

Draft Minutes
of the Meeting of the
Planning Committee
Monday 22nd September 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.13 p.m.

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

Also in attendance: Committee Clerk Lucy Kehoe, District Councillor Steve Bridger, 2 representatives from Alliance Homes, 2 representatives from Stockwood and 1 member of the public

Chair Steve Humphrey welcomed everyone to the meeting and introduced himself, the Yatton Parish Council Chair and the committee clerk.

**A PRESENTATION ON THE DEVELOPMENT OF THE FORMER OXFORD
INSTRUMENTS SITE.**

The presentation outlined the features of the proposed development, which was 100% affordable, with a tenure mix of social rented and shared ownership. The housing was a mix of one, two, three and four bedroom dwellings. 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.

Chair Steve Humphrey invited members of the Planning Committee to ask questions or comment.

A councillor asked if they had thought of a name for the development. A representative replied they hadn't and were happy to receive suggestions for the development and road names from Yatton Parish Council.

A councillor expressed their concern of the parking on the frontage of properties on Wemberham Lane giving an urban look to the street scene rather than a rural one.

Concern was expressed about the increase in street parking on Wemberham lane and the impact on residents exiting The Lawns.

FOR DECISION

PLN Apologies for Absence.

42/25

Apologies had been received from Parish Councillors Graham Humphreys, David Crossman, Bryan Thomas and Steve Lister and District Councillor Wendy Griggs.

**PLN Declarations of Interest and to consider any written applications for
43/25 dispensations. (Agenda Item 5).**

None

PLN Public Participation.

44/25

The applicant of 25/P/1635/FUH introduced himself and stated happy to answer any questions the councillors may have.

PLN To approve and sign the minutes of the meeting held on the 18th August 2025. 45/25 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 18th August 2025 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 6).

46/25

NONE.

PLN District Councillors' Reports.

47/25

District Councillor Steve Bridger informed us Wain Homes have started a consultation on a proposed development Land North of Claverham Road and local residents are receiving leaflets.

PLN Planning Applications. (Agenda Item 8).

48/25

- i) **25/P/1635/FUH - 130 Stowey Road, Yatton, BS49 4EB** - Demolition of the existing garage and small entrance porch. Proposed erection of a two storey side extension with integral garage and single storey rear extension. Addition of a timber brise soleil to south facing elevation together with internal reconfiguration and works.

RESOLVED: that councillors recommend **supporting** application **25/P/1635/FUH** for the following reasons.

Reasons for Recommendation – The extension does not have an adverse impact on the street scene and there is plenty of space to accommodate the work. The councillors were pleased to see the attention given to making it environmentally friendly.

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/1747/LBC – Yatton Railway Station, Station Road, Yatton, BS49 4AJ.** Listed building consent for proposed redecoration and restoration works to include re-painting of various surfaces to restore the colour scheme to Great Western Railway colours from pre1948 (GWR light stone, dark stone purple brown, factory brown with elements of black and white). Restoration of ladies WC door on the 'down' platform and replacement of the gentleman's WC door on the 'up' platform. Re-instate the dagger boards on the Penzance end of the 'up' platform.

RESOLVED: that councillors recommend **supporting** application **25/P/1747/LBC** and would be grateful if Great Western Railway and Network Rail restored the Footbridge to its former glory by reinstating the footbridge canopy.

Reasons for Recommendation - The redecoration and restoration work will improve the station appearance, enhancing the first impression of Yatton for visitors arriving by train.

PLN Clerk's Report

49/25

Next planning meeting will be either 20th October or 10th November

PLN Future Agenda Items for Consideration.

50/25

Reviewing Yatton and Claverham Neighbourhood Plans.

Chair of Committee

___/___/2025