

Draft Minutes

of the Meeting of the

Planning and Regulatory Committee

Wednesday, 18th March 2020

held in the New Council Chamber, Town Hall.

Meeting Commenced: 2.30 pm Meeting Concluded: 4.30 pm

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 John Cato (substitute for Timothy Snaden)

A Caroline Cherry

A Peter Crew

A Ciarán Cronnelly

A John Crockford-Hawley

P Mark Crosby (substitute for Robert Payne)

P Don Davies (substitute for Sandra Hearne)

P Paul Gardner

P Catherine Gibbons

P Ann Harley

P Karin Haverson (substitute for Stuart McQuillan)

A Sandra Hearne

P David Hitchins

P Steve Hogg

A Ruth Jacobs

P Patrick Keating

A Stuart McQuillan

A Robert Payne

P Bridget Petty

P Terry Porter

A David Shopland

A Timothy Snaden

P Mike Solomon

P James Tonkin (substitute for Caroline Cherry)

P Richard Tucker (substitute for Ciaran Cronnelly)

P Richard Westwood

P: Present

A: Apologies for absence submitted

Officers in attendance: Richard Allard (Development & Environment), Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Michèle Chesterman (Corporate Services), Simon Exley (Development & Environment), Bella Fortune (Development and Environment), Richard Kent (Development & Environment), James Wigmore (Development & Environment)

Part 1

PAR 91 Public speaking at planning committees (Standing Order 17 & 17A) No. 18/P/5118/OUT (Agenda Item 1)

The Chairman of the Parish Councils Airport Association Hilary Burn addressed the Committee speaking in objection to an application for planning permission at Bristol Airport, North Side Road, Felton, Wrington.

PAR 92 Declaration of disclosable pecuniary interest (Agenda item 3)

None

PAR 93 Minutes 10 February and 19 February 2020 (Agenda Item 4)

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

PAR 94 Planning Application No 18/P/5118/OUT – Outline planning application for the development of Bristol Airport, North Side Road, Felton, Wrington (Agenda item 6)

The Director of Development and Environment reported that members were being asked to consider ratifying the decision taken on 19th February 2020 to refuse outline planning permission for the expansion of Bristol Airport for the reasons given in the minutes and report. The Director of Development and Environment's representative drew members' attention to the update sheet and further comments received from the Parish Council Airports Association and solicitors acting on behalf of Bristol Airport.

Before the vote was taken, seven members signified their support for a named vote on the motion

The Committee took account of the officer's report and further submissions from the applicant and confirmed that the application be **REFUSED** contrary to recommendation for the following reasons:

1. The airport has planning permission to expand to a throughput of 10 million passengers per annum (mppa) which allows for further expansion in passenger growth of approximately 1 mppa above the current passenger level. The further expansion beyond 10mppa now proposed would generate

additional noise, traffic and off airport car parking resulting in adverse environmental impacts on communities surrounding Bristol Airport and which would have an adverse impact on an inadequate surface access infrastructure. The claimed economic benefits arising from the proposal would not outweigh the environmental harm caused by the development contrary to policy CS23 of the North Somerset Core Strategy 2017.

2. The noise and impact on air quality generated by the increase in aircraft movements and in particular the proposed lifting of seasonal restrictions on night flights would have a significant adverse impact on the health and well-being of residents in local communities and the proposed development would not contribute to improving the health and well-being of the local population contrary to policies CS3, CS23 and CS26 of the North Somerset Core Strategy 2017.

3. The scale of greenhouse gas emissions generated by the proposed increase in passenger numbers would not reduce carbon emissions and would not contribute to the transition to a low carbon future and would exacerbate climate change contrary to the National Planning Policy Framework, policy CS1 of the North Somerset Core Strategy 2017 and the duty in the Climate Change Act 2008 (as amended) to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline.

4. The proposed extension to the Silver Zone car park and the year round use of the seasonal car park constitute inappropriate development in the Green Belt which is harmful to the Green Belt. There are no very special circumstances which outweigh the harm to the Green Belt caused by reason of inappropriateness and any other harm including the encroachment of development on the countryside and loss of openness contrary to the National Planning Policy Framework and policy DM12 of the Development Management Policies Sites and Policies Plan Part 1 2016.

5. The proposed public transport provision is inadequate and will not sufficiently reduce the reliance on the car to access the airport resulting in an unsustainable development contrary to the National Planning Policy Framework and policies CS1 and CS10 of the North Somerset Core Strategy 2017.

