

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 23<sup>rd</sup> September 2019**  
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.30 p.m.

**Present:** Councillors David Crossman, Jonathan Edwards, Graham Humphreys, Robert Jenner, Chris Jackson, Peter Lomas, Steve Phippen, Caroline Sheard, Bryan Thomas and Roger Wood.

**Also present:** Parish Clerk, District Councillor Steve Bridger, 1 member of the press and one member of the public.

**FOR DECISION**

**PLN Apologies for Absence.**

**46/19**

Apologies had been received from Councillor Jill Iles.

**PLN Declarations of Interest and to consider any written applications for  
47/19 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**48/19**

The applicant for 19/P/1043/OUT spoke in support of the application.

**PLN To approve and sign the minutes of the meeting held on 2<sup>nd</sup> September 2019.  
49/19 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 2<sup>nd</sup> September 2019 were confirmed as a correct record and signed.

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

**50/19**

There were no new appeals.

**PLN District Councillors Report**

**51/19**

District Councillor Steve Bridger had attended a Brexit briefing and was assured that all measures were in place should the country leave the EU on 31<sup>st</sup> October. Curo were willing to engage in a working group to look at the landscaping of the roundabout area and suggested the Parish Council may lead the setting up of discussions. There were S106 funds for the work. He had been advised that the Japanese knotweed on the former Titan Ladders site had

been dealt with by burying it 3 or 4 meters deep. There were also S106/CIL funds from this site which he was investigating further.

## **PLN Planning Applications (Agenda Item 7) 52/19**

**i)19/P/1043/OUT - The Laurels, 83 Claverham Road, Claverham, BS49 4LD** - Outline permission for the single storey dwelling, extending and incorporating the existing stone building in the garden, with all matters reserved for subsequent approval.

**RESOLVED:** that councillors recommended supporting application 19/P/1043/OUT for the following reasons:

**Reason for Recommendation.** The Parish Council wished to re-iterate the previous comments they have made regarding the proposal for this site:

*The Parish Council considered the proposed dwelling was infill development within a designated infill village. It was within the settlement boundary and located on a large plot with adequate access. The dwelling had no impact on the street scene and at the time of reviewing the application there had been no objections from neighbouring properties.*

In regard to this current application it was considered that the change in design to a bungalow and the retention of the original small stone barn, which included suitable mitigation to ensure the retention of bats in the barn, were sufficient to satisfy North Somerset Council's past reasons for refusal of the development within this site.

**i)19/P/1991/FUH - Little Orchard, Jasmine Lane, Claverham, BS49 4PY** - Erection of a single storey rear extension.

**RESOLVED:** that councillors recommended supporting application 19/P/1991/FUH for the following reasons:

**Reason for Recommendation.** The proposed extension was considered to be an improvement to the property and had no impact on the street scene. There was ample space on the site to accommodate the new extension.

**iii)19/P/1884/RM - Land East Of North End, North End Road, Yatton** - Reserved Matters application for appearance, landscaping, layout and scale for the erection of 161 no. dwellings and associated infrastructure pursuant to the outline planning consent 15/P/0946/O (Outline application for up to 170 residential dwellings, open space and landscaping including a Local Equipped Area for Play, new vehicular and pedestrian access off North End and associated landscape, parking engineering (including ground re-modelling) works, site reclamation (including demolition) and infrastructure. Details of access to be decided, but appearance, landscaping, layout and scale all reserved for subsequent approval)

**RESOLVED:** that councillors recommended supporting application 19/P/1884/RM with conditions for the following reasons:

**Reason for Recommendation** The recommendation to support this application was subject to the following conditions being addressed:

- The provision and safe siting of a light controlled crossing to link this development to Chestnut Park. This condition is made on the understanding that there will be an extension of the 30mph limit along North End Road. If the speed limit remains at 40mph, which could make the safe siting of a controlled crossing impossible, it may be necessary to consider other ways to provide a safe crossing, such as a subway.
- To consider revisiting the density of development adjacent to the property Weeping Ash Barn. To liaise with the residents of that property regarding the landscaping and screening provision to mitigate the impact of overlooking and loss of privacy.
- There have been concerns raised by the Internal Drainage Board that Stowey Rhyne must be left clear of any landscaping and to ensure that an access is provided to the attenuation pond, to allow it to be cleaned and ensure that its function is fully retained.
- The Parish Council are aware that Reserved Matters must comply with North Somerset Council's Parking Policy, as was the case with the Chestnut Park development approval. However, the reality of that provision is now clearly demonstrated by the problems with parking experienced in Chestnut Park, even before the school and extra care facilities are completed. The Parish Council urged North Somerset Council and Curo to revisit this aspect of the application and address in any way possible how to prevent the same problems occurring again.

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

**53/19**

Next meeting was planned for 9<sup>th</sup> October attendance of officers permitting. The focus of discussion was the allotments, the new school entrance from the Coop car park and the North End crossing/speed limit.

### **PLN Clerks Report**

**54/19**

i) A consultation had been received regarding the expansion of Baytree Special School. Members wished to add this as an item on the next agenda.

ii) **i) 19/P/1649/FUH – Chestnut View Park Farm, Arnolds Way, Yatton, BS49 4FG.**

Construction of a single storey garden room extension. Change of use from a studio to a dwelling.

This application had **not** been supported by the Parish Council. North Somerset Council had approved the application but had included a condition that the annexe dwelling "shall not be used as a separate dwelling and shall be used solely by the occupants of the existing dwelling in connection with the enjoyment of that residence". The Parish Council had requested this condition be applied should the application be approved.

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

**55/19**

Garden Village Workshop Reports.

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

Baytree Special School consultation.

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Chairman