

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 27<sup>th</sup> April 2020

Held remotely via Zoom <https://zoom.us/j/589050719>

**The meeting was audio recorded and the voting recorded and saved using the 'Chat' facility. Copies will be retained with the minutes of the meeting.**

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.17 p.m.

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

**Also present:** Parish Clerk, Admin Assistant Lucy Kehoe, District Councillor Steve Bridger and 1 member of the public.

#### FOR DECISION

##### **PLN Apologies for Absence.**

**123/20**

Apologies had been received from Councillors Robert Jenner and Roger Wood.

##### **PLN Declarations of Interest and to consider any written applications for 124/20 dispensations (Agenda Item 2).**

Councillor Caroline Sheard declared a non-disclosable pecuniary interest in application 20/P/0756/FUH as the applicant was her sister. She took no part in the discussion or vote on this item.

Councillor Peter Lomas declared a non-disclosable pecuniary interest in application 20/P/0810/FUH as he had met the applicant socially on few occasions.

##### **PLN Public Participation**

**125/20**

NONE.

##### **PLN To approve and sign the minutes of the meeting held on 16<sup>th</sup> March 2020. 126/20 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 16<sup>th</sup> March 2020 were confirmed as a correct record and were to be posted to the Chairman for signing.

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

**127/20**

NONE.

##### **PLN District Councillors Report**

**128/20**

District Councillor Steve Bridger gave an update on the Coronavirus impacts at North Somerset Council and the success of the community response to the crisis. The phase 3

application 19/P/0834/FUL by Bloor Homes had been approved. He was waiting to hear about the Moor Road application but if the officer was minded to approve he was to call it in to the Planning and Regulatory Committee. The amended Curo application still required a response from the Flood Management team and although the 30% affordable homes within the development was very welcome the parking provision and close proximity of houses to the road frontage at the south end of the site was still vexing.

## **PLN Planning Applications (Agenda Item 7) 129/20**

**i)19/P/1884/RM at Land East of North End, 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) - **Submission of Revised Plans.**

**Draft comments had been circulated prior to the meeting.**

**RESOLVED:** to approve the draft comments including the additions as discussed. The comments were re-drafted to include the additional points and submitted to North Somerset Council as follows:

Yatton Parish Council are pleased to see that the developers have amended their Reserved Matters application in light of comments made by Planning Officers from North Somerset Council and after a video conference with some Yatton Parish Councillors on March 24<sup>th</sup>, 2020. We would like to make the following comments on the revised application.

- The reduced reliance on frontage parking is welcomed, but we are still concerned that there is too much. In places, the development looks like a car park with houses attached. Examples of long rows of frontage parking include:
  - a. The unbroken row of six spaces in front of numbers 22 to 24;
  - b. The broken row of ten spaces in front of numbers 62 to 67;
  - c. The broken row of twelve spaces in front of numbers 92 to 97 (which is partly opposite the row of spaces in front of numbers 62 to 67);
  - d. The broken row of thirteen spaces in front of numbers 113 to 119;
  - e. The broken row of ten spaces in front of numbers 126 to 130.

We would like to see the application revised again to reduce the amount of frontage parking. This may require a reduction in housing density, but we would consider that to be an additional benefit.

- We are concerned that some rooms in some homes do not meet the Nationally Described Space Standards. The outline application was submitted in May 2015, two months after the Space Standards were published, so we do not fully understand why they are not being applied. In any case, new housing in our village should meet minimum standards and we would like to see the removal of any non-compliant dwellings from the plan.
- We would like street lighting to be compatible with Dark Skies initiatives, as laid out in the Yatton Neighbourhood Development Plan.
- We consider the comments of the North Somerset Council Natural Environment Officer (Ecology) to be important and hope that they will be taken into full account.
- We are concerned that some dwellings are still too close to Weeping Ash Farm.