Named Vote

For the Motion (18):

Mike Bird, Steve Bridger, Ashley Cartman, John Cato, Andy Cole, Mark Crosby, Don Davies, Paul Gardner, Catherine Gibbons, Karin Haverson, Steve Hogg, Patrick Keating, John Ley-Morgan, Bridget Petty, Mike Solomon, James Tonkin, Richard Tucker, Richard Westwood

Against the Motion (2):

Peter Bryant, Gill Bute

Abstentions (3)

Ann Harley, David Hitchins, Terry Porter

The Chairman adjourned the first part of the meeting at 14.50.

Councillors Peter Bryant, John Cato, Karin Haverson, Richard Tucker left the meeting.

The Chairman reconvened the meeting at 15.15.

Part 2

PAR 95 Public speaking at planning committees (Standing Order 17 & 17A) No. 19/P/2714/FUL (Agenda item 7)

Local resident John Roberts addressed the Committee speaking in objection to the application for planning permission at Battery Lane, Portishead.

PAR 96 Public speaking at planning committees (Standing Order 17 & 17A) No. 18/P/4846/FUL (Agenda item 7)

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

PAR 97 Public speaking at planning committees (Standing Order 17 & 17A) No. 18/P/4846/FUL (Agenda item 7)

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

PAR 98 Public speaking at planning committees (Standing Order 17 & 17A) No. 19/P/2714/FUL (Agenda item 7)

The applicant addressed the Committee speaking in support of the application for planning permission at Buckland's Lane, Nailsea.

PAR 99 Planning Application No. 19/P/2430/FUL – Erection of detached bungalow with construction of rear access to Battery Lane, Portishead A (Agenda item 9 taken out of turn)

The Director of Development and Environment's representative reported on the application for planning permission and drew members' attention to the update sheet. He noted that several members had arranged to visit the site individually since the application had been deferred at the previous meeting.

At the invitation of the Chairman, the ward member Councillor Gardner spoke on the application.

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

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

3. No external walls or roofs shall be constructed until details of the walling and roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.

4. The detached dwelling hereby approved shall not be occupied until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, size, species and positions of all new trees and shrubs; details of existing and proposed walls, fences, other boundary treatment, surface treatment of the open parts of the site and details of a suitable permeable driveway surface or provision for the surface water run off to be into the garden area; and a programme of implementation. The hard and soft landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme 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. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

5. No development shall take place until full plans and specifications detailing the finished floor, ground and ridge height levels of the development have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall not take place except in accordance with the approved details.

6. Except where breached for access in accordance with the approved plan, the existing front boundary wall shall be retained at its existing height and in the existing materials and the splayed access walls shall be provided using the existing natural stone and in the same style and design as the existing boundary wall in accordance with the approved drawings prior to the occupation of the dwelling hereby approved.

7. The detached dwelling hereby permitted shall not be occupied until a properly consolidated and surfaced access, turning area and parking area for 2 vehicles has been constructed in accordance with the approved plans and specifications. The approved turning and parking area shall thereafter be permanently retained and kept available for parking at all times.

8. The detached dwelling hereby approved shall not be occupied until secure parking facilities for bicycles 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 approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

9. The detached dwelling hereby approved shall not be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided 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 be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the hereby approved detached dwelling.

10. The detached dwelling hereby permitted 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.

11. 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 external alterations to the detached dwelling hereby permitted shall be carried out without the permission, in writing, of the Local Planning Authority.

12. 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 other means of enclosure, garage, shed or other structure shall be erected within the curtilage of the detached dwelling hereby permitted (other than any expressly authorised by this permission).

13. The detached dwelling hereby permitted shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

14. No above ground works shall be commenced until details of appropriate surface water drainage measures, together with a programme of implementation and a programme of maintenance for the lifetime of the development, have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, such works shall be carried out in accordance with the approved details and programmes.

15. Prior to the occupation of the detached dwelling hereby permitted, the 1.8m boundary fence to the rear of the application site shall be erected in accordance with the approved plans drg. No. 2280/20. The 18.m rear boundary fence shall be retained and maintained permanently thereafter in accordance with the approved details.

16. No development shall take place, including any works of demolition, or excavation until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) the parking of vehicles of site operatives and visitors
- (b) times of site operation
- (c) volume of daily HGV movements
- (d) loading and unloading of plant and materials
- (e) storage of plant and materials used in constructing the development
- (f) wheel washing facilities
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) measures to keep access roads clear of vehicles
- (i) HGV routing restrictions
- (j) location and specification of fencing and other measures for the protection of retained trees

PAR 100 Planning Application No. 18/P/4846/FUL – Redevelopment of site to form a retirement living plus (Extra Care) development of 54 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 8)

The Director of Development & Environment’s representative reported on the application for planning permission which had been deferred for one cycle to enable further consideration. He brought members’ attention to the update sheet which incorporated amended plans.

