

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 2<sup>nd</sup> March 2026**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.32p.m.

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

**Also in attendance:** Committee Clerk Lucy Kehoe, District Councillor Steve Bridger.

Committee Chair Steve Humphrey welcomed everyone to the meeting.

**FOR DECISION**

**PLN Apologies for Absence.**

**86/25**

Apologies had been received from Steve Lister and District Councillor Wendy Griggs.

**PLN Declarations of Interest and to consider any written applications for  
87/25 dispensations. (Agenda Item 2).**

None

**PLN Public Participation.**

**88/25**

None

**PLN If the committee wishes to exclude the public for a particular agenda item, the  
89/25 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 26<sup>th</sup> January  
90/25 2026 (Agenda item 5).**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 26<sup>th</sup> January 2026 were confirmed as a correct record and were signed by the Chair.

**PLN Notification of Appeals (Agenda Item 6).**

**91/25**

The committee clerk informed the committee of the following appeal

**Appeal Reference – 6004147**

25/P/0835/FUL – Erection of 1no attached dwelling with associated works. 41 Chescombe Road, Yatton, BS49 4EU.

## **PLN District Councillors' Reports.**

**92/25**

District Councillor Steve Bridger reported

- No news on the Batch Appeal
- No planning applications received yet for the 2 developments in Claverham
- Box Bush Farm application was approved 10<sup>th</sup> February 2026
- A meeting is being arranged between planning officers of Box Bush Farm application, Yatton District Councillors and Yatton Parish Councillors to look at coordinating the footpaths at North End.

## **PLN Planning Applications. (Agenda Item 8).**

**93/25**

- i) **26/P/0135/FUH - 76 Claverham Road, Claverham, BS49 4LD.** Proposed erection of a timber outbuilding to the West of the dwelling and installation of a gate to link to the front and rear gardens - 76 Claverham Road, Claverham, BS49 4LD.

**RESOLVED:** that councillors recommend **approval** of application **26/P/0135/FUH**

**Reasons for Recommendation:** It is a noncontentious application with very little impact to the 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.

- ii) **26/P/0255/FUH - 5 Hawthorn Crescent, Yatton, BS49 4RG** - Proposed erection of an infill front porch extension and first floor side extension at the North elevation.

**RESOLVED:** that councillors recommend **approval** of application **26/P/0255/FUH**

**Reasons for Recommendation:** The extension is in keeping with the diverse street scene and an improvement to the property.

**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.

**iii) 26/P/0257/FUL - Chestnut Farm, North End Road, Yatton, BS49 4AS** - Proposed erection of 3no. detached dwellings and carports. expansion of existing access road and associated works.

**RESOLVED:** that councillors recommend **refusal** of application **26/P/0257/FUL**

**Reasons for Recommendation:** The land is outside the settlement boundary and within the flood zone. North Somerset have refused the past 2 applications for this plot of land which the councillors believe to be identical so therefore see no reason for it to be approved.

**The Parish Council also wished to suggest that if North Somerset were to approve the application the following green measures were considered as part of the decision:**

- 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 94/25 To consider commenting on a Government consultation on private estate management companies. The government consultation is on proposals to tackle unadopted amenities on privately managed housing estates in England.**

Committee Chair thanked Councillor Chris Jackson for his time and effort in preparing the draft response which was circulated to the committee before the meeting. A discussion followed regarding the draft response and the negative experiences residents have had with management companies.

**RESOLVED:** The councillors agreed to submit the draft response unamended.

**PLN 95/25 To consider further steps that may be taken in regard to parking issues on Chescombe Road.**

Committee Chair started the discussion acknowledging that double yellow lines had been added to the corner of Chescombe Road and the High Street. The discussion continued regarding the parked cars up to the carpark by the dentists cause a cars having to commit to going passed without being able to see over the brow of the road.

**RESOLVED:** To submit a Highway Improvement Request Form to North Somerset outlining the potential hazardous situations.

**PLN 96/25 To consider Newlands Homes proposals under 26/P/0339/SCON - Consultation on a Legal Agreement (Unilateral Undertaking) to bind land known as the Mayday Field for the purposes of delivering planning obligations and conditions by securing an offsite contribution to lesser horseshoe bat commuting and foraging habitat.**

**RESOLVED:** The councillors accept the proposal but wish to make it clear that they are not making any judgement on the ownership of the pieces of land involved in the Newland Homes proposal. It is important that any land to be included in the biodiversity net gain calculation is owned by the party discharging that planning condition.

**PLN Clerk's Report  
97/25**

The Committee Clerk share suggested marketing names for the Oxford Instrument Site. The committee agreed on Martin's Wood in recognition of Sir Martin Wood who co-founded Oxford Instruments and built the first commercial MRI scanner.

The Committee Clerk advised the council that the next planning meeting will be 30<sup>th</sup> March.

**PLN Future Agenda Items for Consideration.  
98/25**

Reviewing Yatton and Claverham Neighbourhood Plans.

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Chair of Committee

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