

# **Minutes**

of the Meeting of the  
**Planning Committee**  
**Monday 20<sup>th</sup> May 2019**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.55 p.m.

**Present:** Councillors Jonathan Edwards, Graham Humphreys, Jill Iles, Robert Jenner, Chris Jackson, Peter Lomas, James Macqueen, Ian Payne, Steve Phippen, Caroline Sheard and Bryan Thomas.

**Also present:** Parish Clerk, District Councillor Steve Bridger and 3 members of the public.

**A representative from Truespeed broadband provider gave a presentation about their fibreoptic network.**

## **FOR DECISION**

**PLN To appoint a Chair of Committee for the ensuing year.**

**1/19**

**RESOLVED:** that Councillor Chris Jackson be appointed as Chair of Committee for the ensuing year.

Councillor Chris Jackson thanked Councillor Robert Jenner for his work as Chair of the Planning Committee over the last two years.

**PLN To appoint a Vice Chair of Committee for the ensuing year.**

**2/19**

**RESOLVED:** that Councillor Robert Jenner be appointed as Vice Chair of Committee for the ensuing year.

**PLN Apologies for Absence.**

**3/19**

Apologies had been received from Councillors David Crossman and Roger Wood.

**PLN Declarations of Interest and to consider any written applications for 4/19 dispensations (Agenda Item 4).**

Councillor Robert Jenner declared a non-disclosable pecuniary interest in 19/P/0967/FUH as the applicant was a neighbour. He did not to take part in discussion and voting on the application.

**PLN Public Participation**

**5/19**

**NONE.**

**PLN To approve and sign the minutes of the meeting held on 8<sup>th</sup> April 2019.  
6/19 (Agenda item 6)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 8<sup>th</sup> April 2019 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5).  
7/19**

The Clerk reported that the appeal for the application to change the Forge to a dwelling at Claverham had been dismissed. There were no new appeals.

**PLN District Councillors Report  
8/19**

District Councillor Steve Bridger reported his disappointment with the North Somerset Council to approve 6 dwellings on land at Chestnut Farm, North End Road in light of their refusal of the application for three houses instead of two on land across the road. He had attended a meeting about the new school and expected a reserved matters planning application would be submitted next week. A public exhibition on the archaeological findings at North End was planned for 20<sup>th</sup> September at the Rugby Club.

**PLN Planning Applications (Agenda Item 9)  
9/19**

**RESOLVED:** to move agenda item 9(vii) to be heard first to allow the applicants to leave the meeting earlier.

**(vii.) 19/P/0840/CQA – Hollowmead Farm, Hollowmead, Claverham.** Prior approval for change of use from agricultural building to 1 no dwelling house with operational development consisting of the insertion of new windows and doors; timber cladding and rendered panels; replacement of metal sheet roof with composite insulated panels.

**RESOLVED:** that councillors recommend supporting application 19/P/0840/CQA for the following reasons:

**Reason for Recommendation.** The Parish Council wished to re-iterate their previous comments for this application as follows;  
The Parish Council wished to assist the rural economy in Yatton and living adjacent to this rural business was encouraging young farming families to live and work on their land. The alterations to the agricultural building have been designed in an attractive way that will have no detrimental effect on the street scene or the nearest neighbours to the site which are quite a distance away.

\*\*\* The meeting was suspended and reconvened during the following item to allow District Councillor Steve Bridger to comment.

**i. 19/P/0834/FUL - Land North East of Egret Drive Yatton.** Erection of 28 dwellings and all associated infrastructure.

**RESOLVED:** that councillors recommend supporting application 19/P/0834/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council made the recommendation of support; however they requested that the application was tracked by District Councillor Steve Bridger to

ensure that their concerns regarding parking, the roads within the site and how they link to the school access system and the order in which the infrastructure was built were pursued i.e. school is due to be built by Sept 2020 the road system for its access should be in place by then. It was also imperative that a pelican crossing link was established from this site to the Curo development across the road to allow safe pedestrian access for the residents of both developments but especially parents and children using the school. It was essential that the developers liaise with each other on this matter. The affordable housing within the development was welcomed.

**ii. 18/P/5118/OUT - Bristol Airport North Side Road Felton.**

Developments to increase the operational capacity of the airport to 12 million passengers per annum (list of development proposals previously sent).

**RESOLVED:** that councillors recommend NOT supporting application 18/P/5118/OUT for the following reasons:

**Reason for Recommendation.** The Parish Council approved and fully endorse the following comments including amendments as discussed.

Yatton Parish Council has previously commented on this application to the following effect:

- The fundamental stipulation of the National Planning Policy Framework is that all development should be sustainable. The Parish Council consider that an increase to 12 million passengers per annum with the associated noise, pollution and increased traffic accessing the airport without significant infrastructure links is contrary to this. The proposed improvements to the A38 within this application do not adequately address these issues and the public transport proposals are deemed to be aspirations that have no consequence or penalty should they not be achieved. This has already been demonstrated historically as the targets for public transport within the last master plan for 10 million passengers have still not been reached.
- In order to facilitate a passenger figure of 12 million, major road improvements would be required to create direct links from the M5(J20) and M5 (J21) with the capacity to accommodate the volume of traffic this number of passengers would generate and to prevent increased traffic volume through the surrounding villages e.g. Yatton and Congresbury. A rail connection from Temple Meads and Bristol Parkway to the airport would be a further major infrastructure improvement the Parish Council supported.
- The proposals within this application working towards the 12 million passengers should not commence until the infrastructure improvements are in place. Bristol Airport is becoming one of the largest regional airports but is notable for its lack of adequate direct links to any major motorway or rail link by comparison to other regional airports.
- The lifting of seasonal restrictions on night flights was not supported by the Parish Council.
- The Parish Council considered that the passenger number should remain capped at 10 million.