At the invitation of the Chairman, the ward member Councillor Crosby spoke on the application.

Resolved: that subject to

- a) the submission of further plans to allow the assessment of the impact of the proposed access on the existing trees and, on the basis that acceptable arrangements can be made;
- (b) securing detailed plans that provide the necessary root protection measures for the existing protected trees located on the site frontage;
- (c) confirmation that the proposed vehicle tracking is acceptable;
- (d) satisfactory further surface water disposal details; and
- (e) The completion of a section 106 legal agreement securing financial contributions towards the funding of a Traffic Regulation Order the application be **approved** subject to the following conditions together with any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

3. Prior to the commencement of development, a plan that identifies development phases or parcels for the whole site shall be submitted to and approved in writing by the Local Planning Authority.

4. The use of the larger of the two buildings hereby permitted shall be restricted to that of a C2 Use Class (Retirement Living with Care) as described in the application. The premises shall be used for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

5. The use of the smaller of the two buildings hereby permitted shall be restricted to that of a D1 Use Class (Day/Children's Nursery) as described in the application. The premises shall be used for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

6. The children's nursery hereby approved shall operate between the 07:00 hours and 19:30 hours Monday to Saturday and shall not operate at any time on Sundays or on Bank or Public Holidays unless otherwise agreed by the Local Planning Authority in writing.

7. The Retirement apartments hereby approved shall not be occupied other than by persons who have attained the age of 70 years or the spouse or partner of such persons including a widow or widower.

8. No development shall take place, including any demolition, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Construction Management Plan shall provide/confirm the following details:

- (i) The hours of construction.
- (ii) Details of how the hours of delivery/export of materials and particularly those involving HGV's will be managed to avoid conflict with peak periods of vehicle and pedestrian's movement.
- (ii) Loading and unloading of plant and materials.
- (iii) Storage of plant and materials used in constructing the development.
- (iv) The erection and maintenance of security hoarding.
- (v) Wheel washing facilities or other measures to prevent or clear mud or debris from the highway
- (vi) Measures to control the emission of dust and dirt during construction
- (vii) A scheme for recycling/disposing of waste resulting from demolition and construction works

The approved Plan shall be adhered to throughout the construction period.

9. Demolition of the existing buildings shall take place prior to the construction of the children's nursery and furthermore shall take place between 08:00 hours and 18:00 Monday to Friday, 08:00 hours to 13:00 hours on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.

10. The finished floor level of the development hereby approved shall be set at a minimum finished floor level of 6.6 above Ordinance Survey Datum (AOD).

11. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, the north-facing window that serves the corridor within the two storey part of the retirement living building hereby approved, shall, unless otherwise agreed with the Local Planning Authority in writing, be permanently retained as non-opening and shall be permanently glazed with industry standard level 3 obscure glass in accordance with details to be submitted to and approved by the Local Planning Authority.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order amending or revoking and re-enacting that Order the proposed first and second floor Juliette balconies located on the north and west elevations of the proposed retirement living apartments hereby approved, including the first floor balcony detail on the east facing apartment, located within the two storey part of the building, shall be permanently glazed with industry standard level 3 obscure glass or similar opaque glazing in accordance with details to be submitted to and approved by the Local Planning Authority. The height of glazing required above the respective first and second floor finished floor levels shall be no less than 1.40 metres high.

13. A landscape management plan for each phase of the site shall be submitted to and approved by the Local Planning Authority prior to the occupation of that phase. The plan shall identify the future intended maintenance and management responsibilities for the overall site and shall provide details of all routine ground maintenance works to be undertaken including the removal of discarded leave mould and clearance of any new plant growth within the visibility line formed at the proposed vehicle access junction with Kenn Road.

14. No phase of development, including site clearance or preparatory work shall take place until a plan for the protection the retained trees (the tree protection plan) including those outside the site boundary that may be affected by the development and the site specific statements for working methods in relation to demolition, construction, landscaping in accordance with Sections 5 to 8 of British Standard BS5837: 2012 - 'Trees in relation to design, demolition and construction - recommendations' (the arboricultural method statement) has been agreed in writing by the local planning authority. These measures shall be carried out as described and approved.

15. Notwithstanding the submitted landscape plans, no phase of development above damp proof course level shall commence until full details of a landscaping scheme including full details of the size, species and spacing of plants and trees have been submitted to and approved in writing by the Local Planning Authority.