- Houses at the southern aspect of the proposed development are close to the main road. We are concerned that this important gateway to the village should not become too urban in appearance, as the rural nature of the area is of great importance to its residents.
- There is only a small amount of visitor parking, leading to fears that emergency vehicles may be obstructed by cars parked at the side of the road.
- The housing styles shown in the provided brochure are depressingly characterless, with little sympathy for local building materials and styles. They are also all rather similar in appearance.
- We would like to see the provision of EV charging points at locations where vehicles have to be parked off-plot.
- Please consider installing photovoltaic panels or using photovoltaic tiles in construction of all rooves that face between south-west and south-east.
- Please consider installing a rainwater collection butt for every dwelling.
- Please try to use the highest practicable grade of thermal insulation in wall construction.
- Please try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- Please consider making all toilets dual-flush models.
- Please consider using water-permeable materials for all paving, patios and driveways.

**ii) 20/P/0619/FUL - Strawberry Line Cafe Cycle Hire, Yatton Railway Station, Station Road, Yatton, BS49 4AJ** - Stationing of a storage container for use with cycle hire operation.

**RESOLVED:** that councillors recommended supporting application 20/P/0619/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council fully support the Strawberry Line Café Cycle Hire project and the additional storage container will enable them to progress further in expanding the scope of the project. It will provide the ability to extend the use of the Strawberry Line to less able bodied people and a broader base of cycling activities centred at the site. The suggestion that this will include tidying up of the existing site and possibly painting the containers was welcomed.

**iii) 20/P/0753/FUH - 4 Macquarie Farm Close, Yatton, BS49 4RQ** - Proposed demolition of existing dilapidated outbuilding and erection of new garage & garden room to rear of dwelling.

**RESOLVED:** that councillors recommended supporting application 20/P/0753/FUH for the following reasons:

**Reason for Recommendation.** The Parish Council recommend supporting the application but wish to make the following suggested conditions.

- The site should be cleared and made tidy following the demolition and construction of the garage and garden room.
- The garage and garden room must not be sold as a separate dwelling but retained for the use of the main dwelling on the site.

- The boundary to the Horsecastle open space be appropriately landscaped to aesthetically improve and soften the visual impact from the open space perspective.
- The garage and garden room construction materials should blend with those used on the existing main dwelling.
- 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 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.

**iv) 20/P/0756/FUH - 1 Alexander Way, Yatton, BS49 4HE** - Demolish existing Garage and replace with new side extension including utility, w/c and integral garage.

**RESOLVED:** that councillors recommended supporting application 20/P/0756/FUH for the following reasons:

**Reason for Recommendation.** The design of the proposed extension was an attractive improvement to the property and had no detrimental effect on either the street scene or neighbouring properties. There was ample space on the site to accommodate the new build. 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.

**v) 20/P/0770/FUH - 148 Mendip Road, Yatton, BS49 4ER** - Single storey rear extension and alteration to widen front access.

**RESOLVED:** that councillors recommended supporting application 20/P/0770/FUH for the following reasons:

**Reason for Recommendation.** The proposal was a major extension and improvement to the property that had no negative effect on the street scene or neighbouring properties. The widening of the front access was an appropriate alteration and beneficial to the ease of access.

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.

**vi) 20/P/0810/FUH – Hillview Farm, Claverham Drove, Lower Claverham, Bristol, BS40 4PX.** Demolish existing tack room. Proposed erection of a single storey rear extension.

**RESOLVED:** that councillors recommended supporting application 20/P/0810/FUH for the following reasons:

**Reason for Recommendation.** The property was in a rural setting and the proposed extension was to the rear of the property, therefore had no effect on the street scene. Neighbouring properties were at a distance that meant there was no effect on their living conditions.

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.

## **MATTERS FOR INFORMATION**

**PLN To receive an update on the Station Footbridge Project.**

**130/20**

No report available.

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

**131/20**

The detailed design drawings for the school entrance from the Co-op carpark were still awaited. A virtual meeting with officers to clarify and confirm a number of proposals including

the pelican crossing/speed restrictions/traffic calming at North End was to be organised by District Councillor Steve Bridger.

**PLN Clerk's Report**

**132/20**

- i) 19/P/3149/RM Land adjacent to Oxe Yard, North End Road, Yatton – Reserved matters application for the erection of 2no. dwellings pursuant to outline consent 18/P/5227/OUT was approved.
- ii) The next planning meeting was 1<sup>st</sup> June 2020.
- iii) Curo had made approaches regarding ideas for naming the roads on the new development. The email about this was sent round to Councillors.

**PLN Future Agenda Items for Consideration.**

**133/20**

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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