

Draft Minutes
of the Meeting of the
Planning Committee
Monday 17th November 2025

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.58 p.m.

Present: Councillors David Crossman, Gordon Gibson, Steve Humphrey, Chris Jackson, Steve Lister, Peter Lomas, Jessie McArdle and Bryan Thomas.

Also in attendance: Clerk Aleana Baird, District Councillor Wendy Griggs and three 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.

FOR DECISION

PLN Apologies for Absence.

63/25

Apologies had been received from Parish Councillors Ann Hodgson, Graham Humphreys and Roger Wood and District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
64/25 dispensations. (Agenda Item 2).**

Councillor Chris Jackson declared a non-registerable interest in agenda item 8i as he lived 150 meters away from the development site.

PLN Public Participation.

65/25

A member of the public spoke regarding the privacy and personal impact on their property of application 25/P/2043/FUL. They also spoke regarding their worries about the loss of wildlife habitat, the increase in footfall using the new proposed path into Horsecastle recreation park and a possible increase in anti-social behaviour in there. The development site was very close to a listed building and the impact of new estate on the curtilage and setting of that building was a concern. The mix of the proposed housing was also raised as a concern.

A member of the public spoke about the access into the proposed development of application 25/P/2043/FUL from North End Road. The concerns expressed were about road safety and how hazardous it will become with the two future developments of Oxford Instruments and the Rugby Club having entrance roads opposite each other and the other entrance roads to Dairy Close and Macquarie Farm Close being in such close proximity.

PLN If the committee wishes to exclude the public for a particular agenda item, the 66/25 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 20th October 67/25 2025 (Agenda item 4).

RESOLVED: that the minutes of the Planning Committee meeting held on 20th October 2025 were confirmed as a correct record and were signed by the Chair.

PLN Notification of Appeals (Agenda Item 5).
68/25
NONE.

PLN District Councillors’ Reports.
69/25

District Councillor Wendy Griggs gave an update on the following matters:

- She had attended a meeting with Alliance Homes who were proposing a development of 100% affordable housing on the former Oxford Instruments site. It include a mix of shared ownership which was in high demand, rented affordable housing which was also in demand and social rented housing for people on the housing register. This mix of houses was the same as in the affordable element of the Chestnut Park estate. The development also included apartments for disabled people. It was hoped that the criteria for allocating the housing would have a local connection element.

PLN Planning Applications. (Agenda Item 8).
70/25

i) 25/P/2043/FUL - Oxford Plasma Technology, North End Road, Yatton, BS49 4AP - Residential redevelopment comprising the demolition of existing buildings and the erection of 58no. houses; and associated access improvements; car parking; engineering works, and hard/soft landscape works.

RESOLVED: that councillors recommended **refusal** of application **25/P/2043/FUL** for the following reasons.

Reasons for Recommendation – The Parish Council have a number of key issues with the proposed residential development though they are fully aware that the principle of developing the site has already been established through past planning applications. All the issues the Council have are detailed in the following points. The main ones that formed the resolution of a refusal recommendation are underlined.

Highways

- It was noted that this application has no pedestrian crossing which had been a past request with all the previous planning applications for this site. This has now become even more crucial because the Rugby Club site opposite was to be development in due course.
- The pavement from the site should be extended as a continuous footway up to Macquarie Farm Close.

- The width of the roads within the site must be adequate in accommodating the inevitable on-street parking and emergency and refuse vehicles. There are existing new estates in Yatton where this has already proved a problem.
- Wemberham Lane was described as a 'vehicle conflict zone' that will be exacerbated by the development housing having direct access out on to the Lane and potentially adding to the on-street parking. It is currently widely used for on-street parking by users of the station and this causes poor visibility for anyone emerging from the side roads in Wemberham Lane because of parking right up to the entrances to side roads especially if it is a higher sided vehicle. This also makes navigating the lane for vehicles from the High Street/North End Road as hazardous as it is for those emerging from the side roads. It was suggested that a reduction in housing numbers would allow for all the development parking to be retained within the site.

