

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

19 FEBRUARY 2020

Section 1

Item 6 – 18/P/4846/FUL Land at 173-175 Kenn Road, Clevedon

Policy

The applicant's proposal is for retirement living apartments with care which is a use falling within Class C2 and not a C3 dwelling use. Policy DM37 cited at the last Committee as the basis of the refusal reason does not apply to developments of this nature as the proposal is not for a C3 dwelling. The policy most relevant to the Members concern is considered to be policy DM32 [High quality design and place-making].

Additional information from the applicant

The applicant has requested that the application be deferred to allow for amended plans to be submitted to address the Committee's refusal reason.

Officer comments: Local Planning Authorities are expected to work positively with applicants to resolve issues wherever possible and the request for deferral to allow further amendments to be considered is entirely reasonable.

AMENDMENT TO RECOMMENDATION:

That the application be **DEFERRED** to allow for the submission and consideration of amended plans and further consultation as appropriate.

Item 7 – 19/P/2662/RM Mead Fields, Parklands Phase 3B, land south of Churchland Way, Wolvershill Road, Banwell, Weston-super-Mare

Amended plans

Amended plans have been received which widen the highway along the eastern edge of the development by reducing the width of the easternmost footway from 2m wide to 1.5m. The plans also provide more details of the planting for the open space and the specification for the benches.

Officer comments: The increase in the carriageway width to 5.5m wide addresses the highway safety concerns about casual parking affecting access for emergency and refuse vehicles. The reduction in the width of the easternmost footway is acceptable as there are no dwellings on this side of the road and there is also an informal footway proposed further to the east at the base of the bund. There is also a 2m wide footpath proposed on the other side of the road, immediately outside the new houses. The amendments to the planting schedule for the open space are acceptable.

Additional comments received

North Somerset Internal Drainage Board indicates further drainage information is required on the exceedance management and levels.

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Officer comments: This will be addressed through the condition on the outline permission which controls drainage matters on the site. Drainage is therefore no longer a matter for consideration under this application.

AMENDMENT TO RECOMMENDATION:

Delete “subject to the receipt of amended plans and satisfactory resolution of the highways issues”.

Section 2

Item 8 – 19/P/0723/OUT Full Quart, Bristol Road, Hewish, Weston-super-Mare

AMENDMENTS TO CONDITIONS IN THE EVENT THAT THE DEVELOPMENT IS APPROVED:

The conditions should be reworded as follows:

7. The building hereby permitted shall not be occupied until the sewage disposal works have been completed in accordance with details which have first been submitted to and approved by the local planning authority

Reason: To ensure that the development is served by a satisfactory system of foul drainage and to prevent pollution of the water environment, and in accordance with the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies

9. The development shall not take place except in strict accordance with the measures outlined in the Bat Survey Report Version 1 dated 21. 10. 2019 and Preliminary Ecological Appraisal report version 1.1 dated 21. 10. 2019. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

Advice about discharging conditions relating to ecological mitigation can be found at:

www.n-somerset.gov.uk/batroostconditions

www.n-somerset.gov.uk/birdboxconditions

www.n-somerset.gov.uk/ecologyconditions

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11. Trees, hedges and plants shown in the landscaping scheme (to be submitted under condition1) to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.