

**Draft Minutes  
of the Meeting of the  
Planning Committee  
Monday 17<sup>th</sup> February 2025**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.35 p.m.

**Present:** Councillors David Crossman, Gordon Gibson, Graham Humphreys, Steve Humphrey, Chris Jackson, Robert Jenner, Peter Lomas and Roger Wood.

**Also in attendance:** Clerk Aleana Baird, District Councillors Wendy Griggs and Steve Bridger.

**FOR DECISION**

**PLN Apologies for Absence.**

**95/25**

Apologies had been received from Parish Councillors Ann Hodgson, Steve Lister and Bryan Thomas.

**PLN Declarations of Interest and to consider any written applications for  
96/25 dispensations.**

NONE.

**PLN Public Participation**

**97/25**

NONE.

**PLN If the committee wishes to exclude the public for a particular agenda item, the  
98/25 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 27<sup>th</sup> January 2025.  
99/25**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 27<sup>th</sup> January 2025 were confirmed as a correct record and were signed by the Chairman.

**PLN Notification of Appeals**

**100/25**

NONE.

## **PLN District Councillors' Reports. 101/25**

District Councillor Wendy Griggs reported that during the excavations of the High Street work near Elborough Avenue the contractor had uncovered the original cobble street which was covered over in 1920. She was going to watch the excavations of the crossing by the school entrance in the hope of getting a photograph of the cobbles. She also highlighted that new 'double yellow tick lines' were going to be put in at the High Street school entrance. These lines meant no loading or stopping.

District Councillor Steve Bridger reported that North Somerset Council would be setting its budget and council tax this week. It was expected to rise by 4.99% and the Council were facing £44 million in cuts over the next three years and had used £10 million in reserves. The Local Plan consultation on the agenda was concentrated only on the possible development sites in the county. Due to the Government reintroducing housing numbers and increasing their level the Council had to put back in all sites previously put forward and had carried out a call for new sites in autumn 2024.

Councillor Bridger spoke of his views on the Box Bush application which had been circulated to Councillors prior to the meeting.

He also advised on a recent briefing on the forthcoming changes to the bus service in Yatton and Claverham which he was very disappointed in. The X5 was reverting back to using the M5 to go to Portishead so Yatton and Claverham would lose that service. There was to be a new X11 service from Clevedon to WSM via Yatton and Claverham but it was going to be less frequent (2 or 3 hourly) apart from early morning which would accommodate school/work times but in the afternoon there is one at 3.30 pm (leaving very little time for school children to catch it after school finishes) and then not another one till 5.30 pm. He concluded that it was almost set up to fail and a retrograde step in a growing community especially after the High Street parking changes were introduced to accommodate bus services.

The District Councillors had asked for the data and would pursue it via the Public Transport team ahead of the changes review in September.

Councillor Peter Lomas commented that the only way to persuade people to use buses is if it offers a frequent, cheap and reliable service especially for Claverham. Councillor Chris Jackson suggested that an additional collection of data calculating bus services based on per head of population per community would provide an additional perspective on services.

## **PLN Planning Applications. 102/25**

- i. **25/P/0099/FUL - Michael Burge Ltd, Park Farm, Arnolds Way, Yatton BS49 4AR.**  
Application to vary condition 12 attached to planning permission 22/P/0881/FUL (Erection of a new food store (Class E) and associated new access, parking, servicing and associated works and landscaping following demolition of existing building on the site. From:- Prior to use of the site first commencing the applicant shall install acoustic fencing to the height and standard as detailed in Figure 5.1 of the submitted noise report, referenced 784-A117904(025) dated March 2022. The approved acoustic fencing shall thereafter be permanently retained and maintained in good condition. To:- Prior to use of the site first commencing the applicant shall install acoustic fencing to the height and standard as detailed in Figure 5.2 of the submitted noise report, referenced 784-B067471 dated January 2025. The approved acoustic fencing shall thereafter be permanently retained and maintained in good condition.

**RESOLVED:** that councillors recommended approval of application 25/P/0099/FUL.

**Reason for Recommendation:** The Parish Council considered this to be a minor change to the original application. However, in response to the objection that was made to the application, Councillors wish to request that medium height planting be considered to the Arnolds Way front boundary to make the site more in keeping with the rural surroundings and to soften the store's visual setting in the street scene.

