

Draft Minutes
of the Meeting of the
Planning Committee
Monday 18th August 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.04 p.m.

Present: Councillors Gordon Gibson, Steve Humphrey, Chris Jackson, Peter Lomas, Ann Hodgson, Jessie McArdle and David Crossman

Also in attendance: Committee Clerk Lucy Kehoe, 3 members of the public

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

FOR DECISION

PLN Apologies for Absence.

33/25

Apologies had been received from Parish Councillors Graham Humphreys, Roger Wood, Bryan Thomas and Steve Lister and District Councillors Steve Bridger and Wendy Griggs.

PLN Declarations of Interest and to consider any written applications for 34/25 dispensations. (Agenda Item 5).

Cllr Chris Jackson declared the garden of 1 Woodmill is visible from his property so will abstain from voting on item 8ii.

Cllr David Crossman declared friendship with landowners of Land South of Yew Tree Farm so will abstain from voting on item 8i.

PLN Public Participation.

35/25

The applicant of 25/P/1515/FUH spoke in support of the application. He explained the existing conservatory is 20 years old and leaking so needs replacing. They decided they would prefer to replace with a living space that is usable all year round.

The applicant of 25/P/0733/FUL spoke in support of the application. He stated that it isn't an expansion of the club but a consolidation and improvement of storage.

PLN To approve and sign the minutes of the meeting held on the 21st July 2025. 36/25 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 21st July 2025 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 6).

37/25

NONE.

PLN District Councillors' Reports.

38/25

NONE.

***** Chairman Steve Humphrey proposed they rearranged the order of the applications bringing 25/P/1515/FUH and 25/P/0733/FUL forward.**

RESOLVED; the order was changed to 8ii, 8iii, 8i, 8iv.

- i) 25/P/1515/FUH - 1 Woodmill, Yatton, BS49 4QG - Demolition of existing conservatory and proposed erection of a side and rear wrap-around extension.**

RESOLVED: that councillors recommend **supporting** application **25/P/1515/FUH** for the following reasons.

Reasons for Recommendation – The proposed extension improves the property, has no impact on the street scene and as it is a single storey extension it doesn't affect the privacy of neighbouring 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.

- ii) 25/P/0733/FUL - Woodspring Wings Model Aeroplane Club, Claverham Drove, Lower Claverham - Proposed removal and replacement of existing clubhouse with a purpose-build converted container alongside the siting of 1no. new storage container.**

RESOLVED: that councillors recommend **supporting** application **25/P/0733/FUL** for the following reasons.

Reasons for Recommendation – The site is not visible from the road as screened by trees so no visual impact to Claverham Drove. The proposal is an improvement to facilities of a popular community club that the parish council wish to support.

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

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- For any project, install one or more electric vehicle charging points if feasible.
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- 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/1418/FUL - Land To South Of Yew Tree Farm, Yew Tree Lane, Kingston Seymour, BS21 6XG** - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99MW(AC) with connection to new substation located on land to south of Puxton Road, Puxton; works to include mounting system, inverters, substations, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years.

The councillors were divided on this application seeing both the importance of renewable energy as well as the need for agricultural land and concerns for the impact on the landscape.

RESOLVED: that councillors recommend **refusing** application **25/P/1418/FUL** for the following reasons.

Reasons for Recommendation – The councillors feel it is a very large development, taking up valuable agricultural land. There are several bridleways and footpaths through the site which would be spoilt. The remains of a Roman Villa are on the edge of the site.

- iv) **25/P/1394/FUL - The Little Field Farm, Streamcross, Claverham, BS49 4QA** - Change of use of land from agricultural to domestic (C3) and erection of a detached garage/outbuilding with associated works.

*** Councillor David Crossman asked Councillors if they would suspend the meeting to allow him to ask the applicant a questions about the applications.

RESOLVED: to suspend and then reconvene the meeting to allow Councillor Crossman to question the applicant.

RESOLVED: that councillors recommend **supporting** application **25/P/1394/FUL** for the following reasons.

Reasons for Recommendation - The councillors wish to support local farmers and this application is improving the self-sufficiency of the property by providing space for a biomass boiler.

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

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- 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.
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PLN Clerk's Report

40/25

i)Neighbourhood Plan

The Clerk read the following from Cllr Steve Lister in his absence.

Currently a questionnaire that was shared kindly to myself by Chris [Jackson] has been reviewed and updated following developments in the village since last used and reviewed generally to consider the feedback knowing that this is to be compared to the previous Neighbourhood Plan. This is under final review to be shared as a combination of online, and a printed out version. This will be collected over a proposed month period to allow the village to have time to respond. Places across the village have been identified and agreed to be used, with more to be finalised prior to release.

Within this questionnaire, there are options for further feedback which will support the comparison between the previous neighbourhood plan, and the potential need for a new one. Along with hoping to hear from more people in the village who may want to support.

ii) Decision Notices

21st July 2025 Yatton Parish Council recommended approving application 25/P/1279/FUH. North Somerset Council have refused the application.

PLN Future Agenda Items for Consideration.

41/25

Reviewing Yatton and Claverham Neighbourhood Plans (next agenda).

Chair of Committee

____/____/2025