

## Minutes

of the Virtual Meeting of the

## Planning and Regulatory Committee

### Wednesday, 16th September 2020

Held via Microsoft Teams

Meeting Commenced: 14:30      Meeting Concluded: 17:23

**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:

P Andy Cole (Chairman)  
P John Ley-Morgan (Vice Chairman)

P Peter Bryant  
P Caroline Cherry  
P Peter Crew  
P John Crockford-Hawley  
P Ciarán Cronnelly  
A Ann Harley  
P Ian Parker (substitute for Stuart McQuillan)  
P Robert Payne  
P David Shopland  
P Mike Solomon  
P Richard Westwood

#### Wider P&R Members

A Mike Bird  
A Steve Bridger  
A Gill Bute  
A Ashley Cartman  
A Catherine Gibbons  
A Sandra Hearne  
A David Hitchins  
A Steve Hogg  
A Patrick Keating

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

P: Present

A: Apologies for absence submitted

**Officers in attendance:** Emma Anderson (Corporate Services), Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Michèle Chesterman (Corporate Services), Mike Cole (Development & Environment, Andrea English (Development and Environment), Simon Exley (Development & Environment), Richard Kent (Development & Environment), Mike Riggall (Corporate Services), Andrew Stevenson (Development and Environment), James Wigmore (Development & Environment), Roger Wilmot (Development & Environment)

## **PAR Chairman's Welcome**

**42**

The Chairman welcomed everyone to the fifth 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. 20/P/0605/R3 (Agenda Item 1)**

**43**

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Jakobus van Blerk speaking against of the proposals. Full details had been published in advance of the meeting.

## **PAR Public speaking at Planning Committees (Standing Order 17 & 17A as amended by SO 5A) No. 20/P/0605/R3 (Agenda Item 1)**

**44**

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a joint written submission from Ed Bowen Roberts and Kenton Mee speaking in support of the proposals. Full details had been published in advance of the meeting

## **PAR Public speaking at Planning Committees (Standing Order 17 & 17A as**

**45 amended by SO 5A) Nos. 19/P/2298/FUL and 19/P/2313/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Claire Hillier-Brown Agent for the Applicant, speaking in support of the proposals. Full details had been published in advance of the meeting.

**PAR 46 Public speaking at Planning Committees (Standing Order 17 & 17A as amended by SO 5A) No. 20/P/0725/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Julia Kendrick, speaking against the proposals. Full details had been published in advance of the meeting.

**PAR 47 Declaration of disclosable pecuniary interest (Standing Order 37) (Agenda Item 2)**

None

**PAR 48 Minutes 19 August 2020 (Agenda Item 4)**

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

**PAR 49 20/P/0605/R3 Land adjacent to Brookfield Walk, Clevedon, BS21 6YG  
Erection of an up to 85 place, single storey Profound and Multiple Learning Difficulties School (use class D1) for 3yrs to 19yrs including classrooms, recreation hall, dining hall etc (Agenda Item 6)**

The Director of Development and Environment's representative drew members' attention to the update sheet which referred to additional information received from the applicant relating to the removal of earth bunds; revising the shape of the play area; adding a further play area and adding gates to the perimeter fence. Additional information was also received on noise and air quality issues.

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

**Resolved:** that Subject to:

- (a) the receipt of satisfactory air quality assessment report and noise impact assessment, and
- (b) the notification of the Secretary of State that the Local Planning Authority is minded to grant planning permission for major development in the Green Belt and in a flood risk area and
- (c) expiry of the consultation period and the consideration of any new issues not previously raised

that the application be **APPROVED** subject to the following conditions together with additional conditions relating to the management of the car park and to the flood evacuation plan and any amended or additional conditions which 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. No development shall take place until surface water drainage works 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, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, 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:
  - i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to greenfield run off rates and volumes, taking into account long-term storage, and urban creep and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
  - ii. include a timetable for its implementation.
4. 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; 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.
5. No development shall take place until a drainage survey of the watercourse adjacent to the Highways England boundary has been undertaken to and agreed in writing by the Local Planning Authority (in consultation with Highways England). This will include an asset location

and condition survey in line with DMRB standard 'CS 551 Drainage surveys', detailed design of the proposed single mid site outfall and flow control device, detail designs of the proposed ground water storage design in line with DMRB standard 'CD 530 soakaway design' and full details of infiltration rates for the proposed drainage assets.

