

## Minutes

of the Meeting of the

## Planning and Regulatory Committee

### Wednesday, 20th November 2019

held in the New Council Chamber, Town Hall.

Meeting Commenced: 2.30pm Meeting Concluded: 3.37pm

#### Councillors:

- P Andy Cole (Chairman)
- P John Ley-Morgan (Vice Chairman)
  
- P Mike Bird
- P Steve Bridger
- P Peter Bryant
- P Gill Bute
- P Ashley Cartman
- P Caroline Cherry
- P Peter Crew
- P John Crockford-Hawley
- P Ciaran Cronnelly
- P Paul Gardner
- Catherine Gibbons
- Karin Haverson (substitute for Stuart McQuillan)
- P Ann Harley
- P Sandra Hearne
- David Hitchins
- P Steve Hogg
- Ruth Jacobs
- P Patrick Keating
- A Stuart McQuillan
- P Robert Payne
- Bridget Petty
- Terry Porter
- P David Shopland
- P Timothy Snaden
- P Mike Solomon
- P Richard Westwood

P: Present

A: Apologies for absence submitted

**Also in attendance:** Councillors Nigel Ashton, James Tonkin

**Officers in attendance:** Sue Buck (Corporate Services), Simon Exley (Development & Environment), Roz Hime (Corporate Services), Chris Nolan (Development & Environment), Heather Sanders (Corporate Services), Jessica Smith (Development & Environment)

**PAR Public speaking at planning committees (Agenda item 1)**  
**50 Planning Application No. 19/P/1030/FUL**

Local resident Mike Phipps addressed the Committee speaking in objection to an application for planning permission at Sheepway, Portbury.

**PAR Declaration of disclosable pecuniary interest (Standing Order 37)**  
**51**

None.

**PAR Minutes 16 October 2019 (Agenda item 4)**  
**52**

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

**PAR Planning Application No. 19/P/1030/FUL Removal of existing shed and**  
**53 construction of storage barn to house equipment, machinery and**  
**materials at Paddock Lakes, Sheepway, Portbury (Agenda item 6)**

The Director of Development & Environment reported on an application for planning permission. The Director of Development & Environment's representative drew members' attention to the update sheet which reported that additional information had been submitted by the applicant and that a number of the recommended conditions had been reworded.

Members considered that the proposed building was too large and that the need for a building of this scale was not justified as the facility appeared to be little used.

**Resolved:** that the application be **refused** for the following reasons:

1. The proposed storage barn would be materially larger than the original shed that is to be replaced. The proposal would, therefore, constitute inappropriate development in the Green Belt that would be harmful to the openness of the Green Belt and conflict with the purposes of including land within it. No very special circumstances outweigh the harm caused and the proposal is therefore contrary to policy CS6 of the North Somerset Core Strategy, policy DM12 of the North Somerset Sites and Policies Plan (Part 1) and section 13 the National Planning Policy Framework, notably paragraphs 143, 144 and 145.

**PAR Planning Appeals (Agenda item 7)**  
**54**

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

**Resolved:** that the report be noted.

**PAR Local Enforcement Plan 2019 (Agenda item 8)**

**55**

The Director of Development & Environment reported on the updated Local Enforcement Plan and Advertisement Protocol. The Director of Development & Environment's representative drew members' attention to the update sheet which reported a number of minor amendments to the report and Local Enforcement Plan.

Members expressed concern about the number of cases referred to planning enforcement, concluding that this service should be better resourced.

**Resolved:** that subject to the amendments set out in the update sheet, the updated Local Enforcement Plan and Advertisement Protocol be approved with immediate effect.

It was further,

**Recommended to the Executive:** that the resources available to the planning enforcement service be reviewed as part of the budget setting process.

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Chairman

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