The Airport have now provided more information, grouped under the following headings: transport; socio-economic impact; noise; landscape and visual impacts; climate change; air quality; flood risk and drainage; biodiversity. Because this new information is now available, Yatton Parish Council would like to make further comment on the application. Our existing comments still stand.

**Further Comments 20<sup>th</sup> May 2019.**

**Transport**

- It is important to note that the figures given in the Transport Assessment relate to

modelled changes in journeys if the Airport expands from 10 million passengers per annum (mppa) to 12mppa. The current usage is 8.6mppa, so there will already be a roughly 16% increase in journeys compared with the current situation before the new figures are included. The increase from 10mppa to 12mppa will result in even more vehicle movements through Yatton (especially during the evening peak), with concomitant and unacceptable adverse effects on safety, air quality, climate change, noise, and congestion.

- One of the suggested “mitigation” measures – improved on-site parking provision – will actually exacerbate matters because it will encourage private car use.
- We would like to observe in passing that there are calculated to be 87 movements during the morning peak time of 07:00 to 10:00, equating to an average of 29 movements/hour (Transport Analysis, Table 4.1). Cherry-picking the least busy of those three hours and using its figure of 18 movements/hour is therefore misleading and has the effect of underplaying the impact on local communities.

### **Environment**

- We note with dismay that the adverse economic effects of contributing to climate change have not been included in the economic analyses, thus painting an unrealistically optimistic picture (Socio-Economic Analysis, page 14). If this application is to be genuinely sustainable, as required by the National Planning Policy Framework, it will need to show how the adverse climate effects of an increase of 20% in passenger journeys will be neutralised.
- The climate change mitigation measures deal only with the carbon footprint of constructing and maintaining the airport in such a way that it can support 12 million passenger journeys per year. This footprint is utterly dwarfed by the increased emissions from the extra flights that will be required. In order to be sustainable, in line with the National Planning Policy Framework, the Airport will need to show how it will mitigate these effects too.
- The noise contour maps in the Noise Analysis (Appendix 7D) indicate that there will be a particularly marked increase in the extent of night-time noise in Yatton. Residents are already very concerned about aircraft noise and we do not consider it acceptable to add to this already much-resented burden. If the application does go ahead, we would expect all properties in the parish of Yatton that fall within any part of the 70dB and above noise contour, however briefly, during any part of the year and at any time of the day or night, to be eligible for grants for the purchase and installation of sound insulation and double-glazing as necessary and permitted.
- We would like to observe in passing that the noise contour maps in the Noise Analysis show a small decrease in summer noise over Yatton when passenger numbers increase from the current 8.6 million per year to 10 million per year or 12 million per year, using the sixteen hour equivalent continuous A-weighted sound pressure level. This is presumably an error, because the eight hour and annual contour maps show the expected increase. Furthermore, the annual contour maps suggest that 10 million passenger journeys per year will generate less noise than 12 million. This suggests that the noise contour mapping is in considerable error.

**iii.19/P/0789/FUH - 24 Dunsters Road, Claverham, Bristol, BS49 4LU - Front infill extension to lounge.**

**RESOLVED:** that councillors recommend supporting application 19/P/0789/FUH for the following reasons:

**Reason for Recommendation.** The proposed infill 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/0942/FUH – 43, High Street, Claverham, Bristol, BS49 4NE.** Single storey rear extension.

**RESOLVED:** that councillors recommend NOT supporting application 19/P/0942/FUH for the following reasons:

**Reason for Recommendation.** The Parish Council considered there was insufficient information about the effect the extension would have on the annexe of 43A included with the plans that were submitted and therefore were unable to make a recommendation to support the application.

**v.19/P/0967/FUH – 33, Court Avenue, Yatton, BS49 4EP.** Single storey side extension and formation of front porch.

**RESOLVED:** that councillors recommend supporting application 19/P/0967/FUH for the following reasons:

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

**vi. 19/P/0679/FUL – Orchard Bank Stables, Westfield Lodge, Streamcross, Claverham.** Change of use of stable to holiday let.

**RESOLVED:** that councillors recommend supporting application 19/P/0679/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council wished to assist the rural economy in Yatton and the addition of a holiday let to this rural business was considered to be a suitable use of the stable building. The alterations to the stables have been designed in an attractive way that will have no detrimental effect on the street scene and would blend well with its rural setting.

**viii 19/P/0779/FUL - Doubletree By Hilton Bristol South Cadbury House, Frost Hill Congresbury – Provision of Staff Carpark.**

**RESOLVED:** that councillors recommend supporting application 19/P/0779/FUL for the following reasons:

**Reason for Recommendation.** Yatton Parish Council noted that Congresbury Parish Council had recommended supporting this application and members endorsed their comments. The Planning Committee were satisfied with the proposed car park plans provided it was well landscaped.

**PLN To consider the road naming the former Titan Ladders site.**

**10/19** The developer has suggested Titan Road.

**RESOLVED:** to request the name Strawberry Drive.

**PLN Neighbourhood Plan Reports.**

**11/19**

NONE.

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

**12/19**

NONE.

**PLN Clerks Report**

**13/19**

i) 18/P/3959/FUL – Land at Chestnut Farm, North End Road, Yatton – development of 6 detached dwellings with associated works (access, parking, landscaping) has been approved. The Parish Council had recommended NOT supporting this application.

ii) 19/P/0612/TPO – 74, Claverham Road, Claverham - Beech T1 crown thin by 20% had been refused.

iii) 19/P/0615/TPO – 37, Cadbury Farm Road, Yatton – Ash – crown reduce by up to 1m had been refused.

**PLN Future Agenda Items for Consideration.**

**14/19**

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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