6. The proposed school shall not be brought into use until
  - a) a dropped crossing on Brookfield Walk, an extension of the right turn lane on Northern Way and Brookfield Walk
  - b) The remarking of the priority of the junction between Brookfield Walk and Kelting Grove
  - c) provide a 3m wide footway on the access road, and
  - d) Where the new access crosses the footway on Kelting Grove, drop crossings with tactile paving has been marked out
  - e) dropped crossings with tactile paving at the internal crossing points. in accordance with plans to be approved by the Local Planning Authority
7. The proposed school shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and a report detailing how this has been undertaken shall be submitted to, and approved by the Local Planning Authority
8. The proposed school shall not be brought into use until the parking spaces have been provided and be available for use in accordance with the North Somerset Parking Standards SPD. Thereafter the approved parking spaces shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
9. The proposed school shall not be brought into use until the cycle parking spaces have been provided and be available for use in accordance with the North Somerset Parking Standards SPD. Thereafter the approved cycle parking spaces shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
10. The proposed school shall not be brought into use until the provision of an electric vehicle charging unit and ducting for two further charging units as shown on the external services plan. The charging unit shall be OLEV compliant and a minimum of 7kw/ 32 amps power capacity.
11. The development shall be carried out in accordance with the tree and hedgerow retention plan 2019.94 Rev D (Overall landscape proposals) unless otherwise agreed, in writing, by the Local Planning Authority.
12. No development shall take place until a method statement identifying measures to protect all trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed tree protection measures during site preparation, construction and landscaping operations (including any changes to ground levels). Thereafter the site clearance works and development shall be undertaken in accordance with the approved

details.

- 13 Trees, hedges and plants shown in the landscaping masterplan and strategy for landscaping, that are to be retained or planted which, during the development works for 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 in accordance with DM9 and DM10 of the Sites and Policies Plan Part 1 Publication Version 2015
- 14 All landscaping works should be carried out during the months of October to March inclusive following occupation of the dwellings or completion of the development, whichever is the sooner.
- 15 The development shall not take place except in strict accordance with the measures outlined in the approved Ecology Appraisal (First Ecology March 2020). 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.
- 16 The external lighting shall be installed in accordance with the approved External Lighting Layout and External Lux Boundaries plans (Ref BAY-SDS-V2-00-DR-E-2502 P01 and P02). No other external lighting shall be installed on site unless details of such lighting, including the type and location of the proposed lighting; intensity of illumination with existing and proposed lux levels and predicted lighting contour plan, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation. Any external lighting that is installed shall be installed and operated in accordance with the approved details.
- 17 Before commencement of any site enabling works or vegetation clearance, a Construction Environment Management Plan (CEMP) shall be submitted to, and approved in writing, by the Local Planning Authority. This shall include mitigation measures required to protect legally protected species and their retained habitats from injury or damage and include information for construction workforce; timings of site clearance; details of appropriate fencing for buffer areas to protect retained on site habitats; overnight ramps placed within open trenches and daily checks of excavations for trapped wildlife; pre-commencement surveys for species that are dynamic in distribution (e.g. badger); a walk over check by ecologist immediately prior to vegetation and other site clearance activities. The approved plan shall be implemented and adhered to during the vegetation clearance and construction phases.
- 18 Prior to the commencement of development, a Landscape Ecological Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority. The plan shall cover a ten-year period and include measures for establishment, enhancement and management of

habitats within the site, including planting schedules and details of ongoing management. This shall include a timetable for management activities as well as a monitoring schedule for habitats and species, including bat monitoring post completion.

