

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

15 JULY 2020

Item 6 – 18/P/4735/OUT - Land west of Wolvershill Road, north of Wolvershill Park and Knightcott Park, Banwell

Additional information from the applicant

The applicant has stated that they wish to re-assure members that the development will be designed to Strongvox Homes' high development standards. They are confident that through the reserved matters process, they can prepare a scheme that is responsive to local materials and character and sit well within the village. Strongvox say that they are a small to medium sized local housebuilder that takes pride in what they build and are keen to take account of site constraints and local design context and that members can be assured that a reserved matters submission would be of a very high design standard.

Officer comments:

These matters would be the subject to scrutiny at reserved matters stage where it is possible to influence layout, design and materials to ensure the development responds as far as possible to local character.

Banwell by pass

The application has been assessed and found to be satisfactory on the basis of the current road network (i.e. in the absence of the Banwell by-pass). Notwithstanding this, at the full Council meeting on 14th July the Council resolved to accept the funding from Homes England towards the by-pass, school and infrastructure to support additional housing development. Key infrastructure to be delivered includes the bypass and local transport improvements including supporting active and sustainable travel and public realm/traffic management within Banwell village. The broad programme reported to members anticipates the highway work completion circa 2024.

Item 9 – 20/P/0262/FUL Old Jewson's Site, Winterstoke Road, Weston-super-Mare, BS23 3YS

Additional Third Party comments

One additional letter of objection has been received. The principal planning points made are as follows:

- Close to adjoining properties and out of keeping with the character of the area
- Conflict with Local Plan in particular CS3
- Increase in traffic, pollution and noise detrimental to residential amenity area of residents
- No details of the rear access on the site via Langford Road
- Loss of parking
- Loss of privacy
- Pollution from spray booths and vehicles
- Light pollution from signage

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- Noise pollution from carwash and air conditioning units
- Vehicle repairs would be on at least half of the site
- Unacceptable hours and commercial trade use of site

Officer comments:

These issues are already addressed in the report. In terms of impact on living conditions of neighbouring properties, two additional conditions (13 and 14) are recommended to secure details of filtration system and an acoustically insulated enclosure for the compressor. An additional advice note would be included to ensure applicants are aware of the need to apply for a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Local Authority.

Recommended condition 5

Condition 5 needs to be amended to refer to the provision of 62 parking spaces rather than 31.

AMENDMENT TO RECOMMENDATION:

Condition 5 amended to change 31 vehicle parking spaces to 62 vehicle parking spaces.

Additional conditions 13 and 14

13. The spray booths hereby permitted shall not be brought into operation until the details and specification of the filtration system have been submitted and approved by the Local Planning Authority. The approved filtration system shall be provided in accordance with the approved details before they are used and once provided shall thereafter be permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority. Should the filtration system fail or cease to fully function, the spraying process shall cease to operate until the fault has been remedied or a new system has been installed in accordance with the approved details, or in accordance with revised details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the spray booths and minor vehicle repairs do not result in unacceptable air pollution, odour or noise nuisance for neighbouring occupants, and in accordance with policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

14. The compressor for the spray booth shall be permanently housed in an enclosure as per drawing number 10088-02. The enclosure shall be designed so that noise levels from the compressor do not exceed background noise levels at the nearest noise sensitive property. Full details of the design of the enclosure including any required acoustic insulation measures shall be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing.

Reason: So that noise affecting the site may be attenuated to a level acceptable for residential use and in accordance with policy CS3 of the North Somerset Core Strategy. The details are required prior to the commencement of development to allow for any sound insulation requirements to be incorporated into the design of the development.

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Additional Advice Note:

The applicant is advised that where the solvent consumption exceeds 1 tonne in any 12 month period, they will be required to apply for a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Local Authority. Further details can be obtained by emailing epenquiries@n-somerset.gov.uk