

Draft Minutes

of the Meeting of the

Planning Committee

Monday 19th May 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 20.45 p.m.

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

Also in attendance: Lucy Kehoe as Committee Clerk, District Councillor Wendy Grigg, 3 representatives from Woodstock Homes and 2 representatives from Yatton Vets

Received a presentation on the new development at the Oxford Instruments site.

Woodstock Homes introduced themselves and outlined the plans they have for the Oxford Instruments Site.

- Application for 58 one- to four-bed homes with a claimed policy-compliant level of affordable housing, on a brownfield site which is currently occupied by Oxford Instruments.
- The development could include a new footpath connection as well as an extension to the open space at Horsecastle Playground.
- New pedestrian connections are proposed through the site to Wemberham Lane and along North End.
- The site is said to benefit from a housing-led allocation within the current adopted Local Plan.
- All homes would be built with the latest renewable technologies. They aim to provide a fabric-first approach to thermal insulation as well as including renewable heat and power in the form of PV panels and air source heat pumps.
- They describe it as an accessible, highly sustainable location, with EV charging points provided for all parking spaces, as well as secure cycle storage.

Councillor Chris Jackson asked if the Parish council would be consulted about the names of the estate and roads. Woodstock Homes said they were more than happy to involve the Parish Council when they come to choosing names.

FOR DECISION

PLN To appoint a Chairman of Committee for the ensuing year.
1/25

RESOLVED: Councillor Steve Humphrey was appointed as Chairman for the ensuing year.

PLN To receive the Chairman's declaration of acceptance of office or to permit
2/25 him/her to make the declaration before or at the next meeting of the Parish
Council.

RESOLVED: Committee chairs don't need to declare acceptance of office.

PLN To appoint a Vice Chairman of Committee for the ensuing year.

3/25

RESOLVED: Councillor Steve Lister was appointed as Vice Chairman for the ensuing year.

PLN Apologies for Absence.

4/25

Apologies had been received from Parish Councillors David Crossman, Peter Lomas, Gordon Gibson and Bryan Thomas and District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
5/25 dispensations (Agenda Item 5).**

NONE.

PLN Public Participation

6/25

The owner of Yatton Vets spoke about their planning application for Upton House. They plan to move the vet practice to Upton house. One of the main benefits of moving the practice is the onsite parking and opportunity to expand the business..

**PLN To approve and sign the minutes of the meeting held on the 31st March 2025.
7/25 (Agenda item 8)**

RESOLVED: that the minutes of the Planning Committee meeting held on 31st March 2025 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 9).

8/25

NONE

PLN District Councillors' Reports.

9/25

District Councillor Steve Bridger was unable to attend the meeting but sent the following report.

THE BATCH

North Somerset Council has served papers to challenge the inspector's decision at the High Court. The two grounds of challenge are as follows. Persimmon are already aware and will rebut the challenge.

Ground 1 - The Inspector misunderstood and misapplied the First Defendant's policy by applying the exception test notwithstanding the proposal had failed the sequential test and local and national policy would rule out the development of sequentially preferable sites.

Ground 2 - The Inspector's conclusion that the development could be made safe for its lifetime is (a) irrational, alternatively (b) is not supported by any or any adequate reasons.

BOXBUSH FARM

This will be an officer delegated decision. Issue of the connecting paths from this site to the re-located rugby pitches so that we can be joined up about optimising the community benefit going forward.

STOWEY ROAD APPEAL

I had inquired why a decision was taking so long. The appellant submitted the Batch decision for obvious reasons, and NSC countered this by submitting the Moor Lane, Backwell appeal decision (where an Inspector agreed with NSC on flood risk). Natural

England reiterated its objection on 25 April (mainly bats). PINS invited the applicant to respond to the objection by 5 May. PINS seem to now be keen to determine the appeal, so we should anticipate a decision soon.

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3349043>

RECTORY FARM

There are still outstanding issues with St Modwen's Reserved Matters application. The developer has submitted further amended plans following engagement with Natural England on ecology matters. North Somerset Council asked consultees to comment by 14 May – with the PCs comments to follow after you meet this evening. Separately, the developer will start 'commencement works' shortly to the public highway (Chescombe Road). Provided the works do not require planning permission and are not within the red line and not classed as 'development' these works are able to be carried out under the Highways legislation. However, the developer should not be implementing the outline planning approval as there remain pre-commencement conditions which haven't been discharged yet. All a bit confusing.