Travel Plan

- It was noted that this document was incorrect. The X5 bus that is mentioned was no longer in service and the speed limit on Wemberham Lane was not 30mph, it had reduced to 20mph. It also states that the development site is immediately adjacent to the centre of Yatton implying it is close to the facilities when it is not. The Highways Consultants should be presenting information that is up to date and factually correct. If this application ended with determination being made by a third party they would be making the decision based on incorrect information.

Flood Risk

- It was noted with concern that both the Environmental Agency and North Somerset Council Flood Risk Management Team have both objected to the application and the Parish Council supports the contents of both reports. They also wished to highlight that there is currently a surface water flood issue which has been a problem for four or five years outside Dairy Close opposite the development site.

Housing Design

- The Parish Council were disappointed with the design of the houses. They were consistent with the standard stereotypical 'Lego' design that developers are putting up everywhere in the country. There is nothing about them that identifies them with the local area, they are simply bland and without a variety of different design styles and materials.

General Issues

- The plans reference 'indicative' locations for electric vehicle charge points which the Parish Council felt should be committed and not merely indicative, it implies it may be avoided.
- The Design and Access Statement highlights the engagement that took place with the Parish Council. The Council strongly object to this statement, it did not 'engage' with developer it listened to a presentation and made two comments; one about a name for the site and the other about the parking on Wemberham Lane and this was the first and only occasion that the developer has spoken to the Parish Council.
- The Parish Council urged Alliance Homes to talk to the Parish Council in regard to the path that is to lead from the site into Horsecastle play area. The Parish Council

are shortly taking over the management of the play area from North Somerset Council and in due course the ownership of the area.

- It is not clear who is taking over the management of any green space within the development i.e. is it Alliance Homes or a management company. The latter have a poor record from the experience on other developments.
- The Parish Council are concerned about yet another development in Yatton having to be accommodated by the same Doctors Surgery when residents struggle now to get appointments, in particular, if they don't have their own transport. A contribution in mitigation of this either in terms of transport schemes in Yatton, a future new surgery or even towards some Wellbeing services that may come forward at the currently closed Congresbury Surgery.
- A Councillor expressed concern about the mix of housing type.
- The Parish Council would welcome inclusion within the housing allocation process for priority to be given to people from the parish of Yatton.

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

Green Measures Recommended for Developers.

- Developers should commission a Building Performance Evaluation for the design, construction and handover stages of development.
- All new houses should come with an easy user guide to cover the heating and ventilation systems and controls, metering and energy generation.
- All developments should demonstrate actions taken to reduce resource use and maximise opportunities for reuse through the use of a Circular Economy model.
- All developments should demonstrate actions taken to reduce embodied carbon and, for large developments, a Whole Lifecycle Carbon Assessment should be submitted.
- Where feasible, new homes should not be connected to the gas grid; either a low carbon heat network or individual heat pumps should be included in all new homes as standard.
- Where feasible, 100% of the electricity demand for new residential developments should be met on-site.
- New residential streets should be suitably tree-lined in accordance with NPPF (2021) as standard, with further trees planted in community orchards and gardens. Developers should consult Town and Parish Councils and NSC's Tree Officer to identify opportunities for planting projects and ongoing maintenance.
- All new developments should demonstrate that they have adhered to the Biodiversity Mitigation Hierarchy and have achieved >10% net gain in biodiversity as required by the Environment Act (2021).
- All new developments should demonstrate that they are managing water across their site to create multifunctional "green" sustainable drainage systems.
- Active travel should be promoted through clearly marked and separated walking and cycling routes that link to public transport routes. Secure and weatherproof cycle storage should be incorporated in all developments.
- All developments should include or support allocated space for communal food growing.

- All developments of twenty-five or more dwellings should provide a 3D render, as part of the planning application, which can be “flowed through” on-screen in order to facilitate assessment of the street scenes, sight lines and views.
- All developments should use natural hedges in preference to walls and fences wherever possible.
- To include swift bricks within dwelling design to encourage this declining bird species or other species like house martins and swallows who nest in the same way.

Additional Recommended Inclusions for Developers

- to blend the new development sympathetically with the existing environment.
- to install public access defibrillators and bleed kits at strategic locations within the development.
- to limit the use of artificial grass.
- On developments where regular maintenance and upkeep of amenities such as grassed areas, children's playgrounds or footways is required to be undertaken, developers should not under any circumstances put in place a management company to oversee those activities. They should instead allow residents living on the development to manage such matters however they see fit.

ii) 25/P/2076/FUH - 18 Elborough Avenue, Yatton, BS49 4DT - Proposed removal of existing conservatory, front porch and side store. Erection of a single storey wraparound side/rear extension and new front porch.

