

**Draft Minutes  
of the Meeting of the  
Planning Committee  
Monday 31<sup>st</sup> March 2025**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.10 p.m.

**Present:** Councillors Steve Humphrey, Robert Jenner, Graham Humphreys, Roger Wood, Peter Lomas, Bryan Thomas, Steve Lister, Ann Hodgson and Gordon Gibson.

**Also in attendance:** Committee Clerk Lucy Kehoe and District Councillor Wendy Griggs.

**FOR DECISION**

**PLN Apologies for Absence.  
121/25**

Apologies had been received from Parish Councillors Chris Jackson and David Crossman, and District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for  
122/25 dispensations.**

NONE.

**PLN Public Participation  
123/25**

NONE.

**PLN If the committee wishes to exclude the public for a particular agenda item, the  
124/25 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 17<sup>th</sup> March 2025.  
125/25**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 17<sup>th</sup> March 2025 were confirmed as a correct record and were signed by the Chairman.

**PLN Notification of Appeals  
126/25**

**APP/D0121/W/24/3343144** - 23/P/0664/OUT - Land to North of Rectory Farm, Chescombe Road, Yatton. - The appeal for the above development known locally as ‘The Batch’ was allowed and outline permission granted for up to 190 houses.

## **PLN District Councillors' Reports.**

**127/25**

District Councillor Wendy Griggs echoed the community's sadness regarding the appeal decision for planning application 23/P/0664/OUT – 'The Batch'. The worry is that decisions are being taken out of Parish Council and District Councils control.

The contractors are due back week commencing 7<sup>th</sup> April to complete the High Street Improvement work.

## **PLN Planning Applications.**

**128/25**

### **i) 25/P/0261/FUL. – Proposed Barn, Brook Farm, Streamcross, Claverham.**

Proposed erection of an agricultural building.

**RESOLVED:** that councillors recommended **approval** of application **25/P/0261/FUL**.

**Reason for Recommendation:** The Parish Council are fully supportive of the economic growth of the agricultural industry in the parish. The position of proposed barn will have little to no impact to the street scene as down the private drive.

**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.

ii) **25/P/0452/FUL – 106. High Street, Yatton, BS49 4DW.** Proposed removal of existing detached storage container and erection of a single storey side extension.

**RESOLVED:** that councillors recommended **approval** of application **25/P/0452/FUL**.

**Reason for Recommendation:** The proposed single storey extension is located to the rear of the property. It therefore has no impact on the street scene or neighbouring residents in terms of loss of privacy. The Parish Council felt it is an improvement to the building and will benefit the business.

**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/0539/FUH – 113, Mendip Road, Yatton, BS49 4HN.** - Demolition of the existing detached garage and proposed erection of a replacement garage with a first-floor extension above, single storey front extension to form porch to increase kitchen space.

**RESOLVED:** that councillors recommended **approval** of application **25/P/0539/FUH**

**Reason for Recommendation:** The proposed extension is an improvement to the building and enhances the quality of living conditions. It has no negative impact on the street scene and no objections from residents.

**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.

## **MATTERS FOR INFORMATION**

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

**129/25**

Peter Lomas reiterated what Councillor Wendy Griggs had reported. The next meeting is 28<sup>th</sup> April with the hope of reviewing the completed work.

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

**130/25**

- i) 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 sunroom/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. The Parish Council recommended approval, but North Somerset refused the application because the position and size of the proposed extension would unacceptably harm the trees on the property that have TPO's.
- ii) District Councillor Steve Bridger has requested a site visit at Box Bush Farm regarding the Highways Issues for planning application 21/P/1727/FUL.
- iii) The next planning committee meeting will be held on Monday 28<sup>th</sup> April.

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

**131/25**

Officially request Yellow Lines reinstated at the corner of Chescombe Road and the High St. Reviewing Yatton and Claverham Neighbourhood Plans.

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Chairman

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