Finally, we are at the business end of the development of the new LOCAL PLAN 2040. At its meeting on 18 June, the (NSC) Cabinet will be asked to approve proposed residential and employment allocations. You will recall the consultation earlier this year and the response the PC submitted in response to indicative allocations – mainly in Claverham. Wendy and I have now been briefed on this and can now confirm that none of these allocations will come forward as housing allocations. There are no new allocations in Yatton bar the additions of the (allowed appeal) Rectory Farm site (not The Batch) and the Oxford Instruments site (which was not originally proposed for carry forward as there was no evidence of deliverability. This is has obviously now changed with Woodstock Homes promoting the brownfield site.

Any additional sites / approvals will count towards the 'windfall' figure – e.g. Boxbush Farm (if approved).

On 10 September the Cabinet will approve a revised Reg 19 Local Plan document for consultation and submission to PINS for examination.

District Councillor Wendy Griggs reported that Yatton Infant School rebuild is coming along well.

PLN Planning Applications (Agenda Item 11)

10/25

i) 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 **approval** of application **21/P/1727/FUL** with the condition that there should be no management company involvement and that all roads are made to a standard that renders them adoptable by North Somerset Council.

Reason for Recommendation: The development improves the street scene. Following a site visit councillors are reassured that steps have been taken to mitigate their concerns of the exit onto the B3133. The councillors would like reassurance that the roads will be adopted due to problems arising from unadopted roads. The councillors insist that the residents are allowed to determine the management of amenities and infrastructure on the site themselves.

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) Amended Plans - 23/P/0238/RM - Land At Rectory Farm, Chescombe Road, Yatton -
Reserved matters application for layout, scale, appearance and landscaping in relation to

the erection of 98 dwellings, provision of open space, landscaping, car parking and associated infrastructure pursuant to the outline planning consent ref 21/P/0236/OUT (Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval - approved under appeal reference APP/D0121/W/21/3286677)

RESOLVED: that councillors recommended **refusal** of application **23/P/0238/RM**.

Reason for Recommendation

Yet again the amendments do not address any of the Parish Council's previous concerns. Therefore, Councillors strongly reiterate the previous comments they have submitted recommending refusal of this application.

Yatton Parish Councils Comments from Planning meeting 3rd June 2024

Yatton Parish Council voted to recommend refusal.

Reason for Recommendation: The only amendments Councillors could find were the addition of a play area, community orchard/wildflower meadow and rearrangement of footpaths. Therefore, Councillors strongly reiterate the previous comments they have submitted recommending refusal of this application. They would also like to raise their concerns of the unfenced play area next to the attenuation pond.

Yatton Parish Councils Comments from Planning meeting 23rd October 2023

Yatton Parish Council voted to recommend refusal.

Reason for Recommendation: The Parish Council recommend refusal of these amended plans because they do not address the significant issues this site presents regarding insufficient infrastructure, poor road access and unaddressed drainage provision issues. The housing on the development is too dense and too close to the Strawberry Line causing significant harm to both wildlife and biodiversity. The Parish Council wish to fully endorse and support the comprehensive and knowledgeable comments that have been made by YACWAG.

Yatton Parish Councils Comments from Planning meeting 3rd April 2023

Yatton Parish Council voted to recommend Refusal.

Reason for Recommendation:

The Parish Council wished to highlight that at the appeal for the outline development of this site the Planning Inspector acknowledged the harm it would cause to wildlife but on balance considered that the lack of North Somerset Council five year housing supply and the benefit of the additional housing would bring outweighed this harm.

