

Planning & Regulatory Committee 17 June 2020

Requests to address the Committee received in accordance with the Standing Orders

Public Participation under Standing Order No. 17 (up to a maximum of five minutes per speaker - this section should not exceed thirty minutes):

Name	Subject

Public Speaking on applications for planning permission under Standing Order 17A (up to a maximum of three minutes per speaker - this section should not exceed thirty minutes):

Agenda Item No.	Application	Statement (s)
6	<p>Planning Application No. 18/P/4735/OUT Outline planning application for the erection of up to 54no. dwellings (including 16 no. affordable housing units (30%)), along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval on land west of Wolvershill Road, north of Wolvershill Park, Banwell.</p>	<p>Against the proposal: None received</p> <p>For the proposal: Mr Simon Tannahill, Applicant</p>
7	<p>Planning Application No. 17/P/1250/FUH Proposed development of 171 dwellings (Use Class C3 including affordable homes), open space (including children's play spaces and replacement playing fields including drainage and associated infrastructure), landscaping, sustainable urban drainage, vehicular accesses, pedestrian and cycle accesses, related infrastructure and engineering at land west of Engine Lane, Nailsea, BS48 4RH</p>	<p>Against the proposal: Tracey Thomas on behalf of Nailsea Action Group</p> <p>For the proposal: Mr Cem Kosaner, Lichfields for Barratt Homes, Applicant</p>

8	<p>Planning Application No. 19/P/2514/FUH Erection of two storey side extension and single storey porch with associated works following the demolition of a lean-to domestic store. Cinderford Cottage, Ropers Lane, Wrington.</p>	<p>Against the proposal: None received</p> <p>For the proposal: Ms Helen Gwinnett, Applicant</p>
9	<p>Planning Application No. 20/P/0926/TEA Application to determine if prior approval is required for the proposed erection of a 20m. Phase 8 Monopole with wraparound cabinet at base and 3no. equipment cabinets. Land At Junction Of Hughenden Road And Summerlands Road, Weston-super-Mare</p>	<p>Against the proposal: None received</p> <p>For the proposal: None received</p>
10	<p>Planning Application No. 20/P/0322/FUH Ground floor front extension with balcony. Raise roof and convert to bedrooms with rear balcony, side garden store room extension. Front and rear dormers/roof windows. 73 Pembroke Road, Portishead</p>	<p>Against the proposal: None received</p> <p>For the proposal: None received</p>
11	<p>Planning Application No. 20/P/0348/FUH Proposed remodelling of existing Dwelling to include minor extensions to current form. Westacre, Belton Road, Portishead.</p>	<p>Against the proposal: None received</p> <p>For the proposal: None received</p>



Statement to Committee

Project Name: Land West of Wolvershill Road, Banwell
Author: Simon Tannahill
Reference: 18/P/4735/OUT
Date: 15 June 2020

Thank you for the opportunity to make this statement in support of the proposals at Wolvershill Road, Banwell.

My name is Simon Tannahill and I am the Land and Planning Director at Strongvox Homes. We are an award-winning private housing developer based in Taunton that work across the south-west to deliver high quality housing. We do not roll out 'one size fits all' developments and are proud of what we achieve. We are currently building and selling on a number of developments in North Somerset and these include 38 homes at Congresbury, 118 homes at Sandford and 49 houses and apartments at West Wick. These developments offer a range of family homes including affordable properties and our sites are designed to be sympathetic to their surroundings with homes displaying character and individuality.

We hope the Committee's site visit and materials we provided were helpful in gaining an understanding of the site since the previous deferral. I do not intend to re-iterate my previous statement in full but to emphasise the key elements.

We have worked with officers and the local community on this project for over two years, including entering into formal pre-application discussion with the council as well as public consultation. We have significantly amended the development since its submission, working to find solutions, and in so doing have reduced the amount of development we are seeking on this site from 63 to 54 homes. We are delighted the application is before you today with a recommendation for approval.

I note that the chief concerns of the local community and from the previous members debate understandably focus on the traffic situation in the centre of Banwell. I can assure you that this has been explored in great detail with your highway officers. As set out by your officers an appeal decision for 150 dwellings,

while dismissed, established that such a scope of development would not warrant refusal on transport grounds. We welcome the officers' conclusion that the scheme will not have a material impact upon the village centre's traffic situation.

