

Minutes

of the Meeting of the

Planning Committee

Monday 20th October 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.03 p.m.

Present: Councillors Steve Humphrey, Chris Jackson, Peter Lomas, Graham Humphreys and Roger Wood.

Also in attendance: Clerk Aleana Baird, District Councillor Steve Bridger, 3 representatives from Wain Homes and in excess of 80 members of the public

Chair Steve Humphrey welcomed everyone to the meeting and introduced himself, the Yatton Parish Council Chair Chris Jackson and the Clerk. The Chair asked those present to allow the presentation to take place without comment. He would open it up to Councillors and then members of the public once the presentation was finished.

A PRESENTATION BY WAIN HOMES FOR A DEVELOPMENT ON LAND NORTH OF CLAVERHAM ROAD.

The Wain Homes presentation began with an overview of the company. They were a small to medium size family owned developer covering three parts of the country with the nearest branch being the Severn Valley which had been established for seven years. The company ethos was to deliver high quality sustainable homes with a core value of creating communities. They had created the Wain Foundation that supported funding for local groups and events.

The planning context for this proposed development was in response to the lack of five year housing supply in North Somerset. North Somerset Council had failed to reach the mandatory target by 3,000 over the term of the Core Strategy Local Plan. The company acknowledged there were hard constraints in regard to the proposed site off Claverham Road but believed these could be overcome by technical and ecological evidence. Wain Homes proposal for the site was to build 130 homes (30% affordable) on half of the site with the remainder being left for landscaping and green space in order to comply with the required minimum 10% biodiversity net gain. The access was by a T-junction onto Claverham Road with the built part of the site being closest to the road. The green space part of the site included attenuation ponds, green spaces and dark corridors. They planned to submit a full planning application by the end of 2025 including required reports on biodiversity & ecology, accessibility review and drainage. A public consultation had been carried out and where possible the feedback included within the plans. The representative from Wain Homes said that they would continue to work with Yatton Parish Council in the run-up to the full planning application.

Chair Steve Humphrey thanked Wain homes for the presentation and invited members of the Planning Committee to ask questions or comment.

Councillor Graham Humphreys asked if the houses in their newsletter reflected the design for the Claverham Road development as he felt the design was bland. Wain Homes stated

that they would welcome any comments on the housing type, size and materials to be used in their design.

Parish Council Chair Chris Jackson wished to make it absolutely clear that the Parish Council have not worked with Wain Homes in any respect at all. He then asked for clarification that if the Public Consultation that had taken place was to seek comments on the principle of development on that land and the comments were overwhelmingly against developing the site what their view was in proceeding with a planning application. Wain Homes admitted that objections to the development would not stop a planning application being submitted.

** Interruption by a member of the public commenting on the drainage of the site.

Councillor Chris Jackson then asked why they were only using half of the site for built development. He highlighted that the developer Newland Homes who had built on the Claverham Ltd site had assured everyone that they would not build on the north field at the time their application was being considered but once approved and building began came back with a second phase on that north field.

Wain Homes argued that the other half of the site must comply with the 10% biodiversity net gain and this would be safeguarded for thirty years as part of the planning conditions.

Councillor Chris Jackson stated that there was new legislation in progress that would allow the biodiversity net gain on any development site to be provided 'off site'.

Wain Homes argued that North Somerset Council could make it a legal obligation to provide this 'on site' through the planning process. However, Wain Homes would not give a guarantee that the land would not become subject to a second phase in the future.

Councillor Chris Jackson commented that Claverham Road was a very eclectic mix of houses and a development of 'Legoland' design houses would not fit with the properties along the road.

Planning Committee Chair Steve Humphreys opened up the meeting for members of the public to comment or ask Wain Homes questions.

Twenty one members of the public spoke about the presentation as follows:

- The projected traffic volumes were massively underestimated.
- Claverham Future - the development was unwelcome, poorly located, had no facilities, no employment and was not sustainable. It had not been properly consulted on and was contrary to the Claverham Neighbourhood Plan. Claverham Future was not a 'nimby' group, they had been supportive of the original development on the brown field site of Claverham Ltd/UTC Aerospace until the developer broke their promises on the second phase.

