

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 16<sup>th</sup> March 2020**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.30 p.m.

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

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

**FOR DECISION**

**PLN Apologies for Absence.**

**113/20**

Apologies had been received from Councillors Jill Iles and Bryan Thomas.

**PLN Declarations of Interest and to consider any written applications for  
114/20 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**115/20**

A resident spoke regarding the very slow progress with landscaping to the boundary of the Chestnut Park phase one part of the site adjacent to existing dwellings which was to be undertaken by Bloor Homes. He spoke of his frustration with the lack of action by Bloor to address the matter.

**PLN To approve and sign the minutes of the meeting held on 17<sup>th</sup> February 2020.  
116/20 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 17<sup>th</sup> February 2020 were confirmed as a correct record and signed.

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

**117/20**

NONE.

**PLN District Councillors Report**

**118/20**

District Councillor Steve Bridger spoke regarding the North Somerset Council response to the emerging Coronavirus crisis and also highlighted a number of initiatives in the community that were emerging to help people during the evolving situation.

**PLN Planning Applications (Agenda Item 7)  
119/20**

**i) 20/P/0319/FUH - 10 Chescombe Road, Yatton, BS49 4EN** - Detached garage with access and drop kerb to Elm Close.

**RESOLVED:** that councillors recommended supporting application 20/P/0319/FUH for the following reasons:

**Reason for Recommendation.** The proposed garage and drop kerb access was an improvement to the property and would provide beneficial off street parking. There was no detrimental impact on the street scene and the access was at a safe position in the road with adequate visibility of vehicles and pedestrians.

The Parish Council also wished to suggest that consideration be given to the following green measures:

- the use of water permeable materials in the construction of any hard surfacing.
- Consider the feasibility of installing one or more electric vehicle charge points.

**ii) 20/P/0343/FUL - Maplecroft, Lower Claverham Road, Claverham, BS49 4PZ**

Retrospective change of use of agricultural buildings formally used in connection with a chicken egg farm to: Units A and C to Use Class B2 (general industry) and Units 6, 7, 8, and 9 to Use Class B8 (storage). Demolition of Unit 3 and creation of staff and visitor car parking areas.

**RESOLVED:** that councillors recommended supporting application 20/P/0343/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council wish to support rural business and the employment that it can bring to the locality and if locally employed will help to reduce out commuting. The change of use may reduce the HGV traffic to the site and will see the removal of an unsightly building being replaced with an improved area on the site.

**iii) 20/P/0054/FUL - Rivendell, Streamcross, Claverham, Bristol, BS49 4QB** - Proposed external alterations comprising the insertion of windows and doors, additional cladding and a change of roof material with the insertion of velux windows pursuant to a previously approved change of use (17/P/2491/CUPA)

**RESOLVED:** that councillors recommended supporting application 20/P/0054/FUL for the following reasons:

**Reason for Recommendation.** The proposed external alterations were appropriate and in keeping with the building. There was no detrimental impact on the street scene or neighbouring properties.

The Parish Council also wished to suggest that consideration be given to the following green measures:

- The use of energy efficient windows and doors.
- Installing photovoltaic panels or tiles.

**iv) 20/P/0085/FUL - Former Utas Site, Claverham Works, Bishops Road, Claverham, BS49 4NF** - Erection of a Carport.

**RESOLVED:** that councillors recommended supporting application 20/P/0085/FUL for the following reasons:

**Reason for Recommendation.** The car port was of an attractive design and had no negative impact on the street scene of neighbouring properties.

The Parish Council also wished to suggest that consideration be given to the following green measure:

- The installation of one or more electric vehicle charge points.

**v) 20/P/0404/OUT - New House, Park Farm, North End Road, Yatton, BS49 4AR - Outline application for erection of 1no. 4 bed dwelling (all matters reserved for subsequent approval.)**

**RESOLVED:** that councillors recommended supporting application 20/P/0404/OUT for the following reasons:

**Reason for Recommendation.** The outline application was for an infill dwelling between two properties in a generally built environment, therefore was of no detrimental impact. If approved the Parish Council wished to suggest that consideration be given to the following green measures within the Reserved Matters application:

- For any new roof or roof refurbishment that will face between south-west and south-east, consider installing photovoltaic panels or using photovoltaic tiles in construction.
- For any alteration to gutters and downpipes, consider installing a rainwater butt.
- For any construction of new walls, try to include the highest practicable grade of thermal insulation.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project involving alteration or installation of a toilet, consider using a dual-flush model.
- For any project involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

**vi) 19/P/2984/FUH - 33 Claverham Road, Claverham, BS49 4LA - Panelled fence surrounding the perimeter of the garden (35m in length and 1.8m high) and a gate with extension of two brick columns (retrospective).**

**RESOLVED:** that councillors recommended not supporting application 20/P/2984/FUH for the following reasons:

**Reason for Recommendation.** The Parish Council considered that the retrospective fence was very detrimental to the street scene and were concerned that if approved it may set a precedent that others may follow which they could not condone.

**vii) 20/P/0246/FUH - 8 Stowey Park, Yatton, BS49 4JX - Proposed internal alterations and extensions to form porch, en-suite disabled bathroom W.C Utility room, Rear living /dining room and garden store and bin store.**

**\*\* An objection to the following application was read to the meeting.**

**RESOLVED:** that councillors recommended supporting application 20/P/0246/FUH for the following reasons:

**Reason for Recommendation.** The proposed extensions and alterations would upgrade and improve the condition of the property. The disabled facilities within the plans were welcome and there was ample parking provision within the curtilage. The proposals had no negative impact on the general street scene.

The Parish Council also wished to suggest that consideration be given to the following green measures:

- For any new roof or roof refurbishment that will face between south-west and south-east, consider installing photovoltaic panels or using photovoltaic tiles in construction.
- For any alteration to gutters and downpipes, consider installing a rainwater butt.
- For any construction of new walls, try to include the highest practicable grade of thermal insulation.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project involving alteration or installation of a toilet, consider using a dual-flush model.
- For any project involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

### **MATTER FOR INFORMATION**

#### **PLN To receive an update on the Station Footbridge Project. 120/20**

A Charitable Incorporated Organisation had been approved and sent to HMRC for Gift Aid status. The bank account was set up but needed to be changed to a charitable account. The progress had been reported to Network Rail who were yet to respond.

#### **PLN Clerk's Report 121/20**

- i) The Clerk invited Councillor Peter Lomas to give an update on a recent contact he had with Gigaclear who were installing ultrafast fibre broadband in Claverham and Cleeve. He gave an overview of the project and would advise of any new information as it became available.
- ii) In light of the rapidly evolving Coronavirus crisis the Clerk asked the Committee if the Annual Parish Meeting was to proceed. Further to discussions the meeting was cancelled and Hangstones Pavilion was closed immediately until further notice.

#### **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.

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Chairman

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