

SECTION 2

<b>APPLICATION NO:</b> 14/P/2017/O and 15/P/0946/O	<b>CASE OFFICER:</b> Lee Bowering
<b>APPLICANT:</b> Messrs Hallam/Morris/Chidzey	
<b>PARISH/WARD:</b> Yatton/Yatton <b>WARD COUNCILLOR(S):</b> Cllr Mrs J R J Iles Cllr J Hadley	<b>TARGET DATES:</b> 11 December 2014 and 22 July 2015 respectively
<b>SITE ADDRESS:</b> Land north of Arnolds Way, and North End Road, Yatton	

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk). This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2015 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



SECTION 2

11. **Section 2: Applications 14/P/2017/O Land north of Arnolds Way and North End Road, Yatton and 15/P/0946/O Land east of North End, Yatton**

**Summary of recommendation**

It is recommended that the authority to include a contribution to community meeting room(s) be confirmed for the purposes of s106 negotiations. The full recommendation is set out at the end of this report.

**Background**

It was resolved to approve these applications together with a third application 14/P/2406/F for a new access junction(only) with Arnolds Way and North End (B3133) at the Planning and Regulatory Committee on 9<sup>th</sup> March 2016, subject to conclusion of a satisfactory s106 agreement. Permission is sought for the residential development, open space and landscaping including a local equipped area for play, associated landscape, parking, engineering (including ground modelling) works, site reclamation (including demolition) and infrastructure only on 14/P/2017/O and for the same development *and new vehicular and pedestrian access off North End* on the later application 15/P/0946/O. The amount of residential development is the same in both applications the subject of this report.

A request was made by the Leisure and Culture Projects Officer that a contribution towards a community meeting room(s) which was inadvertently omitted from the detailed explanation and list of proposed s106 heads . The need for a contribution towards a community meeting space was explicitly recorded in the report and recommendation for the adjacent Bloor Homes phase 2 application for up to 200 dwellings. It was recognized by officers that consistent treatment of both sites was necessary and that there would be a need for a community meetings space that would help create a focal point for the growing community at North End which would be important to the place-shaping needs identified.

The recommendation and subsequent committee resolution for both applications stated as part of the recommendations that the applications were recommended for approval subject to: ' 1) *further assessment of the potential for a co-ordinated approach to s106 provisions in connection with flood risk; High Street and accessibility/connectivity improvements; school place planning, community provision(officer's underlining for emphasis) .... 2) *further consultation between the applicant, Local Planning Authority and local community concerning place-shaping principles on which to base the reserved matters submissions....'* and;3) *Subject to the completion of a legal agreement securing the following, to be agreed by the Director of Development and Environment in consultation with**

**SECTION 2**

*the Chairman, Vice Chairman and ward members....*: However the actual list of s106 Heads of Terms omitted a reference to the contribution to community meeting room(s) that should have been included with all other Heads.

**Conclusion and Recommendation**

The contribution towards a community meeting space is in compliance with the NPPF Section 8 Promoting Healthy Communities recognizes the need to “aim to achieve places which promote: ... opportunities for meetings between members of the community..... including through mixed-use developments, strong neighbourhood centres.....plan positively for the provision and use of shared space, community facilities .....”. The Development Contributions SPD also identifies the importance of buildings, land and spaces for meetings, local activities and events and the need is identified by officers and has been supported by community representatives on the Yatton Developments Steering Group that has met since the resolutions . It was recognized that when approving the scale of development at North End place-shaping would need to form an important element of the Council’s work with the community to ensure the developments would integrate with the existing village and create a strong focal point for the community. In the light of the omission in the Heads of Terms it is now necessary to rectify this.

**RECOMMENDATION:** That authority to include a contribution to community meeting room(s) be confirmed and officers be instructed to negotiate accordingly.