The highway infrastructure was unable to be changed and the increased commuter traffic would make Claverham Road more unsafe and hazardous for pedestrians. A protracted construction would cause many issues for the village.

A show of hands was requested for all those against the development. All members of the public raised their hands and gave a round of applause.

- The developer Latimer had stated that the site being brought forward by Wain Homes was unsuitable due to wildlife constraints, being in the flood zone and the poor access.

Wain Homes stated it was not in the flood zone and the access (exact position to be decided) would have to be demonstrated as safe through the planning process and

the wildlife would be provided for using buffers and full details of mitigation would be within the application documents.

- It was highlighted that the fields flood now and under the 2050 risk of flood mapping if no development took place the flooding would be half way up the gardens of the existing properties. There was also a stream and springs in the fields and if the development took place it would cause flooding on the existing properties as well as those built in the future.

Wain Homes stated they will have to provide a site specific SuDS (Sustainable Drainage System) to mitigate flood risk. They are not allowed to cause any flood impact on existing dwellings.

- It was highlighted that the land drainage rate paid by farmers to maintain the internal drainage ditches and rhynes will be reduced by development on green field sites. Was this going to be addressed by the developer's financial contributions? Wain Homes stated they had not spoken with the internal drainage board yet but realised through the pre-application advice that this was something they would need to do.
- The resident had lived close to the site for over forty five years and highlighted that the fields in question flood with two or three inches of water every year and in addition had springs. The developer should not use computer modelling for these investigations they should use on the ground surveys over an entire year. Taking data from the driest summer for many years was totally inadequate.
- The building of 130 houses would cause a tremendous burden and impact on Claverham Road and the network leading to it with the many trips that would be needed in construction.
- Will there be more than one access to the development? Wain Homes – No only one.
- Will there be access for farmers across any of the site and how will maintenance be carried out on the pylon/transformer as access will be needed and how would this be done if the ground was flooded? Wain Homes – No comment at this stage.
- If the development is approved there will be many young families living there and the pavements along Claverham Road are very narrow and undulating, are there any improvements planned? Wain Homes – There will be an Accessibility Review and this will be investigated as part of that process.
- Due to the very narrow pavement there could be serious incident. Did Wain Homes have a risk assessment for prevention of hitting pedestrians? Currently, a bus and a car cannot pass each other without mounting the pavement. Wain Homes – The Accessibility Review will assess pedestrian safety.
- There is a 7.5 weight limit on Claverham Road, it is consistently ignored and adds to the hazards for pedestrians.
- Will the schools have capacity for the influx of children? Wain Homes – This has not been assessed yet.
- The pavements are so narrow two people cannot walk side by side.
- The representative from Wain Homes rather than their planning consultant was asked to speak up and represent the builders.
- A guarantee was requested that they would not build a second phase in the future.
- Was the demolition of the farmhouse and the removal of hedges legally compliant? Wain Homes – Do not own the land and the demolition was nothing to do with them.
- The development was very close to existing homes and it would negatively impact on privacy, property value and views. Wain Homes – There will be landscape buffers and when the planning application is submitted it will be possible to work out the distances from existing properties to the development.

- The doctors surgery was already very overstretched and further developments will exacerbate this. Wain Homes – The planning application details will cover this.
- The development site is outside the settlement boundary and is purely a speculative development.
- Why do Wain Homes think that this development will be successful when the one that was next to Hangstones was refused twice at appeal on flooding, biodiversity and landscape impact? Wain Homes – Because it was only applied for in outline and if it had been a full application then the details of how those issues would be mitigated would have potentially provided a different outcome.

****This section of the meeting concluded at 8.25 pm and the representatives from Wain Homes and all members of the public left the meeting.**

FOR DECISION

PLN Apologies for Absence.

