

Draft Minutes
of the Meeting of the
Planning Committee
Monday 6th July 2020

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.34 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 2 members of the public.

FOR DECISION

PLN Apologies for Absence.

145/20

Apologies had been received from Councillor David Crossman.

**PLN Declarations of Interest and to consider any written applications for
146/20 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

147/20

Two members of the public both spoke about their objections to 20/P/0984/FUL - Variation of Condition 9 on the grounds of sleep disturbance, residents close by, many with young families, the current condition 9 was the right balance for a mixed residential and business setting and the impact of noise would have a detrimental effect on the living conditions of residents.

**PLN To approve and sign the minutes of the meeting held on 1st June 2020.
148/20 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 1st June 2020 were confirmed as a correct record and were to be posted to the Chairman for signing.

**PLN Notification of Appeals (Agenda Item 5).
149/20**

NONE.

PLN District Councillors Report

150/20

Councillor Steve Bridger reported that the Reserved Matters application for the Curo site had been approved, it had 30% affordable housing. The roundabout alteration was due for completion in September 2020 with building starting the same month; first properties available in May 2021. The site would be finished in November 2024. He had raised safety issues with Curo about the signage for pedestrians at the roundabout and was also chasing the temporary

30 mph speed limit at the location. Curo had put in a planning application for advertisements at the site including 14 flags which in his view was excessive. A review of Public Space Protection Orders i.e. no dogs etc is underway. He was to suggest Broadcroft open space and the new play area at Chestnut Park. The Quiet Lanes Initiative that Cllr Chris Jackson had worked on with other parishes has been stalled due to North Somerset Council officers' lack of time to progress. The Covid 19 crisis had seen a resurgence of cycling and in turn that may allow the Quiet Lanes network to be moved forward with a concept design being worked on.

PLN Planning Applications (Agenda Item 7) 151/20

*****The meeting was suspended and re-convened during the following item to allow members of the public to comment.**

i) 20/P/0984/FUL - Land Off Arnolds Way, Yatton - Variation of condition 9 (hours of use) of permission 18/P/4210/FUL (The construction of 7no. single storey light industrial and warehouse units for B1 (Business) and B8 (Storage and Distribution)) to read 'No loading or unloading of goods shall take place before 05:00 hours or after 19:00 hours, or at any time on Sundays or bank holidays or public holidays'

RESOLVED: that councillors recommended **NOT** supporting application 20/P/0984/FUL for the following reasons:

Reason for Recommendation. The Parish Council considered that the reasons for applying Condition 9 (to prevent undue disturbance to nearby residents and in accordance with Policy CS3 of the North Somerset Core Strategy) were still fully applicable.

The current condition strikes the correct balance for mixed business and residential use i.e. no loading or unloading before 7.00 a.m.

The reasons behind the objections submitted by many neighbouring residents to the proposed variation were fully supported by the Parish Council.

It was also noted that no Noise Impact Assessment had been carried out for the proposal and that currently only 50% of the units had been taken. This could mean an increase in impact from the units even within the current conditions and a further reason to retain the permission as it stands.

MATTERS FOR INFORMATION

PLN To receive an update on the Station Footbridge Project. 152/20

Cllr Chris Jackson reported that the project costs had come in at £450,000. The working group considered this too expensive to pursue and the project would have to be shelved for the foreseeable future. He was to write to Network Rail to that effect but add that should any work be done on the bridge in the future consideration should be given to incorporating the roof re-instatement.

PLN North End Development Steering Group Report. 153/20

The meeting held on 2nd June had discussed the following:

The new school at Chestnut Park was to be finished early in 2021 and uses for it were being established for the interim up to when it opens in September 2021. The entrance to the

existing school off the Coop car park had stalled during the Covid 19 crisis lockdown. However there had been progress in the provision of EV charging points in the carpark. The section of Strawberry Line at the top of the new stretch at North End linking it to Kingston Bridge had been unsuccessful in a funding bid, so that work could not be completed at the moment. There was no new report on the North End allotments.

PLN Clerk's Report

154/20

i) The Clerk confirmed the Zoom meeting to discuss the new cemetery off Mendip Road was Wednesday 8th July at 9.00 a.m.

PLN Future Agenda Items for Consideration.

155/20

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

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

Chairman

___/___/2020