

Draft Minutes
of the Meeting of the
Planning Committee
Monday 3rd June 2024

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.15 p.m.

Present: Councillors Graham Humphreys, Steve Humphrey, Peter Lomas, Ann Hodgson, Jessie McArdle and Roger Wood.

Also in attendance: Lucy Kehoe as Committee Clerk and District Councillor Wendy Griggs

FOR DECISION

PLN Apologies for Absence.

14/24

Apologies had been received from Parish Councillors David Crossman, Steve Lister, Chris Jackson, Robert Jenner and Bryan Thomas and District Councillor Steve Bridger.

PLN Declarations of Interest and to consider any written applications for 15/24 dispensations.

NONE.

PLN Public Participation

16/24

NONE.

PLN To approve and sign the minutes of the meeting held on the 22nd April and 20th 17/24 May 2024.

RESOLVED: that the minutes of the Planning Committee meetings held on 22nd April and 20th May 2024 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals

18/24

NONE

PLN District Councillors' Reports.

19/24

District Councillor Wendy Griggs reminded Councillors that Yatton Infant School fire was a year ago this week. The plans for the rebuild will be with North Somerset Council imminently.

**PLN Planning Applications
20/24**

- i. **23/P/0238/RM - Land At Rectory Farm, Chescombe Road, Yatton** - Reserved matters application for layout, scale, appearance and landscaping in relation to the erection of 98 dwellings, provision of open space, landscaping, car parking and associated infrastructure pursuant to the outline planning consent ref 21/P/0236/OUT (Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval - approved under appeal reference APP/D0121/W/21/3286677)

RESOLVED: that councillors recommended refusal of application **23/P/0238/RM**.

Reason for Recommendation: The only amendments Councillors could find were the addition of a play area, community orchard/wildflower meadow and rearrangement of footpaths. Therefore, Councillors strongly reiterate the previous comments they have submitted recommending refusal of this application. They would also like to raise their concerns of the unfenced play area next to the attenuation pond.

Yatton Parish Councils Comments from Planning meeting 23rd October 2023

Yatton Parish Council voted to recommend refusal.

Reason for Recommendation: The Parish Council recommend refusal of these amended plans because they do not address the significant issues this site presents regarding insufficient infrastructure, poor road access and unaddressed drainage provision issues. The housing on the development is too dense and too close to the Strawberry Line causing significant harm to both wildlife and biodiversity. The Parish Council wish to fully endorse and support the comprehensive and knowledgeable comments that have been made by YACWAG.

Yatton Parish Councils Comments from Planning meeting 3rd April 2023

Yatton Parish Council voted to recommend Refusal.

Reason for Recommendation:

The Parish Council wished to highlight that at the appeal for the outline development of this site the Planning Inspector acknowledged the harm it would cause to wildlife but on balance considered that the lack of North Somerset Council five year housing supply and the benefit of the additional housing would bring outweighed this harm. In light of this the Parish Council completely agree with the comments that have been made by YACWAG regarding the layout of the development which does not match the approved outline application. The Reserved Matters site layout shows the southern boundary bringing the development into close contact with the Strawberry Line and has very much reduced the buffer zone between the development and the Strawberry Line. As a result, it has increased the harm to the SSSI, local wildlife and biodiversity. In addition, the orchard area is shown as smaller in this application compared with that approved at appeal. YACWAG have fully explained the impacts on bat populations and biodiversity of this disregard of the site layout that was approved at appeal. A development that was acknowledged by the Planning Inspector as harmful to wildlife and biodiversity has now been made much worse by the scale of the housing and infrastructure at its closest point to the Strawberry Line. The Parish Council consider

the choice of building the entire development in red brick to be completely inappropriate for the rural setting and are astounded that more thought and imagination has not been put into the materials used for the houses. It will create an 'urban' blot on the landscape in much valued countryside setting and Councillors strongly urge the developer and North Somerset Council to work on bringing forward an alternative and much more acceptable and varied scheme for that location.

PLN To Review 'Green Measures for Inclusion with Planning Application Comments' 21/24

RESOLVED: The Councillors decided not to amend any of the Green Measures. However, they requested the following comments to be also considered for future applications:-

- *Developers blend the new development sympathetically with the existing environment.
- *Developers install public access defibrillators and bleed kits at strategic locations within the development.
- * Limit the use of artificial grass.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report. 22/24

Not met since last planning meeting.

Yatton Parish Council received notification from North Somerset Council that moving the weight limit in Yatton High Street failed the Policy test so will not proceed further.

PLN Clerk's Report 23/24

North Somerset Council has Approved Planning Application 24/P/0250/FUL – Hangstones Pavilion, Stowey Road, Yatton – Proposed erection of a single storey extension to the rear (North) elevation of Hangstones Pavilion to extend the existing sports changing facilities. The next planning meeting will be 1st July should any planning applications come in or will be 29th July or 5th August..

PLN Future Agenda Items for Consideration. 13/24

Concern was raised regard the parking along Chescombe Road towards the junction with the High Street, causing a problem for access. (Check with Clerk which committee agenda)

Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

___/___/2024