

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 21<sup>st</sup> January 2019**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.45 p.m.

**Present:** Councillors Jonathan Edwards, Wendy Griggs, Martyn Hooper, Robert Jenner, Chris Jackson, Peter Lomas, Bryan Thomas, Tony Price and Roger Wood.

**Also present:** Parish Clerk, District Councillor Jill Iles and 9 members of the public.

**FOR DECISION**

**PLN Apologies for Absence.**

**110/19**

Apologies had been received from Councillors David Crossman, Ian Payne, Graham Humpherys and Caroline Sheard.

**PLN Declarations of Interest and to consider any written applications for 111/19 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**112/19**

The applicant for 18/P/5227/OUT spoke in support of the application.

**PLN To approve and sign the minutes of the meeting held on 17<sup>th</sup> December 113/19 2018. (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 17<sup>th</sup> December 2018 were confirmed as a correct record and signed.

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

**114/19**

**APP/D0121/W/18/3211913 – Erection of a new attached dwelling (forming part of a terrace) to include vehicular parking following demolition of existing porch under application reference 18/P/3614/FUL 10 Elborough Avenue, Yatton.**

The appeal was noted.

**PLN District Councillors Report**

**115/19**

District Council had recently updated the Parish Council at Full Council meeting 14<sup>th</sup> January regarding the approval of the medical centre and Titan Ladders. The Moor Road application had no date for determination. The Hallam site may be submitting the reserved matters application later this year and she had not heard about progress on the Claverham UTC site, though it was understood some amended plans had very recently been submitted 8<sup>th</sup> January, she and the Parish Council had not been notified. A meeting of the North End Development Steering Group was due soon.

**PLN Planning Applications (Agenda Item 7)  
116/19**

**\*\*\* Members agreed to change the order of the planning applications on the agenda to allow members of the public to leave the meeting earlier.**

**\*\*\* The meeting was suspended and reconvened during discussion on the next item to allow members of the public to speak.**

**i)18/P/5118/OUT - Bristol Airport North Side Road Felton Wrington BS48 3DP** Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period, comprising: 2no. extensions to the terminal building; erection of new east walkway and pier; 5m high acoustic timber fence; construction of a new service yard directly north of the western walkway; erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces and wind turbines atop; enhancement to the internal road system; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23:30 and 06:00 with no seasonal restrictions; landscaping and associated works.

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

**Reason for Recommendation.**

- 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.

**ii)18/P/5177/CQA - Hollowmead Farm, Hollowmead, Claverham, Yatton, BS49 4LF -** Prior Approval for change of use from agricultural building to 1no. 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. **Agenda item (7v).**

**RESOLVED:** that councillors recommend supporting application 18/P/5177/CQA for the following reasons.

**Reason for Recommendation.** The Parish Council wished to assist the rural economy in Yatton and living and working on the land is important for the effective functions of a working farm. 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. At the time the Parish Council reviewed this application there were no letters of objection.

**iii)18/P/5227/OUT - Land Adjacent To Oxe Yard, North End Road, Yatton -** Outline planning permission for the erection of 2no. dwellings with detached garages and associated soft and hard landscaping works with all matter reserved for subsequent approval. **Agenda item (7 vi)**

**RESOLVED:** that councillors recommend supporting application 18/P/5227/OUT for the following reasons.

**Reason for Recommendation.** This outline application was for two new dwellings proposed as bungalows which Councillors were supportive of because they had no negative impact on the street scene or neighbouring residents. Although it was noted that the site was outside the settlement boundary so was the adjacent site that had been allocated for a much larger scale development therefore it seemed appropriate to allow this small low impact development for a design of dwelling that was not so frequently built.

**iv)18/P/5221/FUH - 20A Elborough Avenue Yatton Bristol BS49 4DT** Single-storey rear extension. **Agenda item (7iv)**

**RESOLVED:** that councillors recommend supporting application 18/P/5221/FUH for the following reasons.

**Reason for Recommendation.** The proposed single storey rear extension was an improvement to the property and had no negative impact on the street scene or neighbouring residents.

**v)18/P/5065/FUH - 35 Rectory Way Yatton Bristol BS49 4HQ** Demolition of existing front garage (part integral) and adjoining porch structure and replacement with single storey front extension. **Agenda item (7iii).**

**RESOLVED:** that councillors recommend supporting application 18/P/5065/FUH for the following reasons.

**Reason for Recommendation.** The front extension to the property was attractive in design and enhanced the front elevation of the property and blended well with the existing building. The road had seen a number of different extensions to properties so this proposal had no detrimental effect at all on the street scene.

**vi)18/P/5025/FUH - Woodside, Frost Hill, BS49 5AD** Proposed single storey side extensions. **Agenda item (7ii).**

**RESOLVED:** that councillors recommend supporting application 18/P/5025/FUH for the following reasons.

**Reason for Recommendation.** The proposed single storey side extension was an improvement to the property with the design enhancing the existing dwelling and the general street scene.

#### **PLN Neighbourhood Plan Reports.**

**117/19**

The Inspectors Final report had been received and the plan had undergone a number of amendments to its policies the reasons for this were explained in the report. The Inspectors report and the post inspection of the plan had been circulated to Councillors and the steering group members also publicized on [www.yatton.org](http://www.yatton.org), the Parish Council website and in due course on North Somerset Council website. The Executive at North Somerset Council and the Parish Council had to approve the plan to go forward to referendum.

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

**118/19**

Councillor Jonathan Edwards showed pictures of the allotment area, the MUGA area and the new section of Strawberry Line which were taken at the recent site meeting. A meeting of the North End Steering Group was due shortly. The formation of a joint working group with Congresbury PC and other officers for the new medical centre and the outcome of the recent site visit on the Bloor site was to be raised for discussion. Councillor Jonathan Edwards advised that during the site meeting the Quiet Lanes Initiative was mentioned and this was not being progressed by North Somerset Council officers in the foreseeable future due to work load constraints, should this change they would advise as such. It was to be removed as a future agenda item.

#### **PLN Garden Village Workshop Reports**

**119/19**

**No report.**

#### **PLN Clerks Report**

**120/19**

i) There had been no applications refused since the last meeting.

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

**121/19**

New Medical Centre Working Group

Yatton Neighbourhood Plan approval for referendum.

Streaming of meetings – referred to Full Council as future agenda item.

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Chairman

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