

Minutes

of the Virtual Meeting of the

Planning and Regulatory Committee

Wednesday 17 June 2020

held via Microsoft Teams

Meeting Commenced: 2.30 pm Meeting Concluded: 5.05 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)

- P Caroline Cherry
- P Peter Crew
- P John Crockford-Hawley
- P Catherine Gibbons
- P Ann Harley
- P Steve Hogg
- P Stuart McQuillan
- P Robert Payne
- P Mike Solomon
- P Terry Porter
- P Richard Westwood

Wider P&R Members:

- P Mike Bird
- A Steve Bridger
- A Peter Bryant
- A Gill Bute
- A Ashley Cartman
- A Ciaran Cronnelly
- A Paul Gardner
- A Sandra Hearne
- A David Hitchins
- P Ruth Jacobs
- A Patrick Keating
- A Bridget Petty
- A David Shopland

A Tim Snaden

P: Present

A: Apologies for absence submitted

Other Members in attendance:

P Karin Haverson

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

01

The Chairman welcomed everyone to the second 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 a representative of the Head of Legal and Democratic Services carried out a roll call of members in attendance and read out the names of the 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)

02

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 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO5A) No 17/P/1250/FUH (Agenda Item 1)

03

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a statement from Ms Tracey Thomas on behalf of Nailsea Action Group. Full details had been published in advance of the meeting.

PAR 04 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO5A) No 17/P/1250/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 Mr Cem Kosaner, Applicant, speaking in support of the application. Full details had been published in advance of the meeting.

PAR 05 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO5A) No 19/P/2514/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, Speaking in support of the application. Full details had been published in advance of the meeting.

PAR 06 Declaration of Disclosable Pecuniary Interest (Standing Order 37)

None

PAR 07 Minutes 20 May 2020 (Agenda Item 4)

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

****Change to agenda order****

PAR 08 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)

Due to technical difficulties, the Chairman agreed to a change to agenda order to consider item 8 next.

The Director of Development & Environment's representative reported on the planning application.

To comply with guidelines to minimise the risk of COVID-19, a site inspection pack was made available on line for individual members to carry out self-guided site visit followed by an online Q&A opportunity with officers.

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

Members considered after some of them had visited the site that the proposed extension was for too big and too close to the adjoining residential properties at Greystones and Swallow Barn and would adversely affect the occupiers of them. They also considered that the proposed extension could be clearly seen from public views and would be out of keeping and would harm views into and out of the Conservation Area including blocking views of the Mendip Hills from Ropers Lane and the public right of way. As such the application was

Resolved: that the application be **refused** contrary to officers' recommendations for the following reasons:

1. The proposed development, by virtue of its siting, height, scale and its proximity to the site's boundaries, would have an adverse impact upon the living conditions of neighbouring residents at Swallow Barn and Greystones by reason of an overbearing impact and on Swallow Barn through a tunnelling effect on their rear living/dining room and rear patio. The proposal is therefore contrary to policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD Section 1: Protecting living conditions of neighbours.

2. The proposed development will cause harm to the character of the of Wrington Conservation Area, is out of keeping with the site and its surroundings and results in harm to views in and out of the Conservation Area and the design is unsympathetic to the character of the area, contrary to part II section 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 and policies DM3, DM32 and DM38 of the North Somerset Sites and Policies Plan, policies CS5, CS12 and CS32 of the North Somerset Core Strategy.

PAR 09 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.

To comply with guidelines to minimise the risk of Covid-19, a site inspection pack was made available on line for individual members to carry out self-guided site visit followed by an online Q&A opportunity with officers.

At the invitation of the Chairman, the ward members, Councillor Haverson and Councillor Harley spoke on the application.

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

1. The proposed development by reason of its scale, form and location would have a detrimental impact on the rural character of this edge of the village and would not make any positive contribution to local distinctiveness. When considered individually and cumulatively alongside other nearby proposals it is inconsistent with the sustainable development strategy set out in the Core Strategy and is therefore contrary to Policies CS14 and CS32 of the Core Strategy and Policy DM10 of the Sites and Policies Plan Part 1: Development Management Policies.

Since this was a Section 1 application the application had not been determined but would be held over to the next meeting for a final decision.