While we appreciate that such development evokes strong concern from local communities, we have worked hard to ensure that the impacts of development are comprehensively addressed, clearly evidenced through the various technical responses that have been received – demonstrating that there are no outstanding concerns and concluding that the proposals are acceptable.

We fully support the officer recommendation and respectfully request that the development be granted planning permission.

STATEMENT FROM NAILSEA ACTION GROUP

Land West of Engine Lane, Nailsea, BS48 4RH. Ref. No: 17/P/1250/F

In the relatively short period of time, only two and a half years, since planning permission was first granted in December 2017 for the Engine Lane development, much has changed at every level, which gives rise to further points to be considered for planning permission for the amended plan.

Locally, planning permission has recently been granted for 450 houses to be built on a site almost adjacent to Engine Lane, on Youngwood Lane, and there is the prospect of a further 50 on land almost next to that behind The Uplands. This will surely more than satisfy one of the main reasons given in 2017 for the development: that houses in Nailsea 'are needed now'. With 171 on Engine Lane this totals to 671 new dwellings in a relatively small area serviced by lanes and roads unaltered for 50 years and with no plans for infrastructure improvement. What has not been considered and planned for is the cumulative impact of the considerable additional traffic movements associated with 671 new houses. While, strictly speaking, such a consideration might be thought to be outside the scope of an individual planning permission for 171 houses, a responsible, and, in the long term, potentially money saving approach would be to consider the total effect of the new builds, and mitigate accordingly now, rather than rely on the current piecemeal approach.

Not least as a result of the current pandemic, though these ideas pre-date that, even in the last few years the importance of open space, preferably green, to physical and mental health and well-being is much better understood. What is now available in the south-west corner of Nailsea will be built over by these three developments, locking the current residents in to an urban environment with poor access to countryside beyond. To counter this by saying that 'this is always what has happened' as populations grow, is feeble. The mistakes of the past do not need to be repeated for the future. More imaginative ways need to be found to meet the need for housing. There are, for example, brownfield sites in the area, empty shops and office accommodation, and these, unfortunately are likely to increase in the aftermath of the pandemic.

Furthermore, recently the Town and unitary authority councils have both declared a climate emergency. There are no plans to increase jobs in Nailsea so that all three developments will lead to increased commuting with resulting increases in global warming. Consequently, if the Town Council approves this application it would demonstrate that the Council does not take its climate emergency declaration seriously.

Moreover, how does the declaration fit with approving the disappearance of a huge chunk of good agricultural quality open green space that is already outside the settlement boundary and quite some distance from most of the town's main

amenities, in this part of the town? At least leave a small part of it available for the community, as much of the Engine Lane site was intended to be on its purchase by the Town Council in 2008.

It is clear that there is a significant number of issues to be resolved before this site can be developed, so much so that it is a wonder that it is considered worth going to so much trouble. The development cannot go ahead until and unless the National Grid have completed its cable undergrounding works; until and unless the replacement sports pitches are fully functional; until and unless a mains water supply is successfully diverted; until and unless the concerns raised by the Council's own Flood Risk Management Team are resolved, to name but four. There are more, but time does not permit any further elucidation of these.

So please refuse this application and leave this land as it is, ready for community use which was as most of it was intended to be anyway, thereby serving the needs of the whole community of Nailsea in so many different ways and so much better than 171 dwellings would? This would also accord with the percentage split of those who have responded to the planning application: some 96% against (including the local MP, Dr. Liam Fox,) to only 4% in favour.

