

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 8<sup>th</sup> April 2019**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.35 p.m.

**Present:** Councillors Jonathan Edwards, Wendy Griggs, Graham Humpherys, Robert Jenner, Chris Jackson, Peter Lomas, Ian Payne and Caroline Sheard, Bryan Thomas and Roger Wood.

**Also present:** Parish Clerk, Parish Councillor James Macqueen, District Councillor Jill Iles and 4 members of the public.

**FOR DECISION**

**PLN Apologies for Absence.**

**148/19**

Apologies had been received from Councillors David Crossman and Martyn Hooper.

**PLN Declarations of Interest and to consider any written applications for  
149/19 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**150/19**

A resident spoke regarding the Moor Road planning application which was going to Planning & Regulatory Committee on Wednesday 10<sup>th</sup> April. He was not speaking at the meeting (a neighbour was speaking). He was however going to email regarding the developers' arguments for North Somerset Council being unable to demonstrate 5 year supply. His reading of regulations was that if a neighbourhood plan was 'made' then the authority only had to demonstrate 3 year supply. In light of the fact that the referendum for the Yatton Neighbourhood Plan is the day after the P&R meeting it was a strong argument.

**PLN To approve and sign the minutes of the meeting held on 18<sup>th</sup> March 2019.  
151/19 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 18<sup>th</sup> March 2019 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5).**

**152/19**

NONE.

**PLN District Councillors Report**

**153/19**

Further to the Moor Road site meeting it had become much more apparent what the impact on the highway, trees and hedgerows was going to be. There were still a lot of issues outstanding and this was a good reason not to rush into a decision on Wednesday. She was going to ask for deferment again. She had been informed that some Heritage Days

were planned to display the archaeological findings on the Bloor site, they were likely to be between 13-22 September 2019 but this was to be confirmed.

## **PLN Planning Applications (Agenda Item 7)**

**154/19**

**i) 19/P/0575/FUL – Land at the junction of Arnolds Way and North End Road (B3133) North End, Yatton.** Proposed upgrade of the Arnolds Way and North End (B3133) junction to provide access to land east of North End Yatton (as previously approved under outline planning consent Ref. 15/P/0946/O).

**RESOLVED:** that councillors recommend supporting application 19/P/0575/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council support the roundabout application but wish to make the following comments. It was noted that it appears that there is no tactile paving on the crossing island on the Yatton side of the roundabout and this should be included in order that all the islands are the same. The S106 agreement that has already been approved and contains stipulations about the landscaping and planting to re-establish the millennium scheme in consultation with the Parish Council.

Councillors wish to work with the developer and other Community groups who were involved with the original scheme i.e. YACWAG, the Horticultural Society and resident volunteers. This will ensure that the roundabout area and the gateway as a whole is not only returned to its former condition but also enhanced to create a feature entrance that mitigates the urban appearance and blends this new part with the rest of the village. It is requested that the retention of the old stone wall at the roundabout which is a part of Somerset heritage would give a really traditional feature that could be built on within the landscaping scheme. It is requested that the three scotch pines planted on the roundabout can be lifted and replanted during the works.

**ii) 19/P/0581/FUL – Avalon Nch Unit, 23, Derham, Park, Yatton, BS49 4DZ.** Removal of condition No.3 (the building will be used for children with physical and learning disabilities who will remain in occupation for a period of up to 2 weeks at a time) on application 97/2255.

**RESOLVED:** that councillors recommend supporting application 19/P/0581/FUL for the following reasons:

**Reason for Recommendation.** The removal of condition 3 will allow greater flexibility in the care they are able to provide for children at this important and valuable facility.

**iii) 19/P/0761/FUH – 18 Stowey Rd, Yatton, BS49 4HX** Erection of a two-storey side extension.

**RESOLVED:** that councillors recommend supporting application 19/P/0761/FUH for the following reasons:

**Reason for Recommendation.** The proposed extension had no negative impact on the street scene or neighbouring properties. It was an improvement to the property that would blend well with the existing dwelling.

iv) **19/P/0765/FUH – 26 Meadowland, Yatton, BS49 4JB** Erection of porch to front of property

**RESOLVED:** that councillors recommend supporting application 19/P/0765/FUH for the following reasons:

**Reason for Recommendation.** The proposed porch was an improvement to the property that had no negative affect on the street scene. It would also assist the energy efficiency of the dwelling.

**PLN To consider commenting on a public consultation by the Environment Agency (EA) Wessex Area.**

The EA has received an application to vary an existing environmental permit, under the Environmental Permitting (England and Wales) Regulations 2016, from NNB Generation Company (HPC) Limited at the proposed Hinkley Point C nuclear power station, near Bridgwater.

**Permit application number EPR/HP3228XT/V004.**

The company now wants to vary their existing permit to amend or remove conditions relating to the design and operation of the Acoustic Fish Deterrent (AFD) system. This was initially proposed as part of the station's marine intake system i.e. pipes used to abstract cooling water from the Severn Estuary.

**RESOLVED:** that the following comments be submitted to the public consultation:

'The Parish Council wish the Environment Agency to put the integrity of the marine environment first, and not to allow concerns over possible harmful effects to be over-riden by NNB's financial arguments. If NNB want to build a nuclear reactor, they should accept the costs of making sure that our environment is not impacted any more than absolutely necessary. That may mean still having to install an Acoustic Fish Deterrent even if it would mean commissioning someone to make a bespoke device for them'.

**PLN Neighbourhood Plan Reports.**

**156/19**

Yatton Neighbourhood Plan referendum 11<sup>th</sup> April 2019.

**PLN North End Development Working Group Report.**

**157/19**

A meeting was held 2<sup>nd</sup> April with the following items discussed. The link with between the Co-op car park and the school was progressing, the land agents still had some concerns regarding liability but a meeting was planned with them to allay these issues.

The High Street highways works had no new updates , though the issue of Causeway House being hit was raised and something must be done to address this danger asap with bollards or lining.

The Bloor 1 site was now completed, Bloor 2 was now in progress.

A planning application for 28 houses was expected for the land that the school had been planned for but was now being built on the Bloor 2 site.

The developer for the Hallam site was now Curo and they would be submitting a reserved matters application for the site later this year.

Yatton Rugby Club were working with Strongvox and indications are that a community space at the new rugby club would be favoured. The view was expressed again to North Somerset Council that the Moor Road site should be delayed until the present Rugby site was finalised so access from Moor Road could then be through that site and not onto Moor Road.

The new allotments adjacent to Chestnut Parks were discussed and the legal agreement for them was now a top priority.

The new school was to be run by Clevedon Learning Trust and the site layout had been changed to make buildings further away from existing residents. The school had an opening date target of September 2020.

The Grange orchard was discussed in terms of how to preserve and protect it.

### **PLN Clerks Report**

#### **158/19**

i) 19/P/0241/LDE – Annexe, The Oxe Yard, North End Road, Yatton. Lawful development certificate existing for the change of use of annexed accommodation and open storage to a single dwelling. REFUSED.

ii) The Parish Council planning application for the alterations at Hangstones and the Holly tree fell at ten War Memorial were on the planning register 1<sup>st</sup> April.

iii) The Titan Ladders formal decision of approval had been received for application 17/P/2377/F.

### **PLN Future Agenda Items for Consideration.**

#### **159/19**

Garden Village Workshop Reports.

Invitation to YACWAG and Yatton Horticultural Society to discuss the North End gateway and roundabout.

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Chairman

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