PAR 10 Planning Application No. 17/P/1250/F - 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 works at Land West Of Engine Lane, Nailsea, BS48 4RH (Agenda Item 7)

The Director of Development & Environment's representative reported on the planning application. He drew members' attention to the update sheet which referred to an additional condition 36 as set out in an amended recommendation)

Resolved: that subject to:-

- (a) the receipt of satisfactory additional information concerning drainage; amended plans showing satisfactory amendments to details on the layout; satisfactory response to the request for additional mitigation; and the response of the Council's ecologist and
- (b) confirmation that Natural England has signed off the Habitats Regulations
- (c) Assessment, and
- (d) completion of a legal agreement securing (i) 30% on site affordable housing, (ii) contributions towards a package of transport measures including traffic management measures and junction improvements, and public transport infrastructure improvements, (iii) sustainable travel packs, (iv) possible additional mitigation measures to secure improved cycling and walking infrastructure to include provision should it be necessary for the Council to secure or call upon land at no cost, within the eastern Public Open Space corridor if the Council wishes to implement a cycleway route through this land; (v) off site drainage works, (vi) financial contribution towards a Technical Bat Habitat Study and towards strategic retention and enhancement of off-site bat foraging habitat, (vii) payment for fire hydrants if proved to be necessary, (viii) completion of a Travel Plan and future monitoring,

the application be **approved** subject to the following and any other additional or amended conditions and deletion of any that may no longer be appropriate, as may be required in consultation with the Chairman, Vice Chairman and ward members:

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the approved plans and documents (to be listed on the decision notice).

Sample materials

3. With the exception of site clearance and groundworks to slab level no works shall be commenced until sample panels of the external materials to be used for dwellings, boundary walls, roads, pavement and parking areas have been submitted to and approved in writing by the Local Planning Authority. These shall comprise, all brick, stone, colour of render, roofing materials to be used for the dwellings, surface materials to be used in the construction of the roads, pavements and parking areas, and brick, stone or other material to be used in boundary treatments. Construction shall be only in accordance with the approved sample panel and approved materials in terms of colour of brick, mortar mix, jointing and means of laying unless otherwise agreed in writing by the Local Planning Authority.

Energy

4. The dwellings hereby approved shall not be occupied until Measures to generate 15% (less if agreed with the Local Planning Authority) of the energy required by the use of the development (measured in carbon) through the use of micro renewable or low-carbon technologies and a programme for their implementation have been submitted to and agreed in writing by the Local Planning Authority. Once agreed the measures shall be installed on site and become fully operational in accordance with the agreed details and programme. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Remediation of land

5. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings 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, groundwater and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

6. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence 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 prepared, and has been subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, 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.

7. The approved remediation scheme detailed in condition 6 above 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.

National Grid protection

8. **NB: Draft wording only. The final wording of this condition is subject to ongoing discussion with the applicant and National Grid as set out in the recommendation but is expected before the end of this week**

No development shall take place within The National Grid (Hinkley Point C Connection Project) Order 2016 Order Limits as set out on approved drawing no B.0443_12 Rev other than the two access roads from Engine Lane. No other constructional activities or storage of materials shall take place within this area unless specifically authorised by an agreement between National Grid and the applicant that shall be submitted to and approved by the Local Planning Authority before the development is commenced.

Replacement playing fields

9. No development nor any activity precluding use of the playing pitches for sport shall take place on the existing playing fields identified on plan B.0443_22 unless and until the approved replacement playing pitches have been laid out in accordance with the approved layout plan and the approved pitch specification document (ref:.....) and are available for use. The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Community use of facilities

10. No development shall commence until a community use scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The scheme shall apply to the replacement pitches and shall include details of pricing policy, hours of use, access by users/non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the

development and shall be complied with for the duration of the use of the development.

Ecological mitigation

11. The development shall not take place except in strict accordance with the measures outlined in Section 4 of 'Ecological Impact Assessment April 2017 and Addendum April 2020, Land off Engine Lane, Nailsea, EAD Ecology' and the requirements of the Habitats Regulations Assessment. 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.
12. No external lighting shall be installed until details, based on the approved Lighting Strategy(.....)including: (i) details of the type and location of the proposed lighting; (ii) existing lux levels affecting the site; (iii) the proposed lux levels; (iv) lighting contour plans, and (v) measures to be applied and maintained on individual properties where there is a risk of adverse light spill impacts on bats, have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details. No change shall be made to any individual properties where special measures have been installed to mitigate lighting impacts, without the prior written approval of the Local Planning Authority.
13. A Construction Environment Management Plan shall be submitted to and approved by the Local Planning Authority before works commence. This shall include: details of site enabling works; method of works, including: siting and installation of services such as drainage; locations for storage; measures for control of dust and disposal of waste and prevention of pollution to surface and ground waters, in accordance with best practice/PPGs; precautionary working measures for avoidance of harm to protected and notable species and wild mammals; and to provide mitigation 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.