16. For the duration of the development works existing trees/hedgerows which are to be retained shall be protected by a suitable barrier erected and maintained at a distance from the trunk or hedge specified, in writing, by the Local Planning Authority. The Authority shall be informed at least seven days before works start on site so that barrier position can be established. Within

this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

17. All works comprised in the approved details of landscaping shall be carried out for each phase of the development during the months of October to March inclusive following occupation of the respective building on each phase, or completion of the development, whichever is the sooner.

18. Trees, hedges and plants in any development phase shown in the landscaping scheme to be retained or planted, which during the development works or during a period of ten years following implementation of the landscaping scheme in that development parcel, which are removed without prior written approval from the Local Planning Authority or which die, become seriously diseased or damaged, shall be replaced in the first available planting season with other such species and size as are to be agreed with the Local Planning Authority.

19. Details of the proposed boundary fencing and fencing to the two children's nursery external play areas, shall be submitted to and approved by the Local Planning Authority prior to its installation. The approved boundary fencing shall be provided in full prior to the first use of the buildings hereby approved.

20. The development hereby approved shall not be occupied until the space and facilities provided on site for the storage and collection of waste have been constructed and implemented in accordance with the approved plans. Thereafter the approved space and facilities for the storage and collection of waste shall be permanently retained unless otherwise agreed in writing with the Local Planning Authority.

21. No phase of works shall be commenced until sample panels of the external building materials to be used in the construction of each phase hereby approved together with surface materials to be used in the construction of the access roads, pathways and parking areas, have been submitted to and approved, in writing, by the Local Planning Authority. Construction shall be only in accordance with the approved materials unless otherwise agreed in writing by the Local Planning Authority.

22. The retirement living building hereby approved shall not be occupied until measures to reduce the predicted energy demand and CO2 emissions by 15% above that required to comply with Part L Building Regulations have been installed. Such measures shall be applied at the date of construction through micro renewable or low-carbon technologies, unless, for reasons of viability and/or deliverability, a different standard is agreed. These must be fully operational in accordance with the approved 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.

23. The children's nursery building shall be constructed to a minimum BREEAM standard rating of 'Very Good' and after the development is completed a formal assessment of it shall be undertaken by a licensed BREEAM assessor and a copy of the assessor's report along with a copy of

the certificate shall be submitted to the Local Planning Authority within 12 months of the first occupation of the development.

24. The development hereby approved shall not be brought into use until passive provision that allows for electric vehicle charging has been designed and incorporated into the approved car park areas. Such provision shall establish all the associated ducting, chambers and junctions for the carrying of power cables. The provision should be designed to accommodate a minimum of 7kW / 32 amps power capacity with at least one marked bay in each pocket of parking.

25. The two premises hereby approved shall not be occupied until the public accesses have been made suitable for use by disabled people in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.

26. Details of all proposed fixed plant, ventilation, extraction and flue systems, including odour control systems and boiler vents, associated with the development, including details of any/all means of enclosure of such plant, shall be submitted to and approved by the Local Planning Authority in writing prior to installation. The details to be submitted shall include noise predictions covering all plant together with background noise levels as measured at the site boundary.

27. The rating level of all external plant either singly or in combination, shall not exceed background noise levels when assessed in accordance with BS4142:2014 at the nearest noise sensitive property.

28. No deliveries shall be taken at or despatched from the site outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00hours to 13:00 hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.

29. No building or engineering operations (other than the demolition of the existing buildings) shall take place on any phase of the development until an assessment of the nature and extent of contamination on site has been submitted to and approved in writing by the Local Planning Authority for the that phase. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

30. Unless the Local Planning Authority confirms in writing that a remediation scheme is not required, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

31. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

32. No above ground work shall commence until surface water drainage works for the relevant phase have been implemented in accordance with details that have been submitted and approved in writing by the local planning authority. Surface water should be disposed of via a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, associated Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems. The results shall be provided to the local planning authority with the submitted drainage details. The system shall be designed such that there is no surcharging for a 1 in 30-year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change.

The submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay, control and reduce the surface water discharge rate and volume from the site by a restricted rate equivalent to a 30% betterment on the pre-development 30-year return period discharge and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- b) provide a plan indicating flood exceedance routes, both on and off site, in the event of a blockage or rainfall event that exceeds the designed capacity of the system.