- 19 Prior to the commencement of development, a Construction Method Statement shall be 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:
  1. The method and duration of any pile driving operations to include expected starting date and completion date
  2. The hours of work, which shall not exceed the following:  
construction and associated deliveries to the site shall not take place outside 07:00 to 19:00 hours Mondays to Fridays, and 08:00 to 16:00 Saturdays, nor at any times on Sundays or Bank Holidays
  3. The arrangements for prior notification to the occupiers of potentially affected properties
  4. The responsible person (e.g. site manager/office) who could be contacted in the event of complaint
  5. measures to control the emission of dust and dirt during construction
  6. Details of wheel washing facilities
  7. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  8. A scheme for recycling/disposing of waste resulting from demolition and construction works
  9. The parking of vehicles of site operatives and visitors
- 20 The proposed school shall not be brought into use until measures to generate 15% of the on-going energy requirements of the use (unless a different standard is agreed) through micro renewable or low-carbon technologies have been installed and are 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.
- 21 Notwithstanding the provisions of Town and Country Planning (Use Classes) Order 1987 (as amended) the proposed school shall only be used for the provision of education and care for children and young persons with complex and severe learning disabilities and for related ancillary purposes and for no other purpose including any other purpose within Use Class F.1.
- 22) 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.
- 23) No development shall be brought into use until details of the specification, height, position, noise levels and external finish of any extraction system have been submitted to and approved, in writing, by the Local Planning Authority. The approved extraction systems shall be permanently retained unless otherwise first agreed in writing by the

Councillor Shopland voted against the approval of the application and asked for this to be recorded in the minutes.

**PAR 50 19/P/2298/FUL Stafford Garage, 1 Woodlands Road, Clevedon, BS21 7QD  
Erection of a terrace of 3no.dwellings (1 x two-bedroom, 2 x three-bedroom) and 1no. detached four bedroom dwelling with associated parking, refuse storage and landscaping (Agenda Item 7)**

The Director of Development and Environment's representative drew members' attention to the update sheet which referred to additional information received from the applicant relating to the surfacing of the service yard access; the gable of Plot 3 next to the boundary and trees; the ridge height of the house on Plot 4 and drainage. Amended plans had also been received comparing massing of the existing to the proposed buildings. Further objections had been received which raised no new substantive issues.

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

**Resolved:** that subject to the following conditions together with an additional condition No 23 relating to a Level 1 Building Survey Record and an advice note the application be **APPROVED:-**

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 dwellings shall not be occupied until a 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, density, size, species and positions of all new trees and shrubs; and a programme of implementation. The 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.

5. No dwelling shall be occupied until the access shown on the approved plans, including footpaths and turning spaces, where applicable, and parking spaces have been constructed in such a manner that each dwelling, is served by a properly consolidated and surfaced access and parking spaces, in materials to be agreed, between the dwelling and the existing highway. Once provided the car parking spaces shall be retained for the car parking for the dwellings hereby approved and shall not be used for any other purpose without the prior written approval of the Local Planning Authority.
6. No dwelling shall be occupied until secure parking facilities for two bicycles have been provided for it in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.
7. 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 extensions or alterations including any additional windows to the dwellings shall be carried out without the permission, in writing, of the Local Planning Authority.
8. 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 gates, fences, walls or other means of enclosure shall be erected or constructed on any boundaries of the site, or elsewhere within the site (other than any expressly authorised by this permission).
9. The dwellings 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.
10. The dwellings 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 the approved plans and specifications. 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 dwellings.
11. No external lighting shall be installed until details, including:
  - (i) details of the type and location of the proposed lighting;
  - (ii) existing lux levels affecting the site;

- (iii) the proposed lux levels; and
- (iv) lighting contour plans,

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.