- ii. **Amended Plans - 21/P/1727/FUL** - Land at Box Bush Farm, North End, Yatton - Demolition of farm buildings, erection of 20no. dwellings, creation of access, landscaping and associated works.

**RESOLVED:** that councillors recommended refusal of application 21/P/1727/FUL Amended Plans.

**Reason for Recommendation:** The Parish Council fully supports the comments that have been made by District Councillor Steve Bridger and these are also fully supported by District Councillor Wendy Griggs. Councillors wish to re-iterate his comments as endorsement of this and hope that the application is called in to Planning & Regulatory Committee unless the matters he has raised are resolved. Councillors were also very much in agreement regarding District Councillor Bridger's concerns about the almost complete reliance on management companies to care for open spaces/play areas in new developments. These areas are often poorly maintained and are provided at an additional expensive cost to residents with examples of very bad outcomes for them if the management companies fail

**In principle District Councillor Bridger was in favour** of development on this site of the quantum now proposed. He believes a development here would enhance the setting of what is currently a dilapidated farm.

**However**, with regards to the amended plans...

- He completely supports the comments from Highways DM (14 Jan 2025) regarding **site permeability**. Links from the side and rear of the development through to the Bloor land is essential. It is non-sensical to ask pedestrians to circumnavigate the development via the main road.
- He has huge concerns about the location of the proposed play area at the front of the site, adjacent to the busy B3133. There is already a new play area on the Bloor land between the proposed housing and the green space to the north of the Little River, so if the site is made permeable, he sees no reason why an additional play area (maintained by whom?) would be needed.
- He was aware that Highways DM have consistently not objected to the location of the access from the proposed development onto the B3133. He (along with Cllr Griggs and the Parish Council) have also consistently questioned this. In fact, without a site visit with James Wigmore and local representatives to satisfy himself that the access and location of the pedestrian island are safe, **he would consider calling in this application**.
- Likewise, existing trees or new planting might also impact sight lines negatively. More reassurance required.
- He could not see the Road Safety Audit online and would like to see a copy.
- He would like to see the **30mph** currently being implemented extended to (at least) the Bridge Inn to accommodate development here.
- The applicant's Adoption Plan once again proposes a **management company** maintain the majority of the estate roads and the significant green space north of the Little River. The council is now routinely agreeing to not adopt estate roads and green

space putting future residents at the mercy of unscrupulous management companies. He was currently challenging this via other channels.

**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.

**PLN To consider alternative uses for S106 funds for a public piece of art in the vicinity 103/25 of North End roundabout.**

Councillors discussed alternative uses for the S106 funds currently allocated for art at North End and the reasons for asking to re-purpose the funds. The following suggestions were made:

- To re-purpose the funds towards providing a school crossing person at Court De Wyck school.
- To use the fund to create four different artistic village entrance signs working in conjunction with schools and the community on the designs.
- To use the existing planting on the North End roundabout as a starting point for designing a scheme for the roundabout that would incorporate reference to the Roman excavations found on the Chestnut Park development.

**RESOLVED:** to submit the suggestions to North Somerset Council for consideration by Bloor Homes.

**PLN To consider commenting on the Local Regulation 19 – additional site 104/25 consultation.**

Councillors discussed the consultation but concluded that this item would be deferred to the next meeting to allow more time to draft comments. Councillor Chris Jackson offered to make an initial draft.

## MATTERS FOR INFORMATION

### **PLN Yatton High Street Pedestrian Improvement Group Report.**

**105/25**

Councillor Chris Jackson reported that it was pleasing to see that the High Street improvements work had commenced even if it was somewhat haphazard and had not been run to the schedule issued. This had been hampered by problems with ducts and concrete being uncovered that was not mapped. At the moment the scheme overall looked like it would complete by the end of February.

### **PLN Clerk's Report**

**106/25**

- i) The Clerk advised that she was on holiday week commencing 24<sup>th</sup> February.
- ii) The next planning meeting was 17<sup>th</sup> March 2025.

### **PLN Future Agenda Items for Consideration.**

**107/25**

Reviewing Yatton and Claverham Neighbourhood Plans.

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Chairman

\_\_\_/\_\_\_/2025