a concern about the social media role when working on the plan and how the plan will comply with the North Somerset Local Plan that was not completed yet. The conclusion of discussion was that working groups could be formed to assist Councillor Lister and Lomas and the groups can decide initially if they are going to tweak or rewrite the plans. This was to be on the agenda for Full Council 11<sup>th</sup> March 2024.

**PLN To consider requesting that the land allocated for Community Use (cemetery) in the 114/24 Site Allocation Plan 2018 is transferred forward as part of the Local Plan to 2039.**

The Committee discussed the land and its allocation within the Site Allocation Plan. The Parish Council had always wished to retain the land for community use (cemetery) and future protect it for the growing community.

**RESOLVED:** to recommend to Full Council on March 11<sup>th</sup> 2024 that Yatton Parish Council request that all the land highlighted in the Site Allocation Plan 2018 be transferred forward as part of the Local Plan to 2039.

## MATTERS FOR INFORMATION

### **PLN Yatton High Street Pedestrian Improvement Group Report. (Agenda Item 11). 115/24**

A meeting had been held on the 6<sup>th</sup> February with North Somerset Council Officers and Chaired by District Councillor Wendy Griggs with District Councillor Steve Bridger and Parish Councillors Chris Jackson, Peter Lomas and Jonathan Edwards attending.

The outcomes of the meeting were as follows:

- Speed Cushions on Stowey and Mendip Road – The consultation responses had been assessed and there were no matters raised that required the scheme to be altered. It was therefore going ahead as planned. The notices of intent were going out in April and work contracts in May but there no date available yet for when the work will be done.
- Traffic Regulatory Order for the High Street between The Ridge and Grassmere Road will be made permanent this month with all residents being informed.
- The potential crossing by the Butchers Arms will not be implemented.
- A discussion about HGVs in the High Street and any future change to the weight limit was held. The response from North Somerset Council Officers was that there were no funds for this with any changes requiring very robust consultation. There was no timeframe for when this position would change. North Somerset Council Officers did agree to check if any changes to the weight limit in the High Street would be compliant with policy. If the changes were not then the idea could not progress to any of the further stages of assessment. The meeting were advised of a scheme pipeline diagram for assessing proposals of this kind. It was a nine stage process with the policy compliance check being No 1.
- The extension of the 30mph limit to beyond the Bridge Inn was not going to happen unless the Rugby Club moves to the new proposed site.
- The next meeting was 19<sup>th</sup> March 2024.

### **PLN Clerk's Report. (Agenda Item 12). 116/24**

i) The Clerk highlighted that the three decisions to be reported were very unusual as they did not concur with the recommendations of the Parish Council as follows:

- **23/P/2652/FUL – Land to the west of Orchard House, North End Road Yatton. Proposed demolition of existing on-site structures and erection of 1no two bedroom dwelling and associated hard standing.** The Parish Council recommended approval but it was refused by North Somerset Council (NSC) on the grounds of lack of a satisfactory Flood Risk Assessment and insufficient information regarding the impacts to bats resulting from demolition of existing structures. **\*\* Councillors requested that in future every application reviewed should have the property's position in relation to flood zones shown on the meeting slides.**
- **23/P/2688/FUL – 25, Elm Close, Yatton. Proposed erection of a detached dwelling on land to the west of 25, Elm Close.** The Parish Council recommended refusal and NSC approved the application.
- **23/P/2567/FUH – 36, Derham Park, Yatton. Proposed erection of a single storey rear extension to form an annexe.** The Parish Council recommended refusal and NSC approved the application.

ii) The Clerk advised that the email she had sent regarding the removal of a site boundary marker at the new cemetery site by someone unknown was in fact the land surveyors. They had returned to make a slight amendment to the work and had not told the Clerk they were coming to site. The removal of the marker was because it was not required.

iii) Next planning meeting will be 18<sup>th</sup> March 2024.

**PLN Future Agenda Items for Consideration. (Agenda Item 13).**  
**117/24**  
Reviewing Yatton and Claverham Neighbourhood Plans.

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Chairman

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