



## Yatton Parish Council

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Development & Environment  
North Somerset Council  
Post point 15  
Town Hall  
Weston Super Mare  
BS23 1UJ

25<sup>th</sup> August 2015

Dear Sir/Madam,

The following planning applications were considered at the meeting on 24<sup>th</sup> August 2015 and the Parish Council **recommended supporting** them as follows:

**i) 15/P/1739/F – Mr & Mrs Gilbert, 149, Claverham Road, Claverham, BS49 4LH.** Erection of a single storey rear extension.

**RESOLVED:** that councillors recommend supporting application 15/P/1739/F for the following reasons.

**Reasons for Recommendation** The proposed extension was to the rear of the property and therefore had no negative impact on the street scene or neighbouring properties. There was ample space on the plot to accommodate the extension which was to be constructed in a design and using materials that were in keeping with the existing dwelling.

**ii) 15/P/1809/F – Mr P Kember, 265, Stowey Road, Yatton, BS49 4QX.** Removal of existing boundary hedge and replace with 1.8m fence.

**RESOLVED:** that councillors recommend supporting application 15/P/1809/F for the following reasons.

**Reasons for Recommendation** The proposed fence did not impact negatively on the visibility of pedestrians and users of the highway.

**iii) 15/P/1859/ADV – Lloyds Pharmacy, 8, Pages Court, Yatton, BS49 4EG.** Display of 1no. internally illuminated fascia sign.

**RESOLVED:** that councillors recommend supporting application 15/P/1859/ADV for the following reasons.

**Reasons for Recommendation** The sign would assist in promoting a local business.

The following planning applications were also considered at the meeting on 24<sup>th</sup> August 2015 and the Parish Council **recommended NOT supporting** them as follows:

**i) 15/P/0185/O – Gladman Developments Ltd, Land north of Chestnut Drive, Claverham.** Amended Plans for Outline application for the erection of up to 70 dwellings (30% affordable), public open space, water attenuation scheme with details of main access from Streamcross to be decided, however all other Matters Reserved for subsequent approval.

**RESOLVED:** that councillors recommend NOT supporting application 15/P/0185/O for the following reasons.

**Reasons for Recommendation** The Parish Council remain resolute in their objections to this development for all the reasons previously stated. The reduction in the number of dwellings is of no consequence to the fundamental fact that the development is too large for the location and is unsustainable for an infill village.

The amended transport plans submitted are now providing for traffic access through Streamcross on to Claverham Road, this is no more acceptable than the previous access on to Chestnut Drive. The junction of Streamcross and Claverham Road will mean traffic emerging on to a blind bend with very poor visibility especially to the right.

The proposed 'Give Way' section with the 'over runnable' footway for pedestrians along a narrow section of Streamcross is completely impractical and is simply an attempt by the developer to try and accommodate the mix of lorries and pedestrians along a country lane that is just not wide enough to accommodate a normal pedestrian footway.

The concept of pedestrians, horse riders, pushchairs and mobility buggies sharing an area of pavement with HGV's and farm vehicles is a hazardous combination especially for the non-motorised users and given that visibility along this section is restricted at either end. The negative impact on any pavement being used by heavy lorries and farm vehicles in terms of surface wear, mud and farm effluent is self-evident.

The Parish Council wished to highlight a number of other sustainability issues regarding the transport and travel in the village. The distances the developer uses to justify the sites connection to local amenities are incorrect and understated. The local employment at Claverham Ltd that would allegedly provide residents with the opportunity to walk to work will not exist as the site is closing, therefore the site would further exacerbate the level of out-commuting from the village.

The bus services whilst currently provide a service in to Yatton are always very much subject to change and withdrawal so there is no guarantee they will exist in the future. The Parish Council has undertaken Traffic Surveys with North Somerset Council and this has provided evidence of traffic volume and speed. It has demonstrated that since 2006 there has been a 30% increase in the volume of traffic in the village and this is prior to any development taking place.

There are serious concerns regarding the impact during the construction of the site if it were approved. The effect on the community for a sustained period of time especially those in close proximity would be very invasive and detrimental to living conditions and local infrastructure. It is difficult to see how or what measures could be undertaken to mitigate this.

The Parish Council also wish to support the submission by resident Gary Barker

regarding the irreversible and disasterous impact on bat populations of development at this location.

ii) **15/P/1863/F – A Fodo, 18, Lodge Close, Yatton, BS49 4DX.** Proposed two storey side extension.

**RESOLVED:** that councillors recommend NOT supporting application 15/P/1863/F for the following reasons.

**Reasons for Recommendation** The Parish Council considered the building of this side extension right up to the boundary of the adjacent properties as a having a detrimental impact on them. There were concerns raised about the impact on the foundations of the existing neighbours garage and how the extension could be built without adversely affecting them.