RESOLVED: that councillors recommend **approval** of application **25/P/2076/FUH**.

Reasons for Recommendation – The proposed extension is of a design that has already been carried out on a number of other properties in Elborough Avenue. It had no detrimental impact on the neighbouring properties in terms of loss privacy or on the general street scene.

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.

PLN To consider commenting on the draft, updated North Somerset and Mendip 71/25 Bats SAC Supplementary Planning Document.

The Clerk had circulated comments that have been made by YACWAG on the above planning document prior to the meeting and they were also displayed on the evening. Councillors were very supportive of all the comments that were made by YACWAG and wished to submit this support to the consultation.

RESOLVED: to fully endorse the expert comments that were provided to the Parish Council by YACWAG and submit comments to the consultation in their support.

PLN To consider commenting on the final version of the Local Plan to 2039 prior to 72/25 its submission to the planning inspector.

The Clerk had circulated the response that had been drafted by Councillor Chris Jackson. They had drawn together previous comments that the Parish Council had made about the Local Plan 2041. Councillors commented on the draft in particular about the transport hub at the station which was deemed as a good benefit to the parish and if it offered free parking that could be extended by utilising the former Jewson's site this would help to reduce the problem of on-street parking by station users. The need to plan for the future in regard to medical facilities both in Yatton and district wide was imperative in light of the housing numbers for North Somerset. The location of a secondary school was discussed and the benefits it may bring to the children of Yatton in the future.

RESOLVED: to submit the comments drafted subject to the removal of 5) in the summary and the text referenced Schedule 4.

PLN To consider completing a Highways request form for the widening of the 73/25 pavement on Claverham Road between High Street and Village Hall.

Councillor discussed the reasons behind the agenda item which was centred around the decision by Court De Wyck School to close the rear entrance to the school. The closure of the access had been discussed at the Amenities & Properties Committee meeting 27th October at which the Clerk was asked to write to the school to ask about the reasons for the closure and if it was permanent.

It transpired that the closure was due to a safe guarding issue and on the instructions of the Police. The closure was confirmed as being permanent. It meant that many children walking to the school had to use the narrow pavements on only one side of the bends that approach the school and then all of the children had to cross the road to enter the school.

A meeting was held with District Councillor Wendy Griggs, school representatives and Councillors Chris Jackson and Jessie McArdle. The actions from the meeting were

- to ask Speedwatch if they could use the location to do speed checks. Since the meeting Speedwatch had advised they do not have enough volunteers to be able to do other locations and it would also need police permission.
- ask North Somerset Highways to carry out another survey now the rear access was permanently closed (the last one was after a request was made for a controlled crossing outside the school Aug 2024)
- to complete the form under this agenda item.

Councillors discussed the actions from the meeting and decided to ask that the next survey should be in the spring and must be done at pick up and drop off times. It was highlighted how unsafe it was for parents and children to have to walk the narrow pavements on the approaches to the school and HGVs pose an additional hazard which

must be considered. Councillors would welcome a meeting with Highways officers about this issue. It was suggested that the Clerk could put the Speedwatch team in touch with Claverham Future to see if they could recruit more volunteers from that group.

RESOLVED: to submit a Highways Improvement Request Form asking for the pavement to be widened on the road between the High Street and Claverham Village hall on the grounds of the road safety issues that were raised by Court De Wyck School with the Parish Council.

PLN Clerk's Report

74/25

i) The Clerk advised that the street names for the Rectory Farm development of Blackthorn Croft and Rosebay Acres suggested by the Parish Council had been agreed by the developer.

ii) The Clerk advised that District Councillor Steve Bridger was liaising with residents of the parish impacted by the Yew Tree solar farm application. The developer had prepared a re-submission pack with additional information to address concerns that had been raised. The new documents were on the planning portal.

PLN Future Agenda Items for Consideration.

75/25

Reviewing Yatton and Claverham Neighbourhood Plans.

Chair of Committee

____/____/2025