

Minutes

of the Meeting of the

Planning and Regulatory Committee

Wednesday, 16th October 2019

held in the New Council Chamber, Town Hall.

Meeting Commenced: 2:30pm Meeting Concluded: 3.10pm

Councillors:

P Andy Cole (Chairman)

P John Ley-Morgan (Vice Chairman)

Mike Bird

P Steve Bridger

Peter Bryant

A Gill Bute

P Ashley Cartman

P John Cato (substitute for Sandra Hearne)

P Caroline Cherry

P Peter Crew

P John Crockford-Hawley

P Ciaran Cronnelly

P Paul Gardner

A Catherine Gibbons

P Ann Harley

A Sandra Hearne

David Hitchins

A Steve Hogg

P Ruth Jacobs

A Patrick Keating

P Stuart McQuillan

P Robert Payne

P Bridget Petty

P Terry Porter

P David Shopland

P Mike Solomon

P James Tonkin

P Richard Westwood

P: Present

A: Apologies for absence submitted

Also in attendance: Councillor Tim Snaden

Officers in attendance: Sue Buck (Corporate Services), Simon Exley (Development & Environment), Richard Kent (Development & Environment), Heather Sanders (Corporate Services)

**PAR 44 Public speaking at planning committees (Standing Order 17 & 17A)
Planning Application No. 19/P/0719/FUL**

The applicant's agent addressed the Committee speaking in support of an application for planning permission at Nailsea Wall.

PAR 45 Declaration of disclosable pecuniary interest (Standing Order 37)

None.

PAR 46 Minutes 18 September 2019 (Agenda item 4)

Resolved: that the minutes be approved as a correct record.

PAR 47 Planning Application No. 19/P/0719/FUL Retention of building works to enable conversion of barn to 3 dwellings at Myrtle Farm, Nailsea Wall, Nailsea (Agenda item 6)

The Director of Development and Environment reported on an application for planning permission.

Contrary to the officers' recommendation Members considered that the proposed works would be very similar to the works previously approved and would not adversely affect the character of the area. The proposals would not therefore be contrary to policy.

Resolved: that the application be **approved** subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.
2. No dwelling hereby permitted shall be brought into use until its parking area has been provided in accordance with the approved plans and specifications. The approved parking areas shall properly be consolidated and surfaced and the parking spaces marked out before any dwelling is occupied and thereafter shall not be used except for the parking of vehicles in connection with the development hereby permitted.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no extensions to the dwellings shall be carried out without the permission, in writing, of the Local Planning Authority.
4. The works of enhancement of wildlife habitats that are recommended in the Bat & Protected species survey submitted as part of prior approval application 17/P/1017/CUPA shall be implemented prior to the occupation of any of the dwellings and shall thereafter be retained.
5. The dwellings hereby approved shall not be occupied until measures to

generate 10% (less if agreed with the local planning authority] of the energy required by the use of the development (measured in kilowatt hours - KWh) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

6. No dwelling shall be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided for it in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the dwelling.
7. Any other conditions Officers consider are required and are standard.

PAR 1st Quarter Planning Performance 2019/20 (Agenda item 7)
48

The Director of Development and Environment reported on performance for the first quarter of 2019/20.

Resolved: that the report be noted.

PAR Planning Appeals (Agenda item 8)
49

The Director of Development and Environment reported on appeal decisions and appeals that had been lodged since the date of the last meeting.

Resolved: that the report be noted.

Chairman
