

Minutes

of the Virtual Meeting of the

Planning and Regulatory Committee

Wednesday 20 May 2020

held via Microsoft Teams

Meeting Commenced: 2.30 pm Meeting Concluded: 4.20 pm

NB: Following guidance from the national Planning Advisory Services on how to run planning committees during the current pandemic, senior councillors from all parties, in consultation with the Chief Executive, have agreed to temporarily reduce the membership of the Planning and Regulatory Committee to 13 for virtual meetings.

Political balance applies. The attendance at the meeting of the 13 members nominated by political group leaders is indicated below:-

Councillors (13):

- P Andy Cole (Chairman)
- P John Ley-Morgan (Vice Chairman)
- Peter Bryant
- P Caroline Cherry
- P Peter Crew
- P Ciarán Cronnelly
- P Paul Gardner
- A Ann Harley
- P Karin Haverson (substitute for Stuart McQuillan)
- P Steve Hogg
- P Robert Payne
- P Mike Solomon
- P Richard Westwood

Wider P&R Members:

- A Mike Bird
- A Steve Bridger
- A Gill Bute
- A Ashley Cartman
- A John Crockford-Hawley
- A Catherine Gibbons
- A Sandra Hearne
- A David Hitchins
- A Patrick Keating

A Ruth Jacobs
A Stuart McQuillan
A Bridget Petty
A Terry Porter
A David Shopland
A Tim Snaden

P: Present

A: Apologies for absence submitted

Other Members in attendance:

None

Officers in attendance: Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Michèle Chesterman (Corporate Services), Simon Exley (Development & Environment), Richard Kent (Development & Environment), Mike Riggall (Corporate Services), James Wigmore (Development & Environment), Roger Willmot (Development & Environment)

PAR Chairman's Welcome

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The Chairman welcomed everyone to the first virtual meeting of the Planning & Regulatory Committee.

He explained the procedures to be followed at the meeting and confirmed that decisions taken at this meeting would have the same standing as those taken at a regular meeting of the Planning & Regulatory Committee in the Town Hall.

The Chairman reminded everyone that the meeting was being livestreamed on the internet and that a recorded version would be available to view within 48 hours on the North Somerset Council website.

For the benefit of those in attendance and members of the public watching the meeting online the Chairman read out the names of the reduced committee members and officers present at the meeting.

PAR Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) No 18/P/4735/OUT (Agenda Item 1)

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At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Mr Simon Tannahill, Applicant, speaking in support of the proposal. Full details had been published in advance of the meeting.

PAR 105 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO5A) No 19/P2541/FUH (Agenda Item 1)

At the request of the Chairman, a representative of the Director of Development and Environment read out a statement from Mr Steve Price, local resident, against the proposal. Full details had been published in advance of the meeting.

PAR 106 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO5A) No 19/P2541/FUH (Agenda Item 1)

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a statement from Ms Helen Gwinnett, Applicant in support of the proposal. Full details had been published in advance of the meeting.

PAR 107 Declaration of Disclosable Pecuniary Interest (Standing Order 37)

None

PAR 108 Minutes 18 March 2020 (Agenda Item 4)

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

PAR 109 Planning Application No. 18/P/4735/OUT – Outline planning application for the erection of up to 54 no. dwellings at Land West of Wolvershill Road, North of Wolvershill Park and Knightscott Park, Banwell (Agenda Item 6)

The Director of Development and Environment's representative reported on the application for planning permission and drew members' attention to the update sheet.

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

Resolved: that the application be **deferred** for a committee site inspection to be arranged to comply with Government restrictions.

PAR 110 Planning Application No. 20/P/0692/NMA – Non material amendment application to amend wording of conditions 5, 6, 36 and 37 attached to permission 16/P/2758/RG4 to allow for the proposed site to be delivered in phases at Land to the South of Locking Head Drove, Locking (Agenda Item 7)

The Director of Development & Environment's representative reported on the application for planning permission and drew members' attention to the update sheet which contained a minor adjustment to the wording of Condition 37.

