

Draft Minutes
of the Meeting of the
Planning Committee
Monday 18th March 2024

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.11 p.m.

Present: Councillors Graham Humphreys, Steve Humphrey, Chris Jackson (Chairman outgoing following resignation as Planning Committee Chairman), Robert Jenner (Committee Vice Chairman), Peter Lomas, Ann Hodgson, Steve Lister and Roger Wood.

Also in attendance: Parish Clerk and District Councillor Steve Bridger.

FOR DECISION

PLN To elect a Committee Chairman.

118/24

Outgoing Planning Committee Chairman Chris Jackson chaired this item.

RESOLVED: that Councillor Steve Humphrey was elected as Planning Committee Chairman for the remainder of the parish council year i.e. until 15th May 2024 Annual Meeting of the Parish Council.

Committee Chairman Steve Humphrey gave an introduction to the meeting.

***** Councillor Roger Wood left the room.**

PLN Apologies for Absence.

119/24

Apologies were received from Parish Councillors David Crossman and Bryan Thomas and from District Councillor Wendy Griggs.

PLN Declarations of Interest and to consider any written applications for 120/24 dispensations (Agenda Item 3).

NONE.

PLN Public Participation

121/24

No members of the public present.

***** Councillor Roger Wood returned to the meeting.**

PLN If the committee wishes to exclude the public for a particular agenda item, the 122/24 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 26th February 2024.
123/24 (Agenda item 6).**

RESOLVED: that the minutes of the Planning Committee meeting held on 26th February 2024 were confirmed as a correct record and were signed by the Chairman.

**PLN Notification of Appeals (Agenda Item 7).
124/24
NONE.**

**PLN District Councillors' Reports. (Agenda Item 8).
125/24**

District Councillor Steve Bridger reported that two North Somerset Council consultations had just been launched and will close for responses on the 7th May 2024. They are for changing to three weekly collections of the non-recyclable waste bins and for introducing parking charges to car parks in Clevedon, Nailsea and Portishead that are currently free.

There had been complaints regarding a van in the Market Industrial Estate selling kebabs. The van had been located in a place close to the bottom of a small number of residents gardens in Southview Terrace and was parked in a manner that increased its visibility. The van had an approved licence to trade in the industrial estate but had agreed to park in a different location twenty meters away and in a less visible manner from the residents view point.

The Moor Road development work will begin in April with the construction of the access road. He had received reports of a significant increase in the management fees for the Eaton Park development and it was likely there maybe a similar increase for the Chestnut Park estate in due course. There was consistent pattern of management companies across the country hiking up fees and this was being looked at to see if there was any action as a planning authority that could be taken.

**PLN Planning Applications (Agenda Item 9).
126/24**

- i. **24/P/0336/CM2A - 34 High Street, Yatton, BS49 4JA** - Prior approval for the proposed change of use of ground floor premises (Class E) to form 1no. new dwelling (Class C3).
*****This application had already been determined and was refused by North Somerset Council. It required a full planning application. It was noted as odd that it was on the Parish Register dated 26th February but had been registered in November 2023.**
- ii. **24/P/0115/FUL- 104 High Street, Yatton, BS49 4DW** - Installation of kitchen extraction ducting/flue to rear elevation serving new kitchen to cafe/restaurant.

RESOLVED: that councillors recommended refusal of application 24/P/0115/FUL.

Reason for Recommendation: The Parish Council concluded that the proposed kitchen extraction and ducting would have a detrimental impact on the living conditions of the neighbouring residential dwellings. It was recommended that other alternative extraction methods were researched that were more appropriate for this location.

The Parish Council also wished to suggest that should North Somerset Council approve this application then 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.
 - 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.
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- 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.

iii. **24/P/0322/FUL - Mead Moor, Ham Lane, Yatton, BS49 4QL** - Sub-division of an existing dwelling into 2no. self-contained dwellings (retrospective).

RESOLVED: that councillors recommended approval of application 24/P/0322/FUL.

Reason for Recommendation: The retrospective sub-division of this dwelling had no impact on the street scene and was deemed a reasonable conversion of the existing dwelling.

**** The meeting was suspended to allow District Councillor Steve Bridger to speak to the meeting about the following agenda item.**

PLN To consider commenting on a North Somerset Council Consultation on the making 127/24 of Public Path Diversion Order under the Highways Act 1980- Section 119 for part of Public Footpath LA 21/31, over land at North End Road, Yatton.

The diversion of the footpath was to formalise the route of the new footpath that had been built by Bloor under the development agreements of phase two of the Chestnut Park site. The full details had been circulated prior to the meeting.

RESOLVED: to support the making of the of the Public Path Diversion Order for part of LA 21/31 over land at North End, Yatton.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report. (Agenda Item 11). 128/24

The next meeting was due to take place this week attended by Councillors Chris Jackson, Peter Lomas and Jonathan Edwards. A report will be made at the next planning meeting on the 22nd April.

PLN Clerk's Report. (Agenda Item 12). 129/24

i) The Clerk had removed four items from future agenda items on the last set of minutes that had been listed for a considerable time. They could be added to an agenda in the future should Councillors wish to discuss them.

ii) The Clerk had received the details of the consultations mentioned in District Councillor Steve Bridger's report and would circulate to members tomorrow. The parking charges were to be on the next planning agenda 22nd April.

- iii) The Clerk advised of the new lighting in the hall the Parish Council had purchased and thanked Councillor Steve Humphrey for installing the lighting free of charge. The Committee also thanked him very much for his work.
- iv) The new flagpole in Glebelands had been installed.

**PLN Future Agenda Items for Consideration. (Agenda Item 13).
130/24**

Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

___/___/2024