

Draft Minutes
of the Meeting of the
Planning Committee
Monday 5th August 2024

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.45 p.m.

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

Also in attendance: Clerk Aleana Baird and District Councillor Wendy Griggs.

FOR DECISION

PLN Apologies for Absence.

36/24

Apologies had been received from Parish Councillor Jessie McArdle and District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
37/24 dispensations.**

NONE.

PLN Public Participation

38/24

NONE.

PLN To approve and sign the minutes of the meeting held on the 1st July 2024.

39/24

RESOLVED: that the minutes of the Planning Committee meeting held on 1st July 2024 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals

40/24

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

Appeal Ref: APP/D0121/W24/3346103

Land at Burnt House Farm, North End Road, Yatton - 23/P/1938/OUT - Outline planning permission for the proposed erection of 1no. new dwelling with all matters reserved for subsequent approval.

PLN District Councillors' Reports.

41/24

District Councillor Wendy Griggs reported that a recent article in the 'Big Issue' gave an excellent overview of the planning system in the country. A small working group of residents and herself and District Councillor Steve Bridger had been formed to work on a presentation for the appeal hearing of The Batch application in September. She highlighted the importance of as many local residents as possible who object to the development speaking at the appeal.

Planning Committee Chairman Steve Humphreys read a report from District Councillor Steve Bridger as follows:

In regard to the mitigations at North End following our representations concerning the footpath access out onto the B3133 (raised by members of the Parish Council).

He had been in regular contact with Bloor Homes and the Neighbourhood Traffic & Road Safety Engineers at North Somerset Council about this and other matters (e.g. adoption of the roads).

An independent Stage 3 Road Safety Audit was carried out in May 2024, which included North End Road.

Bloor sent a report to NSC Highways on 19 July, which included a "designer's response". The next stage is for Highways to either agree/disagree with each suggested issue / mitigation and respond back to Bloor.

Unfortunately, due to officers' annual leave over the coming few weeks there may be a delay in this going through the council's approvals process. What is being proposed in terms of mitigations (signs, etc) has not been made available yet.

PLN Planning Applications.

42/24

i) Amended plans

21/P/1727/FUL – Land at Box Bush Farm, North End Road, Yatton. Amended plans for the demolition of farm buildings, erection of 20no. dwellings creation of access, landscaping and associated works. **Amended Plans reduce the number of proposed dwellings from 35 to 20 dwellings.**

RESOLVED: that councillors strongly recommended refusal of application 21/P/1727/FUL for the following reasons:

Reason for Recommendation The Parish Council concluded that once again the amended plans had not addressed any of the concerns that had been raised within the original and previous amended plan applications. This further reduction in housing number to 20 dwellings was still delivering a cramped dense development. The listed building and adjacent outbuildings element within the previous plans had been shelved. There was no longer any affordable housing or developer contributions in this latest proposal or any changes that address the serious safety concerns regarding the position of access to the site and the exit of the footpath onto the B3133. The proposals to address this are poor in design and not fit for purpose.

The Travel Plan highlights a 'realistic and desirable service for commuting and leisure' provided by the X5 bus. The Parish Council are not in agreement with this statement, there is no service on Sundays or in the evening. Councillors also refute 4.2 of the Design and Access Statement as they have never responded well or been in favour of this application in any of its forms. The Internal Drainage Board have refused the application, local residents are objecting to it and the Parish Council can see no merit in it whatsoever. The Parish Council have requested a site visit by North Somerset Council's Planning and Regulatory Committee and that the application is called in to that committee if the Planning Officer is minded to grant approval.

The Parish Council also wish to re-iterate their previous comments on the application as follows:

'The proposed development was outside of the settlement boundary, was over the 25 dwelling limit for developments adjacent to the boundary and has not been brought forward

as an allocated site through Local Plans or Neighbourhood Plans. The Parish Council therefore considers the proposal to be contrary to policy CS32 of North Somerset Council's Core Strategy. It was not a site designated for development within the Yatton Neighbourhood Plan and had no community support. The proposal was considered to be an overdevelopment of the site in terms of the number of proposed dwellings for the available space.

Councillors had serious concerns regarding the access to the site as it was located on a bend with poor visibility and the proposed mitigation was not sufficient to address this issue.

There had been accidents at the location in the past with vehicles exiting Ham Lane which had better visibility than the access from the proposed site. A mini roundabout at the site exit was suggested as one possible solution that would also have the benefit of slowing traffic down. A change from 40 mph to 30 mph would also assist in making North End Road safer. The developer argues that the site is well linked for walking and cycling to facilities. The Parish Council were not persuaded by this view. In reality the site is 2.5 miles from Clevedon and 1.5 miles from Yatton village facilities served by very narrow pavements along a busy road making car reliance the safest and preferred option for any daily needs. It is therefore not a sustainable site and will add to existing heavy traffic on the B3133. There are currently flooding problems as a result of the Chestnut Park development in the vicinity of this site which are not resolved, to add further dwellings in this location before a solution is found was not acceptable.'

The Parish Council also wished to suggest that should this application be approved that consideration be given to the following green measures:

Green Measures Recommended for Developers.

