

Draft Minutes
of the Meeting of the
Planning Committee
Monday 23rd June 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 20.03 p.m.

Present: Councillors Steve Humphrey, Steve Lister, Ann Hodgson, Jessie McArdle, Bryan Thomas and Roger Wood.

Also in attendance: Lucy Kehoe as Committee Clerk, District Councillor Steve Bridger.

FOR DECISION

PLN Apologies for Absence.

14/25

Apologies had been received from Parish Councillors Chris Jackson, David Crossman, Peter Lomas, Graham Humphreys and Bryan Thomas and District Councillor Wendy Griggs.

PLN Declarations of Interest and to consider any written applications for

15/25 dispensations (Agenda Item 5).

NONE.

PLN Public Participation

16/25

NONE

PLN To approve and sign the minutes of the meeting held on the 19th May 2025.

17/25 (Agenda item 8)

RESOLVED: that the minutes of the Planning Committee meeting held on 19th May 2025 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 9).

18/25

The Committee Clerk reported that Appeal Ref: APP/D0121/W/24/3349043 (17/P/1754/O Land off Stowey Road, Yatton, North Somerset - Outline planning application for access with all other matters reserved for up to 34 dwellings with associated open space and ancillary works) has been **dismissed** and planning permission for up to 34 no. dwellings including 10 no. affordable dwellings (30%), vehicular access from Stowey Road and associated works is **refused**.

PLN District Councillors' Reports.

19/25

District Councillor Steve Bridger reiterated the news that the Stowey Rd Appeal has been dismissed.

North Somerset cabinet have approved plans for the housing allocation to be included in the Local Plan. They have not included any sites in Yatton or Claverham. However there is a proposed development by Latimer at land north and west of Claverham High Street and public consultation is being arranged for 10th July at Claverham Village Hall..

PLN Planning Applications (Agenda Item 11)
20/25

- i. **25/P/1045/LBC - Land At Box Bush Farm, North End Road, Yatton** - Listed building consent for the demolition of curtilage listed agricultural buildings and internal boundary walls. Dismantling and re-construction of the curtilage listed North-east boundary wall on a like for like basis to the North End Road frontage.

RESOLVED: that councillors recommended **approval** of application **25/P/1045/LBC** with a request the North-east boundary wall will be re-constructed using the original stones or at least with local limestone.

Reason for Recommendation:

The councillors appreciated the North-East Boundary wall is being realigned to create a safer exit on to the B3133 from the new development at Box Bush Farm. They were very keen to have the wall reconstructed in local limestone so no negative impact to the street scene.

The listed buildings need to be demolished for planning application 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).

- ii. **25/P/1048/FUH - 22 Wemberham Crescent, Yatton, BS49 4BE** - Proposed conversion of existing detached outbuilding to form an annexe including the enclosure of canopy porch, fenestration alterations and addition of velux windows and PV panels.

RESOLVED: that councillors recommended **approval** of application **25/P/1048/FUH**.

Reason for Recommendation: The existing outbuilding is at the rear of the property so converting to an annexe will have no adverse impact to the street scene. It was also noted that other properties in the street have outbuildings in the gardens.

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/0795/FUL - 14 High Street, Claverham, BS49 4NB** - Proposed change of use of existing ground-floor hot food takeaway (Class Sui Generis) to form 1no. 2-bed flat (Class C3). Alteration of existing frontage and facilitation of bin and bike storage.

RESOLVED: that councillors recommended **approval** of application **25/P/0795/FUL**.

Reason for Recommendation: At the time of the meeting there were no comments from the public against the change of use. Though the councillors thought it unfortunate to loss a business opportunity they agreed accommodation was needed in Claverham.

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.
- When making alterations to gutters and downpipes, install a rainwater butt.
- 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.

PLN Yatton High Street Pedestrian Improvement Group Report.

21/25

Councillor Chris Jackson asked the clerk to report that the only outstanding work is reseeded of the grass patch outside the coop. The contractors are waiting for the appropriate weather for successful result.

As the project is almost complete there is no need for this agenda item on every planning committee meeting.

PLN Clerk's Report

22/25

- i) Double Yellow Lines on Corner of Chescombe Road and Yatton High St – A high Street Improvement Request Form was submitted 2024. North Somerset hope to inform us of the outcome shortly.
- ii) The planning application 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) has been approved by North Somerset Council. The following condition was included:
The illuminated signage hereby permitted shall not be illuminated between the hours of 22:00 hours and 07:00 hours unless otherwise agreed by the Local Planning Authority in writing.
- iii) Next planning committee meeting will be 21st July 2025 and provisional date for the following one is 18th August 2025.

PLN Future Agenda Items for Consideration.

23/25

Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

____/____/2025