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

Resolved: that the amendment to the wording of conditions 5,6,36 and 37 be **approved** for the reasons stated in the report as follows:

Condition 5

With the exception of a first Reserved Matters application for the point of access, prior to the submission of the first of the Reserved Matters applications for each phase, 'Design Codes' for that phase of the site shall be submitted to and approved in writing by the Local Planning Authority. These shall comply with the approved Parameter Plans and shall elaborate the concepts set out in the Design and Access Statement to include the following elements:

- a) How development adjacent to the Grumblepill Rhyne will provide an attractive interface with the rhyne and retain a 'dark vegetated corridor' (artificial lighting not exceeding 0.5 lux within 10 metres of the rhyne).
- b) How the outer facing perimeter of built development (excluding those boundaries which adjoin other development areas at 'Parklands') will be detailed to create an attractive and soft green edge to the development.
- c) How 'route' typologies including the different road hierarchy, footpaths and shared foot / cycle paths and development alongside these routes will be designed and treated to create a distinct and legible development. These shall consider how soft landscaping, trees, street lights, bus stops and services will be incorporated into design.
- d) How different Character Areas or neighbourhoods will be created and how this fits-in with the wider Parklands development.
- e) How the Green Infrastructure set out in the Landscape Parameters Plan will be designed to create a hierarchy and connection between green spaces.

All Reserved Matters applications shall accord with the approved 'Design Codes' unless otherwise agreed in writing by the Local Planning Authority.

Condition 6

With the exception of a first Reserved Matters application for the point of access, prior to the submission of the first of the Reserved Matters applications for each Phase, a vehicle, cycling, and pedestrian strategy showing the indicative location of strategic roads, pedestrian and cycle paths throughout that Reserved Matters part of the site and how they fit in with the wider 'Parklands' development area shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

a) The pedestrian and cycle routes shall demonstrate how the development will be designed to provide safe and convenient access to employment areas, community uses, schools, open spaces and other key services.

b) All routes that are proposed to continue on to adjoining land in different ownership must show how they have been designed to align and integrate with routes on adjoining land.

With the exception of a first Reserved Matters application for the point of access, all Reserved Matters shall accord with the approved walking and cycling strategy unless otherwise agreed in writing by the Local Planning Authority.

Condition 36

No development proposed by any Reserved Matters application shall take place until an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved, in writing, by the local planning authority for the area of that Reserved Matters application. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include:

- The statement of significance and research objectives; and
- The programme and methodology of site investigation and recording (including geoarchaeological evaluation and palaeo-environmental sampling); and
- The nomination of a competent person or persons or organisation to undertake the agreed works; and
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination; and
- The deposition of resulting material.

The development shall not take place except in complete accordance with the details and programme set out in the approved WSI.

Condition 37

With the exception of a Reserved Matters approval for the point of access only, no development permitted by any Reserved Matters approval shall commence or take place until a person with an interest in the land within that Reserved Matters area has entered into and duly completed a section 106 agreement with the Council for the provision of such of the following matters as shall be applicable to and/or relate to such area namely, financial contributions and/or works in kind for affordable housing, pre-school, primary school and secondary school places and (if applicable) school transport; the Weston Villages Strategic Flood Solution; public/sustainable modes of transport and highway works/mitigation; public rights of way and cycle/bridleway routes; public open space and its maintenance; on-site community facilities; employment-led requirements and any other reasonable requirements to meet the planning policies of the Council in relation to that phase of development.

PAR 111 Planning Application No. 19/P/2514/FUH – Erection of two storey side and rear extension and single storey porch with associated works following the demolition of a lean-to domestic store at Cinderford Cottage, Ropers Lane, Wrington, Bristol BS40 5NH (Agenda Item 8)

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

At the invitation of the Chairman, the ward member, Councillor Steve Hogg spoke on the application

Resolved: that the application be **deferred** for a committee site inspection to be arranged to comply with Government restrictions

PAR 112 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 112 Emergency Delegation Arrangements (Agenda Item 10)

The Director of Development & Environment's representative reported on Emergency Delegation Arrangements.

Resolved: that the report be **approved** as per officers' recommendation.

Chairman
