

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 20<sup>th</sup> May 2024**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 7.43 p.m.

**Present:** Councillors Chris Jackson, Graham Humphreys, Steve Humphrey, Robert Jenner, Steve Lister, Peter Lomas, Ann Hodgson, Jessie McArdle and Roger Wood.

**Also in attendance:** Lucy Kehoe as Committee Clerk.

**FOR DECISION**

**PLN To appoint a Chairman of Committee for the ensuing year.**

**1/24**

**RESOLVED:** Councillor Steve Humphrey was appointed as Chairman for the ensuing year.

**PLN To receive the Chairman's declaration of acceptance of office or to permit  
2/24 him/her to make the declaration before or at the next meeting of the Parish  
Council.**

**RESOLVED:** Councillor Steve Humphrey will make his declaration before the next meeting.

**PLN To appoint a Vice Chairman of Committee for the ensuing year.**

**3/24**

**RESOLVED:** Councillor Robert Jenner was appointed as Vice Chairman for the ensuing year.

**PLN Apologies for Absence.**

**4/24**

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

**PLN Declarations of Interest and to consider any written applications for  
5/24 dispensations (Agenda Item 5).**

**NONE.**

**PLN Public Participation**

**6/24**

NONE.

**PLN To approve and sign the minutes of the meeting held on the 18<sup>th</sup> March 2024.  
7/24 (Agenda item 8)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 18<sup>h</sup> March were signed by the Chairman at the Planning meeting on 22<sup>nd</sup> April 2024. The minutes of April 22<sup>nd</sup> will be signed at the next meeting on 3<sup>rd</sup> June 2024.

**PLN Notification of Appeals (Agenda Item 9).**

**8/24**

NONE

**PLN District Councillors' Reports.**

**9/24**

NONE.

**PLN Planning Applications (Agenda Item 11)**

**10/24**

- i. **24/P/0879/LBC – Home Farm, Lower Claverham Road, Claverham, Yatton BS49 4PZ** - Listed building consent for barn conversion to form dwelling with works to include internal layout of rooms and installation of new windows and doors.

**RESOLVED:** that councillors recommended approval of application 24/P/0879/LBC subject to the approval of North Somerset's Conservation Officer.

**Reason for Recommendation:** Councillors recommend approval of the application as it is a secluded site so no impact to the street scene. The conversion is the centre part of the barn and is in sympathy with the other Listed Building on site.

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

- 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.

## MATTERS FOR INFORMATION

### **PLN Yatton High Street Pedestrian Improvement Group Report.**

**11/24**

The last meeting was held on 30<sup>th</sup> April 2024.

The next stage of the High St Improvement work is ready to go to tender, and hopeful work will start beginning September. Mendip Road and Stowey Road speed humps may be installed before September as evening work.

The work is in top 5 priorities of work for North Somerset and is ahead of the other 4 as consultation already complete.

The Stowey Road junctions with Well Lane and Cherry Grove may need to be refigured and be part of national School Street Scheme

Next Meeting 11<sup>th</sup> June.

### **PLN Clerk's Report**

**12/24**

The next planning meeting will be 3<sup>rd</sup> June.

### **PLN Future Agenda Items for Consideration.**

**13/24**

Reviewing Yatton and Claverham Neighbourhood Plans.

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

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Chairman

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