

**Draft Minutes
of the Meeting of the
Planning Committee
Monday 27th January 2025**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.15 p.m.

Present: Councillors Gordon Gibson, Steve Humphrey, Chris Jackson, Robert Jenner, Peter Lomas, Steve Lister, Bryan Thomas and Roger Wood.

Also in attendance: Clerk Aleana Baird, District Councillors Wendy Griggs and Steve Bridger and two members of the public.

FOR DECISION

PLN Apologies for Absence.

84/25

Apologies had been received from Parish Councillors David Crossman, Ann Hodgson and Graham Humphreys.

**PLN Declarations of Interest and to consider any written applications for
85/25 dispensations.**

Councillor Chris Jackson declared a non-registerable interest in application 24/P/2424/FUL as he had ownership of land for a similar use located nearby. He chose to take no part in discussion or in the vote on this application.

Councillor Peter Lomas declared a non-registerable interest in application 24/P/2546/FUH as he was a near neighbour of the property though he did not know the applicant. He chose to take no part in discussion or in the vote on this application.

PLN Public Participation

86/25

The members of the public were invited to speak. The applicant for 24/P/2568/CQA briefly spoke of his interest in the outcome of the Parish Council's discussions on his application. The other member of the public briefly spoke of his interest in the Parish Councillor vacancy for Horsecastle ward and wanted to find out more about the work of the Parish Council.

**PLN If the committee wishes to exclude the public for a particular agenda item, the
87/25 following resolution must be passed:**

'That the public be excluded from the meeting during consideration of agenda item(s) ... on the ground that publicity would be prejudicial to the public interest [by reason of the confidential nature of the business] or [for other special reason which must be stated].'

NOT REQUIRED.

**PLN To approve and sign the minutes of the meeting held on the 16th December 2024.
88/25**

RESOLVED: that the minutes of the Planning Committee meeting held on 16th December 2024 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals

89/25

NONE.

PLN District Councillors' Reports.

90/25

District Councillor Wendy Griggs spoke regarding a number of issues she had been working on in connection with streetlighting.

District Councillor Steve Bridger reported that he had still not heard the outcome of the Stowey Road appeal but was sure it would be imminent. A meeting was due to take place with North Somerset Council Officers and MP Tessa Munt as a mechanism for repairing the road in Wakedean Gardens had hopefully been found. The High Street road safety work and 20mph limits were due to commence at the beginning of February and look like they will go ahead as planned.

PLN Planning Applications.

91/25

- i. **24/P/2424/FUL - Land To The East Of Brockley Way, Claverham** - Change of use from agricultural land to equestrian land. Erection of a stables/tack room/ hay store building and the creation of a 40m x 20m menage and associated hard surfaced track.

RESOLVED: that councillors recommended approval of application 24/P/2424/FUL.

Reason for Recommendation: The Parish Council considered the proposed change of use and construction of stables and accompanying menage and track to be acceptable at the location. The buildings were a single storey, low level design hidden behind hedging and therefore had no negative impact on the street scene or the surrounding area. The approval was subject to the drainage and ecology reports being to the satisfaction of North Somerset Council officers. There were no comments or objections to the development at the time of this meeting.

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

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- When making alterations to gutters and downpipes, install a rainwater butt.
- For any project involving paving, patios and/or driveways, use water-permeable materials.
- To include swift bricks within extensions or new builds to encourage this declining bird species or other species like house martins and swallows who nest in the same way.

- ii. **24/P/2558/MMA - Land Off Henley Lane, Yatton** - Minor material amendment (variation of condition 2, plans) to planning permission 22/P/1626/FUL (erection of an agricultural building) to alter the location of the agricultural building to the east.

RESOLVED: that councillors recommended approval of application 24/P/2558/MMA.

Reason for Recommendation: The proposed amendment was a small but positive change for the benefit of the neighbouring property in terms of reducing impact.

- iii. **24/P/2568/CQA - Barn To South Of Bishops Farm, Bishops Road, Cleeve, BS49 4NF**
- Prior approval for the change of use of an agricultural building and land forming the curtilage of the building to 1no. dwellinghouse (Use Class C3) and associated building operations including the insertion of new windows and doors.

RESOLVED: that councillors recommended approval of application 24/P/2568/CQA.

