

Draft Minutes
of the Meeting of the
Planning Committee
Monday 1st June 2020

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.05 p.m.

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

Also present: Parish Clerk, District Councillor Steve Bridger and 5 members of the public.

FOR DECISION

PLN Apologies for Absence.

134/20

Apologies had been received from Councillor David Crossman.

**PLN Declarations of Interest and to consider any written applications for
135/20 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

136/20

The applicant of 20/P/0860/FUH spoke in support of the application and to address comments that had been made by neighbours about the proposed plans.

The applicant of 20/P/0943/FUH spoke regarding additional information that had been requested. It had been submitted but was not yet available on the website in time for the Parish Council meeting.

**PLN To approve and sign the minutes of the meeting held on 27th April 2020.
137/20 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 27th April 2020 were confirmed as a correct record and were to be posted to the Chairman for signing.

**PLN Notification of Appeals (Agenda Item 5).
138/20**

NONE.

PLN District Councillors Report

139/20

District Councillor Steve Bridger reported that the next North End Development Steering Group meeting was to be held 2nd June 2020. The Curo application was not yet approved but was likely to be soon. The North End roundabout works were advancing though the temporary 30mph extension from the Rugby Club to past the roundabout was not going to be in place for

another two weeks. The Extra Care facility on Chestnut Park was now due to be completed 7th August. Many other projects were currently on hold or only progressing very slowly due to the Coronavirus crisis.

PLN Planning Applications (Agenda Item 7) 140/20

*****The meeting was suspended and re-convened a number of times due to a problem of screen freezing, this allowed time to resolve the issue by leaving and re-joining the meeting.**

i) 20/P/0743/FUH - 11 Mendip Gardens, Yatton, BS49 4ES - Demolition of existing garage and erection of two storey side and rear extensions with integral garage.

RESOLVED: that councillors recommended supporting application 20/P/0743/FUH for the following reasons:

Reason for Recommendation. The design of the proposed extensions 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.

ii) 20/P/0860/FUH - 36 High Street, Claverham, BS49 4NE - Retrospective erection of a work unit/store. Proposed conversion of garage to an annex.

RESOLVED: that councillors recommended supporting application 20/P/0860/FUH for the following reasons:

Reason for Recommendation. The erection of the work unit and proposed conversion of the garage had no negative impact on the street scene or on neighbouring property in terms of loss of privacy. The Parish Council wished to recommend that a condition is included that stipulates that the annex should be retained for use by the main residence and must not be sold as a separate dwelling.

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

- To consider installing photovoltaic panels or using photovoltaic tiles as part of the conversion.
- For any alteration to gutters and downpipes, consider installing a rainwater butt.
- 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.

iii) 20/P/0894/FUH - 20 Dyson Close, Yatton, BS49 4DP - First floor side extension and single storey rear extension, alteration to widen front access and removal of existing conservatory.

RESOLVED: that councillors recommended supporting application 20/P/0894/FUH for the following reasons:

Reason for Recommendation. The design of the proposed extensions was an attractive improvement to the property and the street scene. There was ample space on the site to accommodate the new extension. 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.

iv) 20/P/0943/FUH - Claverham House, Streamcross, Claverham, BS49 4QD - Demolition of existing building and construction of a new garage with solar panels to the roof.

RESOLVED: that councillors recommended supporting application 20/P/0943/FUH for the following reasons:

Reason for Recommendation. The design of the garage was attractive and in keeping with the listed building status of Claverham House. The Parish Council were pleased to see the inclusion of solar panels on the roof and also the provision for bats within the design. The Council also wished to suggest that consideration be given to the other following green measures:

- For any alteration to gutters and downpipes, consider installing a rainwater butt.
- 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.

v) 20/P/0976/CQA - Hollowmead Farm, Hollowmead, Claverham - 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.

RESOLVED: that councillors recommended supporting application 20/P/0976/CQA for the following reasons:

The Parish Council wished to re-iterate the comments it has made on the two other previous occasions this proposed change of use was considered.

21st January & 20th May 2019 - RESOLVED: that councillors recommended supporting applications 18/P/5177/CQA (Jan) & 19/P/0840/CQA (May) 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.

vi) 20/P/0691/FUH - The Barn, 2 Smithys Court, High Street, Yatton, BS49 4HJ. Replace existing windows and front door with new PVCu double glazing.

RESOLVED: that councillors recommended supporting application 20/P/0691/FUH for the following reasons:

Reason for Recommendation. The replacement windows and front door were an attractive design and mirrored those that had been already approved and installed on the property next door. They were an energy saving improvement which was consistent with the green measure suggestions the Parish Council were including with all their planning comments if applicable.

20/P/0921/FUL - The Oxe Yard and The Annexe, North End Road, Yatton, BS49 4AS - The subdivision of the existing garden and the use of the workshop to be used in association with The Annexe.

RESOLVED: that councillors recommended supporting application 20/P/0921/FUL for the following reasons:

Reasons for Recommendation. The proposal had no negative impact on either the street scene or neighbouring properties.

vii) 20/P/1057/FUH - 16 Stowey Park Yatton Bristol BS49 4JX - Alteration to front garden to form vehicle access and parking area.

RESOLVED: that councillors recommended supporting application 20/P/1057/FUH for the following reasons:

Reason for Recommendation. The Parish Council wished to suggest that if approved, the planning permission includes the use of water permeable surfacing for the driveway.

MATTERS FOR INFORMATION

PLN To receive an update on the Station Footbridge Project.

141/20

No report available from Network Rail since the last meeting. The bank account was not yet set up as wait times to do this were very lengthy indeed due to the current Coronavirus lockdown. It was hoped this would ease in due course and Councillor Peter Lomas was to endeavor to set it up as soon as this took place. A photo of the bridge in 1901 had been circulated and was a very clear image of what it once looked like.

PLN North End Development Steering Group Report.

142/20

Ahead of the meeting 2nd June Councillor Jonathan Edwards displayed pictures of the new allotment site at North End and the play area and MUGA taken today. It was highlighted that the issue of 'No Dogs' signage and dog bins should be raised at the meeting and also the possibility of a second access gate into the allotments.

PLN Clerk's Report

143/20

i) The Clerk advised that an application (20/P/0984/FUL Variation of condition 9 hours of use for the new business units at Chestnut Park) which was on the register that arrived late after the bank holiday would be on the next agenda.

PLN Future Agenda Items for Consideration.

144/20

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