In light of this the Parish Council completely agree with the comments that have been made by YACWAG regarding the layout of the development which does not match the approved outline application. The Reserved Matters site layout shows the southern boundary bringing the development into close contact with the Strawberry Line and has very much reduced the buffer zone between the development and the Strawberry Line. As a result, it has increased the harm to the SSSI, local wildlife and biodiversity. In addition, the orchard area is shown as smaller in this application compared with that approved at appeal. YACWAG have fully explained the impacts on bat populations and biodiversity of this disregard of the site layout that was approved at appeal. A development that was acknowledged by the Planning Inspector as harmful to wildlife and biodiversity has now been made much worse by the scale of the housing and infrastructure at its closest point to the Strawberry Line. The Parish Council consider the choice of building the entire development in red brick to be completely inappropriate for the rural setting and are astounded that more thought and imagination has not been put into the materials used for the houses. It will create an 'urban' blot on the

landscape in much valued countryside setting and Councillors strongly urge the developer and North Somerset Council to work on bringing forward an alternative and much more acceptable and varied scheme for that location.

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:

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.

iii) **25/P/0493/FUL - Upton House, 8 High Street, Yatton, BS49 4JA** - Proposed change of use of existing Ground Floor retail shop/takeaway (Class E/Sui Generis) to form a Veterinary Practice (Class E) with ancillary First-Floor residential accommodation. Creation of enclosed bin and bike stores.

RESOLVED: that councillors recommended **approval** of application **25/P/0493/FUL**.

Reason for Recommendation: It is a well thought out application that makes improvements to the building. The councillors ask that consideration of residents is taken regarding potential noise from animals.

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 Householder Planning Applications

- 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/0634/FUL - Sainsbury's Supermarkets Ltd, 2 Arnolds Way** - Proposed installation of an Automated Teller Machine (ATM) on the front (Southern) elevation of the new Sainsbury's store.

RESOLVED: that councillors recommended **approval** of application **25/P/0643/FUL**.

Reason for Recommendation. It is a good provision for residents at that end of the village.

v) **25/P/0646/ADV - Sainsbury's Supermarkets Ltd, 2 Arnolds Way** - Advertisement consent for 3 no. non-illuminated totems, 1 no. illuminated totem, 1 no. illuminated ATM sign, 2 no. illuminated welcome wall signs, 1 no. illuminated Sainsbury's sky sign, 1 no. illuminated 'bus stop' projecting sign, 1 no. non-illuminated car park information sign, 2 no. non-illuminated window signs and various car park signage.

RESOLVED: that councillors recommended **refusal** of application **25/P/0646/ADV** unless the illumination is limited to the store's current opening hours.

Reason for Recommendation. The Parish councillors agreed with the public comments that the light would be a disturbance to local residence and wildlife and that it was unnecessary for the signs to be illuminated when the store was closed.

vi) 25/P/0659/FUH - Hedgerows, Streamcross, Claverham, BS49 4QD - Demolition of existing conservatory and proposed erection of single storey rear extension with internal garage conversion. External material alterations including new render and change to white UPVC windows. Replacement of existing bay window roof with pitched roof.

RESOLVED: that councillors recommended **approval** of application **25/P/0659/FUH**.

Reason for Recommendation. The extension enhances the living space of the property with no impact to the street scene.

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 Householder Planning Applications

- 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.
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- 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.

vii) 25/P/0817/LBC – Court Farmhouse, 23, Chescombe Road, Yatton, BS49 4EN - Replacement of existing path with new Sandstone paving slabs to match existing patio.

RESOLVED: that councillors recommended **approval** of application **25/P/0817/LBC** as long as North Somerset Conservation Officer is happy with it.

Reason for Recommendation – the councillors felt the new paving was an improvement to the property.

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 involving paving, patios and/or driveways, use water-permeable materials.
- To limit the use of artificial grass.

viii) 25/P/0835/FUL - 41 Chescombe Road, Yatton, BS49 4EU - Erection of 1no. attached dwelling with associated works.

RESOLVED: that councillors recommended **refusal** of application **25/P/0835/FUL**.

Reason for Recommendation. The councillors felt that the application was cramped and an over development of the site.

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.

Green Measures Recommended for Householder Planning Applications

- 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.
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- 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.

11/25

Contractors will be on site for 2 days from 2nd June to make all of the existing 20mph repeater signs 'back-back' and will also add a few more.

PLN Clerk's Report

12/25

None

PLN Future Agenda Items for Consideration.

13/25

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

Chairman

____/____/2025