The CEMP will need to include pre-construction mitigation procedures for protected and notable species as detailed in Section 4 of the Ecological Impact Assessment, Land off Engine Lane, Nailsea, EAD Ecology April 2017': i) Reptiles, amphibians, hedgehog – habitat manipulation and pre clearance search ii) Vegetation clearance outside of nesting season or pre-clearance check iii) Pre construction Badger survey and mitigation strategy / licence application as required iv) Pre felling survey of any trees identified with bat potential v) Protection of hedgerows and trees.

The CEMP will also detail the precise locations and specifications for species-specific enhancements for birds (bird boxes, swift boxes), bats (bat boxes and tubes) and hedgehogs (fence gaps), as also detailed in Section 4 of the *Ecological Impact Assessment, Land off Engine Lane, Nailsea, EAD Ecology April 2017*

14. Prior to the commencement of development, a 5-year Landscape Ecological Management Plan (LEMP) shall be submitted to, and approved in writing, by the Local Planning Authority. The plan shall include objectives, management prescriptions and post-construction monitoring protocols, as detailed in Section 4 of 'Ecological Impact Assessment, Land off Engine Lane, Nailsea, EAD Ecology April 2017'.
The LEMP will include protocols to: i) maintain the function of retained habitat features for protected species and other wildlife (e.g. hedgerows, wildflower meadows, SuDS ponds); ii) maintain wildflower meadow botanical and invertebrate diversity; iii) maximise foraging resources and provide favourable habitats for protected species identified as using the site; iv) carry out regular maintenance checks of wildlife features (e.g. bird and bat boxes, fence gaps, site wildlife habitat interpretation boards); v) sign-off mitigation on completion by the ecological consultant and submitted to the LPA in writing and vi) provision of site interpretation board.
The approved plan shall be fully implemented and include a mechanism for review to ensure implementation for the next 5-10-year period post construction.
15. A programme of monitoring of post-construction bat activity including light levels on the central bat corridor and western bat corridor shall be undertaken for a minimum of five years following the completion of construction. The monitoring protocol shall be included in the LEMP, along with a proposed mechanism to allow any necessary remedial action to be undertaken. To permit comparison of pre-construction and post-construction bat activity, static bat detectors shall be positioned in positions to be agreed by the Local Planning Authority and the monitoring programme shall include the month of May, when greater horseshoe bats were found to be most active within the site. The resulting survey data shall be submitted to the Local Planning Authority and Bristol Regional Environmental Research Centre (BRERC).

Landscaping

16. No development shall take place until a landscaping maintenance strategy which shall be designed to be an integral part of the ecological mitigation has been submitted to and approved in writing by the Local Planning Authority. This shall be implemented in accordance with the approved details.
17. All works comprised in the approved details of landscaping should be carried out in accordance with the approved details during the months of October to March inclusive following occupation of the dwellings or completion of the development, whichever is the sooner.
18. 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.

Tree protection.

19. The development shall be carried out in accordance with the revised Arboricultural Impact Assessment and Method Statement carried out by ACD Environmental dated 14/04/20 and Tree protection shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority and shall remain in place during site works. The Local Planning Authority is to be advised at least 7 days prior to development commencing of the fact that the tree/hedge protection measures as required are in place and available for inspection
20. No development shall commence until an amended Tree Protection Plan for T3 and T48 following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan must be superimposed on a layout plan, based on a topographical survey, and exhibit root protection areas which reflect the most likely current root distribution, and reflect the guidance in the method statement report. No development or other operations shall thereafter take place except in complete accordance with the approved details.

Archaeology

21. No development shall take place until an archaeological Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
 - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Refuse provision

22. Refuse storage and bin collection areas to serve each dwelling shall be provided in accordance with the Refuse Strategy DRWG: P20-0001_09 before each dwelling is occupied.

Highways and Transport

23. Prior to the commencement of installation of any drop crossings, details of these and tactile paving arrangements shall be submitted to and approved in writing by the Local Planning Authority. Tactile crossing points are required on all junctions. The development shall be implemented in accordance with the approved details. If confirmed as necessary at planning application stage)
24. Prior to the occupation of any dwelling, a scheme to include bollards at the footpath entrances to the public open space to prevent use by vehicles shall be submitted to and approved by the local planning

authority. The development shall be implemented in accordance with the approved details.

