

Draft Minutes
of the Meeting of the
Planning Committee
Monday 26th January 2026

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.08 p.m.

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

Also in attendance: Committee Clerk Lucy Kehoe, District Councillor Wendy Griggs and two 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.

76/25

Apologies had been received from District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
77/25 dispensations. (Agenda Item 2).**

None

PLN Public Participation.

78/25

A member of the public spoke regarding application 25/P/2641/FUL explaining the bungalow was for their elderly mother.

**PLN If the committee wishes to exclude the public for a particular agenda item, the
79/25 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 17th November
80/25 2025 (Agenda item 5).**

RESOLVED: that the minutes of the Planning Committee meeting held on 17th November 2025 were confirmed as a correct record and were signed by the Chair.

PLN Notification of Appeals (Agenda Item 6).

81/25

NONE.

PLN District Councillors' Reports.

82/25

District Councillor Wendy Griggs provided the following updates.

- The hearing for "The Batch" is scheduled for tomorrow, Tuesday 27th January, in Bristol. A decision is not expected to be made on the same day.
- No applications have been received yet for the two prospective sites at Claverham but expected imminently .
- A meeting will be held at Horsecastle Chapel tomorrow night, Tuesday 27th January, to discuss the next steps for Wakedean Gardens improvement.

PLN Planning Applications. (Agenda Item 8).

83/25

- i) **25/P/2641/FUL - Land To The Rear Of 30 Henley Park, Yatton, BS49 4JH - Proposed erection of 1no. self-build bungalow.**

RESOLVED: that councillors recommend **approval** of application **25/P/2641/FUL**

Reasons for Recommendation – The proposed bungalow is an improvement to the current derelict land. A bungalow is reasonably in keeping with surroundings and will be less imposing than the previous plans for a 2 storey dwelling. The changes to the access are a positive amendment. There was only one public comment and the Parish Council felt its concerns of the busy junction were addressed by the Highways approval.

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 Clerk's Report

84/25

- i) The Committee Clerk advised of a proposal for a new 5G telecom mast at the Rugby Club, which would replace an existing mast. It was noted that planning permission is not required for these masts, but the company has asked for comments within 14 days as a courtesy. - The council decided there was little to be gained by formally commenting and that it wasn't a problematic location.

- ii) The Committee Clerk informed the councillors of Planning Application 25/P/2609/FUL - Construction of Solar Farm – Land to North West of Hewish. Following a discussion the councillors decided not to comment but would like a future agenda item to create a list of preferred siting of Solar panels to send to North Somerset.
- iii) The Committee Clerk informed the councillors that Alliance Homes proposed "Wakedean Gate" as the marketing name for the new development at the former Oxford Instruments site. Council members strongly disliked the name and the consensus was to object to the proposed name.
- iv) The Committee Clerk reported on the request to Curo to allow the S106 funds, currently designated for public art on the Arnold's Way roundabout, to be split over the 4 village gateways. Curo has no objection in principle but stated it would require a deed of variation with North Somerset Council, and may incur legal costs. Councillors thought that spending money on legal costs would be well spent as would give flexibility to spend the money more productively. The council agreed to proceed with exploring the change and to ask District Councillors Steve Bridger and Wendy Griggs to informally ask North Somerset officers if this variation is feasible before engaging solicitors.

PLN Future Agenda Items for Consideration.
85/25

Create a list of preferred siting of Solar panels to send to North Somerset.
Reviewing Yatton and Claverham Neighbourhood Plans.

Chair of Committee

____/____/2026