51/25

Apologies had been received from Parish Councillors David Crossman, Ann Hodgson, Steve Lister, Jessie McArdle and Bryan Thomas and District Councillor Wendy Griggs.

PLN Declarations of Interest and to consider any written applications for 52/25 dispensations. (Agenda Item 5).

NONE.

PLN Public Participation.

53/25

NONE.

PLN If the committee wishes to exclude the public for a particular agenda item, the 54/25 following resolution must be passed:

‘That the public be excluded from the meeting during consideration of agenda item(s) ... on the ground that publicity would be prejudicial to the public interest [by reason of the confidential nature of the business] or [for other special reason which must be stated].’

NOT REQUIRED.

PLN To approve and sign the minutes of the meeting held on the 22nd September 55/25 2025 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 22nd September 2025 were confirmed as a correct record and were signed by the Chair.

PLN Notification of Appeals (Agenda Item 6).

56/25

NONE.

PLN District Councillors' Reports.

57/25

District Councillor Steve Bridger gave an update on the following matters:

- The new Local Plan had been passed by the Cabinet at North Somerset Council. It would have a final consultation commencing shortly and ending just before Christmas. The comments from this final consultation will be taken with the final

plan to the planning inspector and it will take up to a year for the Local Plan to become fully adopted.

- There were no housing allocation sites including the Latimer site off the High Street in Claverham for the parish of Yatton apart from the former Oxford Instruments site.
- The Local Plan had a required housing number of 23,700 and the allocations within the plan were approximately 800 more than this required amount. The designation of service villages etc were not in the new plan because it had returned to using settlement boundaries i.e. in principle it was acceptable within the boundary but not outside of it.
- The former Oxford Instruments site planning application was now registered. It was a full application with 100% affordable housing. The site had previously had approval for housing in 2006 and 2011.
- It was anticipated that the Rugby Club new pitches and clubhouse would be completed for the start of the 2026 rugby season. The Rugby Club had received £165,000 in S106 funding that was available as a result of the North End developments. The top floor of the new clubhouse was for community use but how this would work was yet to be established.

Councillor Peter Lomas asked a question about the Westlink bus service costing of £50 per journey and if it was not used enough and only had a passenger fare of £2 per person how the service would continue. District Councillor Steve Bridger advised that it was subsidised by Bus Service Improvement Plan funding and he didn't know what was happening with the service beyond April 2026.

PLN Planning Applications. (Agenda Item 8).

58/25

NONE.

PLN To consider a name for the new development on the former Oxford Instruments 59/25 site.

The Committee discussed the name 'Avalon Place' suggested by the developer but highlighted that there was an Avalon Close off Wemberham Lane which may preclude the use of Avalon. Councillors suggested Oxford Place and Hillsea Place

RESOLVED: to submit Oxford Place and Hillsea Place as an alternative to Avalon Place.

PLN To consider road names for the new development on the former Rectory Farm 60/25 site.

The Committee discussed the suggested selection linked to railway references that had been made by the developer. They had no objection to the suffixes of 'acres' on the southern road and 'croft' on the northern road. However, they did not like any of the suggested prefixes named that linked to railways as they didn't match at all with the two suffixes. They liked names linked to planting along the Strawberry Line.

RESOLVED: to suggest 'Rosebay' (part of Rosebay Willow Herb) and 'Blackthorn' which could go with either of the suffixes suggested.

PLN Clerk's Report

61/25

i) A site visit by Graham Moir Associates was scheduled for tomorrow 21st October at 10.00 am if anyone wished to attend.

- ii) A notification of CIL from the Rectory Farm development had been received for £165,034. The funds had not yet been received and this would be formally reported at Full Council 10th November 2025.
- iii) The Clerk thanked District Councillor Steve Bridger for the contacts for Curo. She would write to them about the public artwork and recent anti-social behaviour at their properties on Stowey Road.

PLN Future Agenda Items for Consideration.
62/25

Reviewing Yatton and Claverham Neighbourhood Plans (next agenda).

Chair of Committee

___/___/2025