33. No above ground work shall take place until details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved, in writing, by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

The details to be submitted shall include:

- a) a timetable for its implementation and maintenance during construction and handover; and
- b) a management and maintenance plan for the lifetime of the development which shall include details of land ownership; maintenance responsibilities/arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime; together with a description of the system, the identification of individual assets, services and access requirements and details of routine and periodic maintenance activities.

34. Detailed working drawings showing the proposed vehicle access and new road junction way into the site from Kenn Road and the relationship to the existing trees to be retained on or close to the east boundary of the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The submitted detail shall include drawings to a scale of 1/50 showing no fewer than three cross sections of how the proposed road will be constructed to ensure no compaction to the existing tree roots. The gradient and any change in site levels, together with the finished proposed surface of the access road in context to existing ground levels and the existing adjoining pavement level along the frontage of the site with Kenn Road, shall be clearly detailed. The approved detail shall thereafter be implemented strictly in accordance with the approved detail unless otherwise subsequently agreed by the Local Planning Authority in writing.

35. The proposed access road into and out of the site from Kenn Road shall be completed in accordance with the approved plans prior to the occupation of the first of the approved apartments, or the commencement of the use of the children's nursery whichever is the earlier.

36. The car parking areas shall be constructed in accordance with the approved plans with the individual spaces clearly line marked prior to first occupation of the two respective approved buildings.

37. The development hereby approved shall not be brought into use until covered cycle parking provision, that accommodates the required number of spaces in accordance with the North Somerset Parking Standards SPD, has been provided on site in accordance with details of the proposed structure(s) that are first to be submitted to and agreed by the Local Planning Authority in writing. The approved structures shall always thereafter be maintained in good accessible condition, in the future.

38. Details of the proposed vehicle and pedestrian gates, including means of operation and management of the gates (including security of the site), shall be submitted to and approved by the Local Planning Authority prior to installation. The approved gates and any associated control mechanism to each gate shall thereafter be installed and in the future operated in the agreed managed form to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing.

39. No phase of development hereby approved shall be brought into use until a Travel Plan for each respective phase on the site, has been submitted to and approved by the Local Planning Authority in writing. The submitted Travel Plan shall include initiatives to promote active and sustainable travel from first occupation and within the time frame specified within the travel plan.

40. The development shall not take place except in strict accordance with the measures detailed in Section 5.2 and 5.3 of the Reptile Report and prepared by WYG dated October 2018.

41. Prior to construction of each phase an Ecological Management Plan for boundary habitats and slow worm mitigation areas must be prepared for the relevant phase and approved by the Council. This should include an ecological work plan schedule for a period of 5 years. This must include retention of trees, boundary and buffer native/fruited tree and shrub planting, grassland/wildflower seeding and wildlife management of buffer habitats.

42. No phase of development above dampproof course level shall take place until details of all external lighting, including location, height, type and means of support / fixing together with a lighting plan for that phase has been submitted to and approved by the Local Planning Authority. The submitted detail should include periods of illumination and seek to avoid lighting above 0.5 Lux on boundary trees, hedgerows and other boundary habitats. The agreed lighting shall thereafter be installed and maintained in accordance with the approved plans / details.

43. Prior to any demolition, a bat emergence survey must be carried out for the buildings to confirm there are no bats roosting. This survey should also include any trees proposed for felling which are suitable as a roost. This survey must take place between May and August in any year unless otherwise agreed with the Local Planning Authority in writing.

44. A Construction Environment Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority before works commence. This shall include: details of site enabling works, details of specific measures to avoid and mitigate harm to legally protected and Section 41 species and wild mammals, to include provisions for such species if they are found during construction; and specification of buffers and fencing for the protection of ecological features and trees. Works shall be implemented in strict accordance to the approved methodology.

PAR 101 Planning Application No. 19/P/2714/FUL – Proposed construction of 1 No new dwelling to the east of the existing dwelling at Bucklands Lane, Nailsea (Agenda item 10)

The Director of Development & Environment's representative reported on the planning application. He brought members' attention to the update sheet.

The ward member, Councillor Cole, spoke on the application.

Resolved: that the application be **refused** contrary to recommendation for the following reason:

1. The proposed development is in an area characterised by large detached dwellings setback from the road sited within spacious plots. The proposed dwelling, due to its scale, height, form, design, plot size and proximity to the site's boundaries, will result in a cramped form of development that is out of keeping with the surrounding area and will be an incongruous feature in the street scene. The proposal is therefore contrary to policies CS12 and CS31 of the North Somerset Core Strategy and policies DM32 and DM37 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies).

PAR 102 Planning Appeals (Agenda item 11)

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.

Chairman