25. The dwellings hereby approved shall not be occupied until the parking areas have been constructed and the parking spaces marked out in accordance with the approved plans and these parking spaces shall thereafter be permanently retained and shall not be used except for the parking of vehicles in connection with the development hereby approved.
26. The dwellings hereby approved shall not be occupied until cycle parking has been provided in accordance with the approved plans.
27. No dwelling shall be occupied until the roads shown on the approved plans, including footpaths and turning spaces, where applicable, have been constructed in such a manner that each dwelling, is served by a properly consolidated and surfaced footpath and carriageway between the dwelling and the existing highway.
28. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
29. No dwellings shall be occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

The travel plan should include the following information:

Accessibility; existing site-specific barriers or issues for residents using sustainable travel

Objectives and targets

Strategy and Implementation; a management and implementation strategy including a named travel plan coordinator

A package of measures; Measures that will encourage the shift from single occupancy car use, in favour of: walking, cycling, public transport and car sharing.

Consultation, awareness raising and marketing

Monitoring and review procedure should be set out, include the details of who will be responsible for carrying out the monitoring of the travel plan.

The development shall be carried out in accordance with the approved details. Furthermore, a travel survey should be undertaken within 6 months of full occupation of the development and the findings used to refine the targets set in the initial Travel plan.

30. Notwithstanding the submitted Road Safety Audit (RSA), a revised RSA (Stage to be specified), shall be submitted to and approved by the Local Planning Authority prior to commencement of works in connection with the laying out of any highway works.

Permitted Development Rights

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order amending or revoking and re-enacting that Order, no gates, fences, walls

or other means of enclosure (other than those expressly authorised by this permission) shall be erected or constructed on any boundaries of the site, or elsewhere within the site.

Drainage and Flood Risk

32. No development shall commence until surface water drainage works and offsite drainage route have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of 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 of this assessment shall be provided to the local planning authority with the submitted 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 and control the surface water discharge rate and volume from the site to greenfield rates, the measures taken to prevent pollution of the receiving groundwater and/or surface waters, b) taking into account long-term storage, draw down times for ponds and urban creep c) All sustainable ponds and swales are to be lined to reduce the ingress of groundwater d) 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. e) existing springs are to be accommodated in a separate drainage system and with an outfall to the ditch network which connects to a 'viewed' rhyne. f) pollution control measures any outfall which connects to the 'viewed' rhyne network must meet with Natural England water quality target levels (see advisory note)
33. No development 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; 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; and c) written confirmation that arrangements are in place for the future maintenance of the off-site route to the viewed rhyne.

Fire hydrants

34. The dwellings shall not be occupied until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Avon Fire Service has been submitted and approved in writing by the LPA. The dwellings shall not be occupied until the fire hydrants have thereafter been provided.

Electric Vehicle charging points

35. No development above Damp-proof course level shall be undertaken until a scheme for the provision of Electric Vehicle charging points to at least 40 plots has been submitted to and approved by the Local Planning Authority.
36. No development shall be commenced until site investigations are carried out to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to establish whether remedial and mitigatory measures are required. The investigations should result in the submission of a report of findings arising from the site investigations to the LPA for approval; and thereafter the requirements and recommendations in the report are implemented to the satisfaction of the LPA.

PAR 11 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 at Land At Junction Of, Hughenden Road And Summerlands Road, Weston-super-Mare (Agenda Item 9)

The Director of Development & Environment's representative reported on the Planning application.

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

Resolved: that the application be **refused** as per the officer's recommendation for the following reason:

1. The proposed development, by reason of its siting, appearance and height will be out of keeping with the character of the area and will result in a visually intrusive feature in the street scene and on an undesignated green space, contrary to policies CS5, CS9 and CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and policy SA6 of the North Somerset Sites and Polices Plan Part 2.

PAR 12 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 at 73 Pembroke Road, Portishead, Bristol, BS20 8HE (Agenda Item 10)

The Director of Development & Environment's representative reported on the Planning application.

Resolved: that the application be **approved** as 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. The proposed balconies on the north west and south east elevations hereby permitted shall not be brought into use until details and specifications showing a privacy screen to the north east and south west elevation of the balconies have been submitted to and approved in writing by the Local Planning Authority. The details shall include the size, height and position of the privacy screens and the materials to be used. The balconies hereby permitted shall not be brought into use until the said privacy screens have been erected in accordance with the approved plans, specifications and materials. The privacy screens shall be maintained permanently thereafter in accordance with the approved details.

PAR 13 Planning Application No. 20/P/0348/FUH – Proposed remodelling of existing detached dwelling, to include minor extensions to current form at Westacre, Belton Road, Portishead, Bristol, BS20 8DR (Agenda Item 11)

The Director of Development & Environment's representative reported on the Planning 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.

PAR 14 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.

PAR Any Other Business

15

Members raised concerns about Councillors who referred applications to Committee but did not attend Committee to explain why they had referred the applications

Chairman

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