

Draft Minutes
of the Meeting of the
Planning Committee
Monday 17th February 2020

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.15 p.m.

Present: Councillors Jonathan Edwards, Chris Jackson, Graham Humphreys, Peter Lomas, Caroline Sheard and Bryan Thomas.

Also present: Parish Clerk, District Councillor Steve Bridger and 15 members of the public.

FOR DECISION

PLN Apologies for Absence.

99/20

Apologies had been received from Councillors David Crossman, Jill Iles, Robert Jenner and Bryan Thomas.

PLN Declarations of Interest and to consider any written applications for 100/20 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

101/20

Four members of the public spoke of their strong objections to application 19/P/3197/FUL on the grounds that this new application was based on out of date documents, very poor access onto a country lane, detrimental impact on the Grade 2 listed Grange, the adjacent Orchard ecology, the village gateway and its position in Flood zone 3. A member of the public gave current information regarding traffic movements on Moor Road and highlighted the out of date evidence that was accompanying the new application. All agreed that any access should be sought through the Rugby Club ground on to the High Street and that the objections made on the last application were all still applicable for the new one.

PLN To approve and sign the minutes of the meeting held on 20th January 2020. 102/20 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 20th January 2020 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

103/20

NONE.

PLN District Councillors Report

104/20

District Councillor Steve Bridger reported that the recently refused Bristol Airport application was to return for final ratification in March. The campaign for the saving of Yatton Sorting

Office was being very well supported. He was to attend meetings about the Box Bush site, the Rugby Club and Rectory Farm sites. The re-wilding initiative was to see 116 trees planted on Arnolds Way 19th February 2020 and a new consultation 'Your Neighbourhood' was to begin on 5 key service areas ending in May 2020. He highlighted that the new Moor Road application was going to be called into the Planning & Regulatory Committee.

PLN Planning Applications (Agenda Item 7)
105/20

i) 19/P/3197/FUL – Land off Moor Road Yatton. Residential development of 60 no. dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping and drainage infrastructure.

RESOLVED: that councillors recommended NOT supporting application 19/P/3197/FUL for the following reasons:

Reason for Recommendation. The Parish Council cannot see any merit in this new application and conclude that the long term future of the village cannot be compromised for the short term benefit of the developer. The principle objections made under the previous application remain unaddressed and therefore are still applicable to this new proposal.

The proposal would cause significant and irreversible harm to the rural countryside setting at the entrance gateway to the village along Moor Road, to the setting of the Grade 2 listed building 'The Grange' and to the biodiversity and ecology of the Orchard and nearby Bat Conservation Area/Kenn Moor SSSI, for all of which no satisfactory mitigation has or can be found.

The access on to Moor Road was unacceptable and this application should not be allowed to proceed unless access can be secured through the development of the Rugby Club site which it's understood is progressing towards the planning application stage.

The Environment Agency continue to object to this application because the proposal includes residential dwellings within Flood Zone 3; in light of many parts of the country currently suffering very serious flooding this element of the site must not be compromised.

Many of the evidence documents submitted have not been updated since 2015 (including Flood, Archaeology, Travel & Transport, Energy), some of which acknowledge the negative impacts the development will have and others, in particular the Travel and Transport Plans, are no longer accurate. In five years, vehicle movement has significantly increased and this can be evidenced by recent data gathered by PACT (Police & Communities Together) which is current and very relevant to the sustainability of this site.

The site layout design will create unbroken stretches of parking with no footway, this is unsafe for pedestrians and cyclists and visually unattractive.

****(The drafted comments were to be circulated to Councillors prior to submission and were to be added to the previous application comments as all were still applicable for the new application).**

ii) 19/P/3097/FUH – Claverham House, Streamcross, Claverham, BS49 4QD - Demolition of existing garage and construction of new garage.

Application Withdrawn.

iii) **20/P/0038/FUH - 50 Stowey Road, Yatton, Bristol, BS49 4HU** - Single storey rear/part side extension.

RESOLVED: that councillors recommended supporting application 20/P/0038/FUH for the following reasons:

Reason for Recommendation. The proposed extensions were an improvement to the property that made good use of the available space and had no negative impact on the street scene or neighbouring properties.

iv) **20/P/0187/FUH - 5 Kenn Moor Road, Yatton, BS49 4RN** - Detached garage extension, conversion to family first floor office

RESOLVED: that councillors recommended supporting application 20/P/0187/FUH for the following reasons:

Reason for Recommendation. The extension and conversion of the garage to provide a work from home space contributes to reducing out-commuting in the parish. The proposal had no detrimental impact on the street scene or neighbouring dwellings and the design was a visual improvement to the existing garage.

***** Members agreed to move agenda item 11 to be heard next in order to allow members of the public to leave the meeting earlier should they wish.**

PLN To consider a response to the possible moving of the Yatton Sorting Office 106/20 to Clevedon (Agenda item 11).

A draft letter of response regarding the moving of the Yatton sorting office had been circulated to members prior to the meeting for consideration.

RESOLVED: to submit the letter to Royal Mail with the addition of highlighting the lack of consultation and that the Post Office was an essential community hub.

PLN To receive a report from the Station Footbridge Roof and Cycle Ramp Working 107/20 Group.

A meeting had been held with Network Rail and the Station Footbridge & Cycle Ramp Working Group which had been encouraging about the project. Network Rail required a Development Services Agreement to be signed, which after seeking advice precluded the Parish Council from undertaking this. The solution was to form a Charitable Incorporated Organisation. This process had begun but required a bank account to be set up which Councillor Peter Lomas was currently working on. It is currently taking up to 20 weeks for the Charity Commission to register new charities.

PLN North End Development Working Group Report. 108/20

The working group met on 28th January and much of the meeting was focused on the Coop pedestrian entrance into the school which was proving slow to move forward as the landowner was difficult to contact. The school, the Coop and North Somerset Council were all in agreement with the plan but the landowner's approval is needed in order to move any further with the project. The Parish Council were to try and assist with this once the contact information was received from North Somerset Council. It was hoped that an electric vehicle charging point may be included in the scheme.

It was suggested that the Parish Council try and move the new allotments project forward with Bloor as this was also proving slow.

**PLN To consider comments on the Local Cycling and Walking Plan Consultation.
109/20**

Further to discussion about the Yatton element of the plan members felt that most of this was part of the actions covered by the North End Development Working Group and therefore if anyone wished to make comments on the consultation they would do so as individuals.

**PLN To consider including within Parish Council planning recommendations green
110/20 stipulations as part of suggested approval conditions.**

A number of suggested recommendations had been drafted and circulated prior to the meeting. Members did not wish to make them stipulations as this was not within their powers but use them as suggestions within the recommendations that they make on planning applications. The addition of vehicle electric charging points was made to the list.

RESOLVED: to approve the list of green recommendations to be included within the Planning Committee comments on applications with the addition of electric vehicle charging points.

**PLN Clerk's Report
111/20**

i) **19/P/2362/OUT** – 1, Boundary House, Binhay Road, Yatton. Outline application for one dwelling was refused.

ii) **19/P/1139/FUL – Oxhouse Farm, Claverham Drove, Lower Claverham.** Use of a static caravan for tourism for May – August only was refused.

**PLN Future Agenda Items for Consideration.
112/20**

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

Station Footbridge Roof Project.

Presentation by NSC on CIL, S106 and Regulations 278 & 123.

Chairman

___/___/2020