

Draft Minutes
of the Meeting of the
Planning Committee
Monday 1st July 2024

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.17 p.m.

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

Also in attendance: Clerk Aleana Baird and District Councillor Steve Bridger.

FOR DECISION

PLN Apologies for Absence.

25/24

Apologies had been received from District Councillor Wendy Griggs.

PLN Declarations of Interest and to consider any written applications for 26/24 dispensations.

NONE.

PLN Public Participation

27/24

NONE.

PLN To approve and sign the minutes of the meeting held on the 3rd June 2024.

28/24

RESOLVED: that the minutes of the Planning Committee meeting held on 3rd June 2024 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals

29/24

The following appeal was reported and noted by the Planning Committee.

Appeal Ref: APP/D0121/W/24/3343144

Land To North Of Rectory Farm Chescombe Road Yatton - Outline planning application 23/P/0664/OUT for the development of up to 190no. homes (including 50% affordable homes) to include flats and semi-detached, detached and terraced houses with a maximum height of 3 storeys at an average density of no more than 20 dwellings per net acre, 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable

drainage systems, orchards, open space comprising circa 70% of the gross area including children's play with a minimum of 1no. LEAP and 2no. LAPS, bio-diversity net gain of a minimum of 20% in habitat units and 40% in hedgerow units, and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, layout, appearance and landscaping) reserved for subsequent approval.

PLN District Councillors' Reports.

30/24

District Councillor Steve Bridger reported that the issues with the new North Somerset Council procurement system were now resolved. The tenders for the High Street improvement work and the link from the new Strawberry Line section through to Duck Lane were now in progress. The North Somerset Council street weedkilling would take place around 15th and 16th July weather permitting.

Councillor Bryan Thomas asked Councillor Bridger to confirm if the Duck Lane link would come out on Lampley Road by the bridge. He confirmed the exit on to Lampley Road was located at the bottom of the bridge for safety reasons and there would be new signage to alert motorists that pedestrians were emerging.

Councillor David Crossman asked Councillor Bridger about the new signage that had been promised for the exit of the new Strawberry Line by Box Bush Farm. He confirmed that a safety audit has been done and the signage design was progressing. The new 30mph speed limit would also assist with safety at that location. He also confirmed that there had been no progress with the Box Bush Farm planning application.

***** The meeting was suspended a few times during the next agenda item to allow District Councillor Steve Bridger to speak with the Committee about the appeal.**

PLN To discuss if the council wishes to make a representation at the inquiry for the 31/24 Appeal – APP/DO121/W/24/3343144 – Land to North of Rectory Farm Chescombe Road and to review the Parish Council's comments on the application and amend or add to them if required.

The Planning Committee discussed the comments that they had submitted on the above planning application which had recommended refusal. In light of the forthcoming general election there was some uncertainty about what the impact on the planning system would be. It was therefore deemed appropriate to remove two sentences from the comments and resubmit them to the appeal. The Committee discussed making a representation at the appeal hearing. Councillor Chris Jackson had done this previously at both the appeals for Rectory Farm and for Moor Road. He explained the process and experience he had of the appeal hearings. One was at the Town Hall and the other was held online. He assured Councillors that no cross examination took place of the representations made by "interested parties" such as the Parish Council. The Committee felt it was very important to make the Parish Council views on the appeal known and to represent parishioners who had strong feelings about development on this site.

RESOLVED: to remove the following sentences from the comments made 24th April 2023 due to the uncertainty in changes to the planning system and National Planning Policy Framework. These revised comments would then be submitted to the appeal hearing.

The changes to legislation that are currently going through the legal process regarding changes to the need for Councils to demonstrate five year housing supply requirement cannot come soon enough!! This application is an example of exactly the type of inappropriate developments that have been finding a way through the planning system as a result of the five year supply requirement.

RESOLVED: that the Parish Council would make a representation at the appeal 24th September 2024. This would be done by Planning Committee Chairman Steve Humphrey and if he was unable to attend the Parish Council Chairman Chris Jackson would stand in.

PLN To consider formulating additional recommendations for larger planning 32/24 applications unrelated to the green measures already being included for other items that would be of benefit to the residents of a new development.

The Planning Committee had reviewed the green measures at the last meeting, however a little more clarity was required on where they were to be applied.

RESOLVED: that the following comments added and applied as follows:

added under a separate title of Additional Recommended Inclusions for Developers

* to blend the new development sympathetically with the existing environment.

* to install public access defibrillators and bleed kits at strategic locations within the development.

* to limit the use of artificial grass.

added under Green Measures Recommended to Householder Planning Applications

* to limit the use of artificial grass.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report.

33/24

Councillor Chris Jackson reported regarding a meeting that had been held on the 11th June 2024. At the time of the meeting the problems with the procurement system had not been resolved therefore progress with the tenders for the High Street/Stowey/Mendip road improvements had stalled (problem now resolved as advised under PLN30/24). The scheme being delivered was the same as the January 2024 consultation.

PLN Clerk's Report

34/24

i) 23/P/2688/FUL – 25, Elm Close Yatton BS49 4EL. Proposed erection of a detached dwelling on land to the west of 25 Elm Close. Yatton Parish Council recommended refusal of the application and North Somerset Council approved it.

PLN Future Agenda Items for Consideration.

35/24

Reviewing Yatton and Claverham Neighbourhood Plans.

_____/_____/2024

Chairman