

Draft Minutes

of the Meeting of the

Planning Committee

Monday 22nd April 2024

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.36 p.m.

Present: Councillors Graham Humphreys, Steve Humphrey (Committee Chairman), Chris Jackson, Peter Lomas, Ann Hodgson, Bryan Thomas and Roger Wood.

Also in attendance: Parish Clerk and District Councillor Wendy Griggs.

FOR DECISION

PLN Apologies for Absence.
131/24

Apologies were received from Parish Councillors David Crossman and Robert Jenner and from District Councillor Steve Bridger.

PLN Declarations of Interest and to consider any written applications for 132/24 dispensations (Agenda Item 2).
NONE.

PLN Public Participation
133/24

No members of the public present.

PLN If the committee wishes to exclude the public for a particular agenda item, the 134/24 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 18th March 2024.
135/24 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 18th March 2024 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 6).
136/24
NONE.

PLN District Councillors’ Reports. (Agenda Item 7).
137/24

District Councillor Wendy Griggs reported on the recent meeting convened by Steve Bridger to update residents on The Batch planning application. She said it had been a very good meeting with clear and concise explanations of the current position regarding the application. Persimmon had been submitting a series of amended plans knowing that each time they did this North Somerset Council have to reconsult on the plans and this delays making a decision on the

application. However, Persimmon at the same time have lodged an appeal with the Planning Inspectorate on the grounds of non-determination by North Somerset Council within the stipulated time frames. This demonstrates the bullying tactics of a large developer. North Somerset Council are allowing it to go to appeal on these grounds which they believe are defensible. The appeal will not be likely to take place until the end of the year which unfortunately means residents directly affected by the application have a continued period of uncertainty. She also outlined the history of 99 High Street which she had previously owned.

**PLN Planning Applications (Agenda Item 8).
138/24**

- i. **24/P/0530/CM2A - 99 High Street, Yatton, BS49 4DR** - Prior approval for the conversion of office accommodation on ground and lower ground floor to create 1no. two bed dwelling.

RESOLVED: that councillors recommended refusal of application 24/P/0530/CM2A.

Reason for Recommendation: The Parish Council were disappointed that the property was not retained as commercial premises and hoped that the pursuit of this use was fully explored ahead of the change to residential.

Members also commented on the lack of parking and the quality of some of the planning documents that contained references to properties in Bristol and elsewhere.

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.
 - 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/0674/AOC - 11 Ashleigh Crescent, Yatton, BS49 4DF** - Request to discharge condition number 4 (Ecology) on application 23/P/1257/FUH.

RESOLVED: that councillors recommended approval of application 24/P/0674/AOC.

Reason for Recommendation: Councillors' recommendation to approve the application was based on the Planning Officer's satisfaction as to compliance with the condition. A site visit check had not been carried out by Committee members.

**PLN To consider commenting on a North Somerset Council Consultation on
139/24 introducing parking charges to free car parks in Nailsea, Clevedon and
Portishead. (Agenda Item 9).**

The Committee discussed the introduction of parking charges and members views were not united across most aspects of the consultation. Therefore the form that had been designed for Parish Councils to complete was not possible to gain consensus on. Members therefore concluded that a submission would be made of all the comments that were made of the views held by those present.

RESOLVED: that the following comments were to be submitted to North Somerset Council.

- The use of a phone App as the only means to pay parking charges was discriminatory against many people in particular elderly residents who may not have suitable devices. It also relied on good signal coverage at all the locations which could not be guaranteed.
- It was the loss of another 'free to use' facility along with public toilets, libraries etc.
- It was an opportunity to raise funds that penalised residents who had no choice but to use a car to access shopping centres especially as public transport for rural areas was inadequate or non-existent in some cases.
- The Parking Management Strategy designed for this one issue actually needed to integrate across a much wider set of issues in the District especially in regard to public transport.
- It was highlighted that whilst some of the points above may be valid arguments in these times of a climate emergency the introduction of parking charges within the towns was a way to encourage more people to use public transport.
- Members acknowledged it difficult to strike a balance.

PLN To consider commenting on the North Somerset Draft Rural Strategy 2024-28 140/24 Consultation. (Agenda Item 10).

RESOLVED: The Parish Council discussed the Rural Strategy and overall concluded it is a fair document. However they wished to highlight that there is very little mention under Rural Infrastructure regarding public transport and Councillors believe there should be much more emphasis on making this a priority within the Rural Strategy. They also urged North Somerset Council of the importance of really listening to Parish Councils across the district as a way of better gauging the views in their communities.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report. (Agenda Item 11). 141/24

Councillor Chris Jackson reported on the last meeting held at the beginning of April. The E-TRO between the Ridge and Grassmere Road had become a full TRO. The TRO's for Mendip and Stowey Road were currently being worked on ahead of consultation. There had been an indication that the work on the High Street may resume in the summer.

The possibility of moving of the weight limit to include Arnolds Way had been tested under North Somerset Councils checks that are required to ensure any proposal complies with their policies. The proposal had failed to align with policies on 13 counts therefore the weight limits must remain as they currently stand.

The Clerk was asked to write to North Somerset Councillor Hannah Young and ask her to formally write to the Parish Council confirming the failure of the proposed weight limit change so future Councillors do not have to repeat this process again should the same proposal come forward in years to come.

The next meeting was 30th April 2024.

PLN Clerk's Report. (Agenda Item 12). 142/24

No matters to report.

PLN Future Agenda Items for Consideration. (Agenda Item 13). 143/24

Reviewing Yatton and Claverham Neighbourhood Plans.

Review the green measures recommendations for all planning applications and developer applications.

Chairman

 / / 2024