

Draft Minutes

of the Meeting of the

Planning Committee

Monday 21st July 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.32 p.m.

Present: Councillors Gordon Gibson, Graham Humphries, Steve Humphrey, Chris Jackson, Steve Lister, Peter Lomas, Ann Hodgson, Bryan Thomas and Roger Wood.

Also in attendance: Clerk Aleana Baird, one representative from Lichfields and one from Latimer (a part of Clarion Housing Association) and 48 members of the public.

Chair Steve Humphrey gave an introduction to the meeting highlighting the role the Parish Council plays in the planning process.

A PRESENTATION BY LICHFIELDS FOR A DEVELOPMENT OF 120 DWELLING OFF THE HIGH STREET IN CLAVERHAM.

The presentation outlined the features of the proposed development, which was 100% affordable, 100% net zero homes with a tenure mix of social rented, affordable rented and shared ownership. The housing was a mix of mostly two and three bedroom dwellings and a small number with four bedrooms. They highlighted the issues with the ability of North Somerset Council to meet the increased housing requirements the Government had implemented given the constraints of the flood risk and green belt in the county. They gave an overview of the proposed development layout, its constraints, how they plan to mitigate these and how they believe it is a sustainable site that will bring the benefit of much needed housing of this type to the area. They also spoke regarding highways, drainage and flood prevention, provision of a local shop, green infrastructure, mitigation for bats, parking provision and the sensitivity of the Grade II listed St Barnabas church.

Chair Steve Humphrey invited members of the public to ask any questions or comment on the presentation. A number of attendees spoke regarding their concerns and objections to the potential development. The concerns raised were focused on highways and the constraints of the narrow country road access to the site, large increase in traffic movements, increase in accidents, the hazards of the junction at the High Street and Claverham Road and increased danger to cyclists, horse riders and pedestrians on the lanes. The increased traffic would also have a wider impact on Bishops and Claverham Road.

There were also concerns surrounding on-street parking in the High Street around the proposed shop, congestion when there are problems on the M5 and the narrow pavements along the walk to the primary school from the site.

The capacity of Court De Wyck school to accommodate such a large development in a small village was questioned. The construction phase and how this was managed with large vehicles travelling along such narrow roads with no pavements was deemed very hazardous. The development would mean the loss of agricultural fields and loss of food production.

The issue of flooding was also raised as there had been properties flooded on Jasmine Lane and road surface damage from flood water and this development would increase the risk of this happening more often as climate change advances. It was commented that the proposed attenuation pond was located on land where the water naturally drains in the opposite direction to the pond with pumping being the only option to address this.

The proposed development was not a site designated in the Claverham Neighbourhood Plan and the proposed site whilst offering a much need type of housing was in the wrong place. A spokesperson asked the members of the public to give a show of hands for all those who opposed the development, those present as members of the public raised their hands.

Chair Steve Humphrey invited members of the Planning Committee to ask questions or comment. A number of Councillors spoke and raised concerns about the road access especially for emergency vehicles, further pressure on the very stretched medical facilities and school places.

There was a comment expressing dislike of consultations that are then included in Community Consultation Documents because it is too early in the planning process to be presenting what can change considerably by the time it becomes a planning application. The presentation stated that there were no ecology constraints on the site but it is actually designated as Density B (and very close to a Density A location for Lesser Horseshoe bats) in the North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document. This was very important constraint. It was also questioned what will change as a result of the presentations this evening and in Claverham Village Hall. The representatives stated that Highways issues were the biggest issues for them to overcome.

A Councillor asked if the developer owned the land already. The representatives stated that they have an option to buy it if planning permission was granted.

FOR DECISION

PLN Apologies for Absence.

24/25

Apologies had been received from Parish Councillors David Crossman, Jessie McArdle and District Councillors Steve Bridger and Wendy Griggs.

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

NONE.

PLN Public Participation.

26/25

Members of the public spoke after the above presentation.

PLN To approve and sign the minutes of the meeting held on the 23rd June 2025. 27/25 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 23rd June 2025 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 6).

28/25

NONE.

PLN District Councillors' Reports.

29/25

NONE.

PLN Planning Applications. (Agenda Item 8).
30/25

- i) **25/P/1237/FUH - Bridge House Farm, Claverham Drove, Lower Claverham, BS49 4PX**
- Proposed erection of a two-storey side extension with a rear dormer following demolition of the existing single storey side element.

RESOLVED: that councillors recommended **approval** of application **25/P/1237/FUH**.

Reason for Recommendation: the proposed extension was an attractive design that blended well with the existing dwelling and was an improvement to the property. It was in a secluded setting and had no negative impact on the street scene or neighbouring properties. There were no objections to the application at the time it was reviewed by the Parish Council.

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.

- ii) **25/P/1279/FUH - 38 Derham Park, Yatton, BS49 4EA** - Proposed loft conversion and hip to gable roof enlargement with 1no. rear dormer and 3no. rooflights to the front elevation. Erection of a first floor above the attached existing garage for a workshop area.

RESOLVED: that councillors recommended **approval** of application **25/P/1279/FUH**.

Reason for Recommendation: the proposal overall was an improvement to the property and there were no objections at the time it was reviewed by the Parish Council. There were some concerns expressed with the proposed alterations in regard to overlooking from the rear of the property into the properties on Mendip Road that the dwelling backs on to.

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 Clerk's Report

31/25

i) 23/P/0238/RM – Land at Rectory Farm, Chescombe Road Yatton. Reserved matter application for layout, scale, appearance and landscaping in relation to the erection of 98 dwellings. This has been approved.

ii) 25/P/0441/PIP – Land to the west of Orchard Bank Stables, Streamcross, Claverham. Permission in principle for the erection of a self-build dwelling. Withdrawn by the applicant.

PLN Future Agenda Items for Consideration.

32/25

Reviewing Yatton and Claverham Neighbourhood Plans (next agenda).

Chair of Committee

___/___/2025