- Developers should commission a Building Performance Evaluation for the design, construction and handover stages of development.
- All new houses should come with an easy user guide to cover the heating and ventilation systems and controls, metering and energy generation.
- All developments should demonstrate actions taken to reduce resource use and maximise opportunities for reuse through the use of a Circular Economy model.
- All developments should demonstrate actions taken to reduce embodied carbon and, for large developments, a Whole Lifecycle Carbon Assessment should be submitted.
- Where feasible, new homes should not be connected to the gas grid; either a low carbon heat network or individual heat pumps should be included in all new homes as standard.
- Where feasible, 100% of the electricity demand for new residential developments should be met on-site.
- New residential streets should be suitably tree-lined in accordance with NPPF (2021) as standard, with further trees planted in community orchards and gardens. Developers should consult Town and Parish Councils and NSC's Tree Officer to identify opportunities for planting projects and ongoing maintenance.
- All new developments should demonstrate that they have adhered to the Biodiversity Mitigation Hierarchy and have achieved >10% net gain in biodiversity as required by the Environment Act (2021).
- All new developments should demonstrate that they are managing water across their site to create multifunctional "green" sustainable drainage systems.

- Active travel should be promoted through clearly marked and separated walking and cycling routes that link to public transport routes. Secure and weatherproof cycle storage should be incorporated in all developments.
- All developments should include or support allocated space for communal food growing.
- All developments of twenty-five or more dwellings should provide a 3D render, as part of the planning application, which can be “flown through” on-screen in order to facilitate assessment of the street scenes, sight lines and views.
- All developments should use natural hedges in preference to walls and fences wherever possible.
- To include swift bricks within dwelling design to encourage this declining bird species or other species like house martins and swallows who nest in the same way.

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.

PLN To consider the additional recommendation to include ‘swift bricks’ under the 43/24 Parish Council’s green measures for larger planning applications.

Councillors discussed the addition of swift bricks and overall considered they should be encouraged.

RESOLVED: to add the recommendation for including swift bricks under the green measures for larger planning applications and where applicable to the recommended green measures for householder applications i.e. extensions, conversions etc.

PLN To consider changes to the cemetery surfacing specification following new 44/24 information since this was reviewed at Full Council 8th July.

The Clerk and members of the cemetery working group had met with the contractor who was carrying out the Stage One surfacing to discuss the internal paths, seating area and cremation rows and he advised that the resin bound gravel the Parish Council agreed on the 8th July has to be laid on concrete not stone. The working group members had done some calculations and the high cost of doing this type of surfacing was prohibitive. The discussion that ensued within the working group was for changing the top surface to 4mm to dust (like Hangstones path), Whindust or Ultitrec. The conclusion was to recommend 4mm to dust with concrete edging on the basis of cost and durability for the internal paths and seating area.

RESOLVED: to change the top surface for the internal paths and seating area to 4mm to dust.

PLN To consider submitting a non-material amendment application for the small 45/24 changes to the cemetery surfacing.

The Clerk had been unable to speak to the planning officer who had approved the cemetery application about the small changes to the top surfacing and which would require planning approval. She was no longer a planning officer and had moved to a different department of North Somerset Council. In the absence of being able to get any advice the Clerk recommended submitting a non-material amendment for the small changes agreed on the 8th July and this evening. If they do not require planning approval then a refund would be issued

and furthermore the planning department would have to deal with it rather than the Clerk continuing to try and get advice.

RESOLVED: to submit a non-material amendment planning application for the small changes as agreed on the 8th July and 5th August. The Clerk was also to continue with the work of obtaining quotes for the next stages of the project i.e. the top surfacing of the drive and car park and internal paths, seating area and the first row for the cremation stones.

PLN To consider submitting a Highways Improvement Request Form for a new 46/24 school zebra crossing at Court De Wyck school in Claverham.

The details of the request had been circulated to Councillors prior to the meeting. Councillors discussed the school zebra crossing and were in agreement that crossing the road to school at that point was not safe for parents and children. Since the building of the Newlands estate the number of people needing to cross had increased. It was mentioned that a request had been made several years ago around the time that the lollipop lady service was discontinued but had not been approved by North Somerset Council. However, as it was a long time since the last request Councillors wished to try and pursue this again.

RESOLVED: to submit a Highways Improvement Request Form for a new controlled crossing into Court De Wyck school in Claverham.

PLN To consider submitting a Highways Improvement Request Form to extend the 47/24 bollard from the corner of Well Lane to around both corners of the entrance to the School from the High Street subject to sufficient room to prevent vehicles parking on the pavements.

The details of the request had been circulated to Councillors prior to the meeting. Councillors had witnessed the problems highlighted of parking on double yellow lines and on the pavements. District Councillor Wendy Griggs also stated that the school shared the same concerns. The Committee agreed that the Police could be approached to target the area every couple of months starting in September for pavement obstruction and parking on the double yellow lines.

RESOLVED: to submit a Highways Improvement Request Form to extend the 47/24 bollard from the corner of Well Lane to around both corners of the entrance to the School from the High Street subject to sufficient room to prevent vehicles parking on the pavements.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report.

48/24

Councillor Chris Jackson reported regarding a meeting that had been held on the 22nd July 2024. The tenders for the High Street Improvements and allied works had been advertised on the new North Somerset Council tendering portal and this had now completed. The Duck Street connection tenders were a week behind so would also soon complete. The Traffic Regulatory Orders for the changes to speed limits in Yatton to 20mph and 30mph was being consulted on and this closed on the 16th August. Councillor Chris Jackson had had been advised that the contract was very different to the Barberry Farm Road/High Street junction work and that there were no budget concerns around the new tenders. The scheme was hopefully commencing 16th September. The next meeting was also on the 16th September.

PLN Clerk's Report

49/24

i) Wales and West Utilities had asked to extend the license to use Hangstones car park a further three weeks from 16th August to 6th September. The Clerk had spoken to the grounds team and it was advised that the three week extension was fine but no longer than that. The hall would recommence all regular bookings again and the football season would fully start so all the car park space would be needed.

PLN Future Agenda Items for Consideration.

50/24

Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

___/___/2024