

Minutes

of the Meeting of the

Planning and Regulatory Committee

Wednesday 22 January 2020

held in the New Council Chamber, Town Hall.

Meeting Commenced: 2.30 pm Meeting Concluded: 4.35 pm

Councillors:

P Andy Cole (Chairman)

P John Ley-Morgan (Vice Chairman)

P Mike Bird

P Steve Bridger

A Peter Bryant

P Gill Bute

P Ashley Cartman

P Caroline Cherry

P Peter Crew

A John Crockford-Hawley

A Ciaran Cronnelly

P Mark Crosby (substitute for John Crockford Hawley)

P Paul Gardner

P Catherine Gibbons

P Ann Harley

P Karen Haverson (substitute for Bridget Petty)

P Sandra Hearne

David Hitchins

P Steve Hogg

P Ruth Jacobs

P Patrick Keating

P Stuart McQuillan

P Robert Payne

A Bridget Petty

P Terry Porter

P David Shopland

P Timothy Snaden

P Mike Solomon

P Richard Westwood

P Roz Willis (substitute for Peter Bryant)

P: Present

A: Apologies for absence submitted

Also in attendance: Councillors James Tonkin and Stuart Treadaway

Officers in attendance: Lee Bowering (Development & Environment), Sue Buck (Corporate Services), Michèle Chesterman (Corporate Services), Simon Exley (Development & Environment), Sandra Hole (Corporate Services), Ceris Jones (Corporate Services), Richard Kent (Development & Environment), James Wigmore (Development & Environment), Roger Willmot (Development & Environment)

**PAR 62 Public speaking at planning committees (Standing Order 17 & 17A)
Mr Stephen Watters – ‘Dementia Friendly Impact Statements’**

Local resident Stephen Watters addressed the Committee on Dementia Friendly Impact Statements. He asked that a dementia friendly impact assessment be added as a requirement of the planning approval process in the same way that flooding, environmental & ecological surveys are currently required.

The Chairman thanked Mr Watters for his address. The matter was referred to the Director of Development & Environment.

**PAR 63 Public speaking at planning committees (Standing Order 17 & 17A)
Mrs Anne-Mette Jacobsen – Naming of New Street, Banwell (Agenda Item 1)**

Local resident Anne-Mette Jacobsen spoke in support of the naming of New Street, Banwell as ‘Derek Mead Way’.

The Chairman thanked Mrs Jacobsen for her address. The matter would be considered under Agenda item 10.

**PAR 64 Public speaking at planning committees (Standing Order 17 & 17A)
No. 18/P/4846FUL (Agenda Item 1)**

Local resident Andrew Edwards addressed the Committee speaking in objection to an application for planning permission at Kenn Road, Clevedon.

**PAR 65 Public speaking at planning committees (Standing Order 17 & 17A)
No. 18/P/4846FUL (Agenda Item 1)**

The applicant’s agent addressed the Committee speaking in support of an application for planning permission at Kenn Road, Clevedon.

**PAR 66 Public speaking at planning committees (Standing Order 17 & 17A)
No. 19/P/0723/OUT (Agenda Item 1)**

The applicant’s agent addressed the Committee speaking in support of an application for planning permission at Bristol Road, Hewish, Weston-super-Mare.

**PAR 67 Public speaking at planning committees (Standing Order 17 & 17A)
No. 19/P/2635/FUL (Agenda Item 1)**

The applicant's agent addressed the Committee speaking in support of an application for planning permission at West Street, Banwell.

PAR 68 Declaration of disclosable pecuniary interest (Agenda item 3)

None.

PAR 69 Minutes 18 December 2019 (Agenda item 4)

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

PAR 70 Planning Application No 18/P/4846/FUL Redevelopment of the site to form a retirement living plus (Extra Care) development of 55 units (C2 Use), a children's nursery and associated parking, landscaping, new vehicular and pedestrian access from Kenn Road on land at 173-175 Kenn Road, Clevedon (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 on a Committee Site Inspection visit (20 January 2020), a number of amendments and additional information.

Contrary to officers' recommendation Members considered that the proposed extra care building by reason of its scale and siting would have an unacceptable overbearing effect on, and result in an unacceptable loss of privacy to, occupiers of the dwellings to the north and west of the site respectively in St Michaels Avenue, Closemead and Cherry Hay contrary to Policy DM37 of the Sites and Policies Plan Part 1 and the North Somerset Residential Design Guide Section 1 – Supplementary Planning Document.

Resolved: minded to refuse pending consideration of any further relevant information and that as the resolution was contrary to the officers' recommendation and the application falls within Section 1 of the agenda the decision is held over to the next meeting for ratification.

PAR 71 Planning Application No 19/P/0723/OUT Outline application for the addition of overnight accommodation as an extension to the existing public house with all matters reserved for subsequent approval. At the Full Quart, Bristol Road, Hewish, Weston-super-Mare (Agenda Item 7)

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

At the invitation of the Chairman the Ward Member, Councillor Treadaway spoke on the application.

Resolved: that the application be **deferred** to enable the applicant to submit further information to overcome the refusal reasons and to enable the

Committee to consider the officers' suggested conditions should the committee resolve to approve the application.

PAR 72 Planning Application No 19/P/2635/FUL Erection of 2 No. two-storey dwellings including access and parking on land to the rear of The Ship Hotel, West Street, Banwell (Agenda Item 8)

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

Resolved: that the application be **deferred** for a site inspection to be arranged.

PAR 73 Planning Appeals (Agenda item 9)

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 74 Naming of New Street, Banwell (Agenda Item 10)

Members' views were sought on the proposal to make an order to name a new street in the Parish of Banwell as 'Derek Mead Way'.

Resolved: that Members views were sought on the proposed new road name and that they supported the proposal.

Chairman