Reason for Recommendation: The Parish Council have historically been supportive of the rural economy as was the case with this application. The proposed development was similar to other applications that have been approved in the Parish and was also for the benefit of this farming business. The building had no impact on the street scene or the surrounding rural setting with the exterior of the building remaining largely unaltered with most of the changes being internal. The approval was subject to the outstanding matters of checks for site contamination, safe access and bat assessments being to the satisfaction of North Somerset Council officers. There were no comments or objections to the development at the time of this meeting.

The Parish Council also wished to suggest that the following green measures are considered as part of the decision for this 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.
 - To limit the use of artificial grass.
 - To include swift bricks within extensions or new builds to encourage this declining bird species or other species like house martins and swallows who nest in the same way.
- iv. **24/P/2505/FUH - 2 Elm Close, Yatton, BS49 4EL** - Proposed erection of a first floor side extension over the existing flat roof ground floor area and creation of a new front porch. Conversion of the existing garage to provide a sun room/kitchen/office and an additional shower room to the south-west of the garage and erection of a single storey rear link extension. Installation of 12no. solar panels to the front roof (South-West) elevation and 4no. to the side (North-West) elevation.

RESOLVED: that councillors recommended approval of application 24/P/2505/FUH.

Reason for Recommendation: The Parish Council considered that although the proposed extensions are large there is ample space on the site to accommodate it. The extensions blend very well with the existing dwelling both in design and materials used. The development was well hidden from the street scene and had no negative impact on

neighbouring properties in terms of loss of privacy. There were no comments or objections to the development at the time of this meeting.

The Parish Council also wished to suggest that the following green measures are considered as part of the decision for this 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.
- To limit the use of artificial grass.
- To include swift bricks within extensions or new builds to encourage this declining bird species or other species like house martins and swallows who nest in the same way.

- v. **24/P/2546/FUH - 94 Claverham Road, Claverham, BS49 4LE** - Proposed partial demolition to the rear of the existing attached garage and erection of a new single storey rear extension to form living room, Snug, Shower Room and Utility room.

RESOLVED: that councillors recommended approval of application 24/P/2546/FUH.

Reason for Recommendation: The proposed extension was single storey and mostly to the rear of the property and was of a size that could be easily accommodated within the available space on the site. There was no negative impact on the street scene or on neighbouring properties in terms of loss of privacy.

The Parish Council also wished to suggest that the following green measures are considered as part of the decision for this 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.
- To limit the use of artificial grass.
- To include swift bricks within extensions or new builds to encourage this declining bird species or other species like house martins and swallows who nest in the same way.

vi. **24/P/2722/FUL - 99 High Street Yatton BS49 4DR** - Proposed change of use of existing commercial office to form 1no. residential dwelling (C3) with associated works including the block-up of 1no. side window, placement of PV panels and facilitation of bin/bike store to the front patio.

RESOLVED: that councillors recommended approval of application 24/P/2722/FUL.

Reason for Recommendation: The Parish Council recognised that since the last application for this property, all efforts had been explored to retain it for commercial use but unfortunately these have been unsuccessful. In light of this, the change of use to residential now seems a reasonable alternative given it is surrounded by many residential dwellings.

The Parish Council also wished to suggest that the following green measures are considered as part of the decision for this 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.
- 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.

MATTERS FOR INFORMATION

PLN Yatton High Street Pedestrian Improvement Group Report.

92/25

As stated above in District Councillor Steve Bridgers Report the High Street road safety work and new 20mph limits were due to commence on the 3rd February 2025.

PLN Clerk's Report

93/25

- i) The Highway Improvement Request Form for HGV related road safety concerns in the High Street had been submitted.
- ii) 24/P/2398/FUH – 87, Wheatear Road, Yatton, BS49 4FW. Proposed installation of an air source heat pump. This application had been approved with a condition that the pump must be installed and operated so the level of noise doesn't exceed 43 dB LAeq at any time.
- iii) Councillors asked at the last meeting if Speedwatch could collect data outside Court de Wyck at drop off time and pick up time. Cleeve Speedwatch team are responsible for this part of Bishops Road but it cannot be done because it's not a Police approved location.
- iv) A reply from North Somerset Council regarding an enquiry into whether it was possible to re-purpose the S106 for a piece of public art in the vicinity of new roundabout at North End.

The Parish Council have been asked to suggest alternative options for the funds so they can be passed to Bloor Homes for consideration. This was to be on the next planning agenda.

PLN Future Agenda Items for Consideration.

94/25

Reviewing Yatton and Claverham Neighbourhood Plans.

To consider alternative uses for S106 funds for a public piece of art in the vicinity of North End roundabout.

Chairman

___/___/2025