

Draft Minutes
of the Meeting of the
Planning Committee
Monday 30th March 2026

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.42p.m.

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

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

Committee Chair Steve Humphrey welcomed everyone to the meeting. He introduced himself, Steve Lister - Vice chair of the committee and Chris Jackson - Chair of the council. He then explained the role of the planning committee.

FOR DECISION

PLN Apologies for Absence.

99/25

Apologies had been received from Councillor Graham Humphreys and District Councillor Steve Bridger.

PLN Declarations of Interest and to consider any written applications for 100/25 dispensations. (Agenda Item 2).

Steve Humphrey declared he was privy to information on agenda item 8ii - 23 Gregory Mead so declared he would leave the meeting for that item and Steve Lister would take the Chair.

PLN Public Participation.

101/25

A representative from Claverham Future informed the council that there had been discussions about doing a joint Neighbourhood plan for Claverham and Yatton. However they felt that it wasn't appropriate as the villages were so different.

They commented that they are still waiting for 2 large planning applications to be submitted to North Somerset but are ready for them.

The resident of 23 Gregory Mead explained why they have submitted the application for the extension.

PLN If the committee wishes to exclude the public for a particular agenda item, 102/25 the 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 2nd March 103/25 2026 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 2nd March 2026 were confirmed as a correct record and were signed by the Chair.

PLN Notification of Appeals (Agenda Item 6).

104/25

NONE

PLN District Councillors' Reports.

105/25

District Councillor Wendy Griggs stated it's a waiting game

- Waiting for 2 large planning application for Claverham to be submitted
- Waiting for the appeal decision regarding the Batch application
- Waiting for Box Bush Farm development to start being built.

District Councillors and Parish Councillors had a site meeting with North Somerset Highways officers at Northend to discuss pedestrian safety between Ham Lane and The Bridge Inn. Various ideas were discussed and improvements are being considered.

PLN Planning Applications. (Agenda Item 8).

106/25

- i) **26/P/0380/LBC - Claverham Green Farm, Lower Claverham, BS49 4PT -** Listed Building Consent for the restoration and renovation of the dwelling. Works to include; creation of multiple wall openings and reinforcement of supporting beams, adjustment of staircase and levelling of first floor hallway. Replacement of damaged windows with new and plastic guttering with cast iron guttering, alongside the re-rendering and re-plastering of damaged areas utilising lime mortar.

RESOLVED: that councillors recommend **refusal** of application **26/P/0380/LBC** with the proviso that the recommendation of the Conservation officer are adhered to.

Reasons for Recommendation: The Parish Council took account of the adverse comments from Historic Buildings & Places, The Georgian Group and SPAB all more qualified to comment on listed building consent.

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.

***** Cllr Steve Humphrey left the meeting and Cllr Steve Lister took over Chairing the meeting for agenda item 8ii) *****

- ii) **26/P/0479/FUH - 23 Gregory Mead, Yatton, BS49 4QJ** - Proposed erection of a single storey side extension linking existing detached garage to the main dwelling. Raising of garage roof to facilitate creation of a first-floor studio.

RESOLVED: that councillors recommend **approval** of application **26/P/0479/FUH**

Reasons for Recommendation: The extension is uncontroversial and in keeping with the diverse street scene where other properties have had extensions. It is an improvement to the property allowing the residents to remain living there.

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.
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***** Cllr Steve returned to the meeting and continued chairing the meeting*****

- iii) **26/P/0547/FUH - 12 Binhay Road Yatton BS49 4HD** - Proposed conversion of the existing garage into habitable space.

RESOLVED: that councillors recommend **approval** of application **26/P/0547/FUH**

Reasons for Recommendation: The conversion is an improvement to the property making better use of the space. It is not setting a precedent as other properties in the street have converted the garage.

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.

iv) 26/P/0499/FUL - 104 High Street Yatton BS49 4DW - Change of use of part of 104 High Street, Yatton from a Class E use to a Hot Food Takeaway.

The parish councillors were divided in their opinions on this application between benefits of providing employment opportunities and negatives of potential parking issues and late night noise, littering etc.

Following a comment written by a member of the public on this application suggesting that bribery may be taking place within the planning approvals system, Cllr Chris Jackson stressed the importance the parish council put on integrity and strict following of procedures.

RESOLVED: that councillors recommend **approval** of application **26/P/0499/FUH**

Reasons for Recommendation: Yatton Parish Council wish to support businesses that will provide employment and keep the local economy going.

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

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- 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.
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- 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 107/25 Create a list of preferred locations for Solar panels rather than green field sites.

To be submitted to North Somerset Council.

A large number of possible locations for solar panels were put forward, including local business roofs, creating covered areas in carparks with solar panels installed on top.

RESOLVED: Cllr C Jackson and Cllr S Lister will collate their lists of locations to create one list to send North Somerset with a cover letter.

Agreed to have a future agenda item for Amenities Committee – to consider the installation of solar panels on Hangstones and other parish council locations.

PLN 108/25 Review progression with Yatton and Claverham Neighbourhood Plans.

Agreed that Yatton and Claverham have separate identities and needs so separate Neighbourhood plans would be best.

PLN 109/25 To consider a street name for the development of twenty properties on land at Box Bush Farm.

RESOLVED: To put forward the following two suggestions

- Box Bush Farm Road – in line with Cadbury Farm Road, Barberry Farm Road, Horsecastle Farm Road and Grange Farm Road.
- Little River Close – due to the close proximity to Little River.

Matters for Information

PLN 110/25 Clerk's Report

- Bristol Airport has submitted a planning application for expansion of the airport. When more information is available councillors will be informed.
- Alliance Homes have chosen Martin Wood Place for Oxford Instruments development site name.
- North Somerset have approved 26/P/0339/SCON - Consultation in respect of a Legal Agreement (Unilateral Undertaking) by Newland Homes Limited to bind land (May Day Field) for the purposes of delivering planning obligations and conditions by securing an offsite contribution to lesser horseshoe bat commuting and foraging habitat within a dark corridor.

PLN 111/25 Future Agenda Items for Consideration.

Chair of Committee

____/____/2026