

**Draft Minutes
of the Meeting of the
Planning Committee
Monday 17th March 2025**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.00 p.m.

Present: Councillors Gordon Gibson, Ann Hodgson, Chris Jackson, Robert Jenner, Steve Lister and Peter Lomas.

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

*** In the absence of the Planning Committee Chairman Steve Humphrey the meeting was chaired by the Planning Committee Vice Chairman Robert Jenner.

FOR DECISION

PLN Apologies for Absence.

108/25

Apologies had been received from Parish Councillors David Crossman, Graham Humphreys, Steve Humphrey and Bryan Thomas and District Councillor Wendy Griggs.

**PLN Declarations of Interest and to consider any written applications for
109/25 dispensations.**

NONE.

PLN Public Participation

110/25

NONE.

**PLN If the committee wishes to exclude the public for a particular agenda item, the
111/25 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 17th February 2025.
112/25**

RESOLVED: that the minutes of the Planning Committee meeting held on 17th February 2025 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals

113/25

NONE.

PLN District Councillors' Reports.

114/25

District Councillor Steve Bridger had no news regarding the appeals for either the Batch or Stowey Road but they were imminent. Councillor Steve Lister commented on how good the High Street road safety work was looking.

*** At this point in the meeting a member of the public arrived and was invited to speak should he wish to. The member of the public wished to comment on the North Somerset Council Regulation 19 consultation for potential development sites across the county. He was concerned in particular about the sites along Claverham Road and that they would create urban sprawl that would join the two villages together. The sites were also unsuitable for social housing due to the lack of facilities and poor transport links. He outlined a number of ideas for a more strategic wider development approach which could apply countrywide.

PLN Planning Applications.

115/25

- i. **25/P/0161/FUL - Land At Chestnut Farm, North End Road, Yatton.** - Erection of 3no. dwellings and associated works.

RESOLVED: that councillors recommended approval of application 25/P/0161/FUL.

Reason for Recommendation: The Parish Council considered this was a small infill development that was similar in density to other surrounding larger developments. It would have no major detrimental impact on the street scene or neighbouring properties and was not in the flood zone. The parking provision for the development was within North Somerset Council parking regulations.

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

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.
 - on developments where regular maintenance and upkeep of amenities such as grassed areas, children's playgrounds or footways is required to be undertaken, developers should not under any circumstances put in place a management company to oversee those activities. They should instead allow residents living on the development to manage such matters however they see fit.
- ii. **25/P/0221/FUH - 22 Wemberham Crescent, Yatton, BS49 4BE.** - Proposed conversion and change of use of an existing detached outbuilding to the rear of the property to an annex.

RESOLVED: that councillors recommended approval of application 25/P/0221/FUH.

Reason for Recommendation: The proposed single storey annexe was located to the rear of the property and was on the same footprint as an existing outbuilding . It therefore had no impact on the street scene or neighbouring residents in terms of loss of privacy. The additional accommodation was useful in a number of different family situations. The Parish Council recommendation of approval was subject to the new annexe being retained as part of the use for the property and not to be sold as a separate dwelling. It was also subject to the Flood Risk Assessment being satisfactory.

The Parish Council also wished to suggest that the following green measures were 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.

iii. **25/P/0247/FUL - 14 Rectory Drive, Yatton, BS49 4HF** - Change of use of land from public to residential, including erection of a timber fence around the side/rear boundary.

RESOLVED: that councillors recommended refusal of application 25/P/0247/FUL.

Reason for Recommendation: The Parish Council considered that this application sets a most unwelcome precedent for the misappropriation of public land without rationale.

The Parish Council also wished to suggest in the event that this application was approved that the following green measures were 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. **25/P/0174/FUH – 43, Wakedean Gardens, Yatton, BS49 4BN** – Proposed erection of a single storey rear extension.

RESOLVED: that councillors recommended approval of application 25/P/0174/FUH.

Reason for Recommendation: The proposed single storey extension was to the rear and had no negative impact on the street scene or neighbouring properties in terms of loss of privacy.

****Note** there was an error in the annotation of the elevations drawings which stated that both views were existing when one was proposed.

The Parish Council also wished to suggest that the following green measures were 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. **25/P/0441/PIP – Land to the west of Orchard Bank Stables, Streamcross, Claverham** – Permission in Principle for the erection of 1 no self-build dwelling and associated works.

RESOLVED: that councillors recommended approval of application 25/P/0441/PIP.

Reason for Recommendation: The Parish Council commended the design of the self-build dwelling and concluded that it was well hidden from both the road and from other properties.

The Parish Council also wished to suggest that the following green measures were 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 commenting on the Local Regulation 19 – additional site 116/25 consultation.

Councillor Chris Jackson had kindly created an initial draft consultation response which had been circulated prior to the meeting. The maps and draft comments were displayed at the meeting and each site discussed in turn. It was highlighted that due to the Government's increase in mandatory housing numbers for North Somerset all sites past and present that had been put forward to North Somerset Council were included in the consultation and categorised according to their development potential considering planning constraints and sustainability of each site.

Councillors discussed each site and added to the initial comments on a number of places. The comments on the consultation would be displayed on the Parish Council website and submitted to North Somerset Council.

PLN To consider the Parish Council's position on management companies and 117/25 developer standards of building.

The Parish Council expressed serious concerns about the common practice of using management companies to look after all areas on new developments that are not occupied by residents' properties i.e. green open spaces and verges and amenities such as play areas, litter bins etc. In many cases they charge escalating uncapped fees with the very minimum of service in return. They are also often difficult for residents to communicate with. District Councillor Steve Bridger was working to re-draft the policy North Somerset Council have for management companies which would come into force as part of the next Local Plan. He was pushing for much more resident led management with more emphasis on a return to the Council looking after areas in new developments.

Councillors discussed adding to the Additional Recommended Inclusions for Developers which are part of the Green Measures for Inclusion with Planning Application Comments for Developers a new measure for all larger developments stating that management companies should play no part in the management of new estates under any circumstances.

RESOLVED: that an amendment to the above document was made stating on developments where regular maintenance and upkeep of amenities such as grassed areas, children's playgrounds or footways is required to be undertaken, developers should not under any circumstances put in place a management company to oversee those activities. They should instead allow residents living on the development to manage such matters however they see fit.

MATTERS FOR INFORMATION

**PLN Yatton High Street Pedestrian Improvement Group Report.
118/25**

Councillor Chris Jackson and District Councillor Steve Bridger reported that there were still snagging issues with signs and crossings and the Wemberham Lane roundabout still needed remarking but there had been many positive comments and traffic did seem to be slower.

**PLN Clerk's Report
119/25**

i) 24/P/2217/FUL – 41 Chescombe Road, Yatton, BS49 4EU. Proposed erection of 1 no attached dwelling. The Parish Council had recommended approval (carried by 1 vote) but North Somerset Council had refused the application.

ii) 24/P/2568/CQA – Barn to the south of Bishops Farm, Bishops Road, Cleeve.

Prior approval for the change of use of an agricultural building to 1 no dwelling. The Parish Council recommended approval but North Somerset Council refused the application because prior approval was required.

iii) 24/P/2006/FUH – Lampley Farm, Kingston Bridger BS21 6TX. Replacement windows to the front and rear of the listed building. The Parish Council recommended approval subject to the application being to the satisfaction of the conservation officer. North Somerset Council refused the application.

PLN Future Agenda Items for Consideration.

120/25

Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

___/___/2025