

Draft Minutes
of the Meeting of the
Planning Committee
Monday 7th October 2024

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.07 p.m.

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

Also in attendance: Clerk Aleana Baird and District Councillor Steve Bridger and one member of the public.

FOR DECISION

PLN Apologies for Absence.

51/24

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

PLN Declarations of Interest and to consider any written applications for 52/24 dispensations.

NONE.

PLN Public Participation

53/24

NONE.

PLN To approve and sign the minutes of the meeting held on the 5th August 2024.

54/24

RESOLVED: that the minutes of the Planning Committee meeting held on 5th August 2024 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals

55/24

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

Appeal Ref: APP/D0121/W/24/3349043

Land Off Stowey Road, Yatton – 17/P/1754/O – Outline planning application for access with all other matters reserved for up to 34 dwellings with associated open space and ancillary works.

To consider making a representation at the appeal hearing.

Members discussed the appeal and District Councillor Steve Bridger advised that it was being heard by written representation not by a full hearing on 21st October 2024.

RESOLVED: to reiterate all the previous comments made by the Parish Council as a newly dated document and submit it as a written representation to the appeal.

PLN District Councillors' Reports.

56/24

District Councillor Steve Bridger spoke regarding last Thursday which was named 'Gridlock Day'. It was unprecedented and unacceptable on many levels and could have been deemed a major incident. He had contacted the Police Commissioner about the seriousness of the gridlock and was waiting for a reply. An enquiry day was being arranged to look into the reasons why this had happened and what could be put in place to mitigate an event like this in the future. The work had commenced on the Duck Lane connection between the new Strawberry Line section at North End and Lampley Road. It should take approximately six to eight weeks. The High Street Improvement work for the 20mph limit and the crossings work was hopefully to begin mid-November.

The part one of the appeal for the Batch had taken place and had been very well attended. The Inspector had not seen the Environment Agency documents at the stage one appeal hearing so a stage two hearing was taking place from 27th to 29th November and the final closing statements will be the 6th December. The decision was expected mid-January 2025. The new Local Plan was being looked at again following the new Government imposing new housing numbers. This would include a review of sites again. As a result the plan was unlikely to be adopted before 2026 and this could facilitate a rise in speculative applications.

PLN Planning Applications.

57/24

- i) **24/P/1748/FUL - Yatton Infant School, High Street, Yatton, BS49 4HJ -**
Replacement of infant school accommodation destroyed by fire, including 6 classrooms (one of which is to be fitted out as a nurture room), food technology room, library, group rooms, and ancillary accommodation, plus a small extension to the existing hall along with external teaching spaces around the new building. Works also include the removal of both the temporary school established following the fire and the temporary road installed for the demolition of the fire damaged building and installation of the temporary school along with reinstatement of the grass playing field. The all-weather pitch installed with the temporary school is to be retained.

RESOLVED: that councillors recommended supporting application 24/P/1748/FUL.

Reason for Recommendation: The Parish Council were very pleased to be reviewing this application after what has been such a difficult time for the school. The proposed rebuilding of the school is well planned and thought out. The design is excellent and the Parish Council wholeheartedly support the application.

- ii) **24/P/1593/FUH / 24/P/1594/LBC - 4 Macquarie Farm Close, Yatton, BS49 4RQ.**
Proposed siting of a wooden outbuilding to the South-West of the site.

RESOLVED: that councillors recommended supporting applications 24/P/1593/FUH and 24/P/1594/LBC.

Reason for Recommendation: The Parish Council discussed the application including the history of past applications that had been made for the site. These included the refusal of Certificate of Lawfulness application for a timber building. However most Councillors considered that this was a new application and that the outbuilding had no detrimental impact on its surroundings and was also considered to be a temporary building and therefore considered acceptable.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report.

58/24

Councillor Peter Lomas reported that the contractor had now been appointed and that work should hopefully commence mid-November. He also mentioned the Duck Lane connection that District Councillor Steve Bridger had raised in his report. The next meeting was 21st October.

PLN Clerk's Report

59/24

NONE.

PLN Future Agenda Items for Consideration.

60/24

Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

____/____/2024