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Respondent

570 Jon Atkey

37:24

Time to complete

1. Application Ref: *

PL/2025/03672

2. Site Address: *

Land East of Biddestone Lane, Yatton Keynell

3. Before making a request for a planning application to be referred to a Planning Committee Members are asked to discuss it with the case officer to ensure that they are aware of all of the relevant considerations and the likely recommendation. This should ensure that only those applications that need to, appear on agendas. (There have been cases where applications have appeared where the officer's recommendation is in line with the Members thoughts).

I have discussed this application with the case officer. *

☐ Yes

☒ No

4. I request this application to be called to committee if the recommendation is for:

☒ Approval

☐ Refusal

5. I request that the above mentioned planning application is considered at a meeting of the Planning Committee. I have indicated below the key issues which I consider justify the call in.

☒ Scale of development

☒ Visual impact upon the surrounding area

☐ Relationship to adjoining properties

☐ Design – bulk, height, general appearance

☒ Environmental/highway impact

☐ Car parking (use)

6. Other (please specify)

I should like to reiterate the points made by my predecessor, Cllr Nick Botterill. "This is a site which has not been allocated for housing in the draft Local Plan and is outside the Settlement Boundary of the village. The proposed access off Biddestone Lane is poor in a number of respects and the lane itself is barely wide enough for 2 passing vehicles and narrows significantly as it comes into Yatton Keynell itself. The scale of the proposal would see a c15% increase in the size of Yatton Keynell village. Owing to recent new developments totalling almost c40 additional new homes, Yatton Keynell has a very small allocation of new homes expected to 2038 in the draft Local Plan. The proposed site is also where significant drainage on the edge of the village area takes place. Already the drainage patterns in this area have been disrupted (possibly owing to unresolved issues to do with the new Drovers Green development) with the result that the area of Long Dean suffered its worst localized flooding for many years twice in the past 12 months."

7. Division Member: *

By Brook

8. Date: *

23/05/2025