Briefing Note

Our ref 31228/01/JCO/CK
Date 16 June 2020
To North Somerset Planning Committee
From Cem Kosaner

Subject 17/P/1250/F: Land West of Engine Lane

- 1.1 This statement has been prepared by Lichfields, planning consultants on behalf of the applicant, Barratt Homes.
- 1.2 As you are aware, the proposal before you benefits from a resolution to grant reached in December 2017. However, that scheme proved undeliverable owing to the constraints presented by the Hinckley Point C Connection project.
- 1.3 Over the last 2.5 years, the applicant has continued dialogue and negotiations with National Grid. Whilst the outcome has been a reduction of 12 dwellings than previously considered, it remains consistent with the policies of the adopted Core Strategy; and, the key development principles for this specific site which is an allocation in the Site Allocations development plan document.
- 1.4 As you are aware, the majority of the application site is owned by Nailsea Town Council which has meant that the approach to developing the proposals have been heavily guided by the community through workshops and exhibitions.
- 1.5 Likewise, our team has worked collaboratively with Council officers and statutory consultees to refine the proposals and consider issues raised by the various representors.
- 1.6 The application site comprises a fundamental component of the Council's strategy to deliver a 5 year housing land supply. The application site is sustainably located in relation to existing services and facilities. This is evidenced through the allocation of the site.
- 1.7 The revised proposal before you seeks the development of 171 homes of which 30% would be affordable – that is 51 units. 80% of the homes are either 1, 2 or 3

bed seeking to cater primarily for young families and those wishing to downsize. In collaboration with the Town Council, the desire to address affordability concerns in Nailsea has been one of the key drivers behind the proposal and this scheme meets the Town Council's housing mix policy.

- 1.8 As confirmed in your Officers' report, there are no technical constraints that would prevent the development of the site. Some further work is required in respect of the precise wording of appropriate conditions, but these issues are not fundamental and can be progressed at a delegated level. Your Officers consider that the development would be in keeping with the character of the surrounding area and effects on the wider landscape are considered limited.
- 1.9 The traffic and transportation implications of the proposed development have been assessed thoroughly and are considered by your Officers to be acceptable subject to appropriate mitigation.
- 1.10 Likewise, ecological effects have been considered thoroughly and in addition to extensive on-site and off-site mitigation, the applicant will be funding a strategic technical study to inform the Councils approach for future growth.
- 1.11 Whilst the existing junior playing pitches will be lost, alternative replacement pitches of better quality and quantity in accordance with Sport England standards will be delivered before any loss takes place. In addition, a contribution of £400,000 will be made to the Rugby Club to facilitate new facilities in addition to the appropriate CIL tariff for improvements to wider sporting facilities elsewhere in Nailsea.
- 1.12 We hope you can agree that this is a highly positive proposal to successfully deliver essential new housing for Nailsea. Through collaboration with multiple stakeholders the applicant and their consultant team have worked hard to agree a scheme that proposes the appropriate housing stock whilst ensuring a high quality design. Thank you for your time.

North Somerset Council Planning Application Reference 19/P/2514/FUH

Submission for Committee Meeting 17 June 2020 at 14:30

Miss Helen Gwinnett Applicant; Speaking in favour of the proposal

My name is Helen Gwinnett and I am the applicant. I have owned Cinderford Cottage for over 30 years.

The rationale for this project was to sensitively extend my cottage to make it more suitable for occupation in later life. The current stairs are extremely steep at 48 degrees and awkward due to the half landing and restricted head height. The ground floor living accommodation is on two levels and the laundry and utility room are in a separate 1950's outbuilding accessed by two steep steps and crossing a yard.

The benefits for me are mainly from an accessibility perspective in that:-

- It simplifies and opens up the ground floor to provide better circulation space.
- Provides a utility room within the cottage.
- Provides a wider and shallower pitched staircase with full head height above.
- Provides an en-suite bathroom in the main bedroom.
- And very importantly provides level first floor accommodation.

The proposed improvements will still allow the retention of a good sized cottage garden and off street parking for two cars.

This scheme has evolved from the original architect design with input from the neighbours, the planning officer and the conservation officer. As a consequence the scheme fully complies with North Somerset Council's Residential Design Guide. We do not believe that it creates any overlooking issues nor does it have an overbearing impact on the adjacent properties.

To develop this scheme the architect has worked tirelessly with the Local Authority. I believe that a sensitive scheme has been developed which not only respects the existing property with a subservient extension but also will make the property inclusive for myself and future occupiers.

In summary the proposal fully complies with planning policy, is supported by the Planning Officer, the Conservation Officer and Wrington Parish Council who have all recommended approval. On this basis it is hoped that the application can be supported by this committee.

Thank you.