12. The dwellings hereby permitted shall not be occupied until foul and surface water drainage works have been completed in accordance with the approved details.
13. The development shall not take place except in strict accordance with the measures outlined in Clarkson & Woods Bat Survey dated September 2019. 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.
14. A bird box and a and a bat box/cavity roosting feature shall be installed in each of the proposed new dwellings prior to its occupation.
15. No demolition works hereby approved shall be commenced until a signed contract stating that the works of redevelopment hereby permitted will be commenced within 6 months of the date of the contract has been made and a copy of the contract supplied to the Local Planning Authority.
16. All natural stone on site should be retained for re-use for boundary walls and retaining walls in any future re-development of the site.
17. No demolition shall take place until a Demolition Management Plan (DMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved DMP shall be adhered to throughout the demolition and restoration period. The DMP shall provide for:
  - (a) the parking of vehicles of site operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) times of site operation
  - (e) wheel washing facilities
  - (f) measures to control the emission of dust and dirt during construction
  - (g) measures to control noise from works on the site
  - (h) a scheme for recycling/disposing of waste resulting from demolition works
  - (i) measures to keep access roads clear of vehicles
  - (j) routing restrictions
  - (k) volume of HGV traffic
  - (l) protection of pedestrians
  - (m) mitigation measures for any required remedial works
18. No retaining wall shall be constructed until a sample panel of the stonework demonstrating the type of stone to be used and the coursing and pointing of the stonework has been erected on site and approved in writing by the Local Planning Authority. The development shall thereafter

be carried out only in accordance with the approved sample panel, which shall be retained on site for reference until the development is completed.

19. Before the first occupation of the dwelling on Plot 4 hereby permitted the windows shown on the approved drawing no.906.12 Rev H shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). These windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. 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), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.
20. No development shall take place 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. 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, and
    - archaeological sites and ancient monuments
21. 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 shall 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.
22. The remediation scheme, if required, shall be implemented in

accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to the Local Planning Authority.

23. No demolition shall take place until a Level 1 Building Survey Record of the existing building has been undertaken and the report submitted to the Local Planning Authority and its Historic Environment Record. The building survey shall be carried out in accordance with Historic England guidelines.

#### Advice Note

The applicant is advised that they shall make every endeavour to improve the surface of the adjoining vehicular access lane and explore the potential for the lane to be adopted as a highway by the Council.

### **PAR 19/P/2313/FUL 1 Woodlands Road, Clevedon, BS21 7QD Demolition of existing garage to form amenity area and storage to proposed development of four dwellings (Agenda Item 8)**

The Director of Development and Environment's representative drew members' attention to the update sheet which noted further objections had been received but which related to the redevelopment of the site under planning application No 19/P/2298/FUL. He noted that members had already approved application No 19/P/2298/FUL to which this application related.

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

**Resolved:** that subject to the following conditions together with an additional condition No 6 relating to a Level 1 Building Survey Record the application be **APPROVED:-**

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 demolition shall take place until a Demolition Management Plan (DMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved DMP shall be adhered to throughout the demolition and restoration period. The DMP shall provide for:
  - (a) the parking of vehicles of site operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) times of site operation
  - (e) wheel washing facilities
  - (f) measures to control the emission of dust and dirt during construction

- (g) measures to control noise from works on the site
  - (h) a scheme for recycling/disposing of waste resulting from demolition works
  - (i) measures to keep access roads clear of vehicles
  - (j) routing restrictions
  - (k) volume of HGV traffic
  - (l) protection of pedestrians
  - (m) mitigation measures for any required remedial works
4. No demolition works hereby approved shall be commenced until a signed contract stating that the works of redevelopment hereby permitted will be commenced within 6 months of the date of the contract has been made and a copy of the contract supplied to the Local Planning Authority.
  5. All natural stone on site should be retained on the site for re-use for boundary walls and retaining walls in any future re-development of the site.
  6. No demolition shall take place until a Level 1 Building Survey Record of the existing building has been undertaken and the report submitted to the Local Planning Authority and its Historic Environment Record. The building survey shall be carried out in accordance with Historic England guidelines.

**PAR 20/P/0725/FUL 15 Clarence Road East, Weston-super-Mare, BS23 4BP**  
**52 Retrospective application for the change of use from care home to 10 bedroom HMO (House in Multiple Occupation) (Sui Generis Use) (Agenda Item 9)**

The Director of Development and Environment's representative drew members' attention to the update sheet which included additional comments on the adjoining property currently being converted into a nursing home.

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

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

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.
2. Secure parking facilities for 10 bicycles shall be provided within 2 months of the date of this permission in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.
3. Space and facilities for the separate storage and collection of waste and recycling materials shall be provided within 2 months of the date of this consent 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 in connection with the use hereby permitted.

**PAR P&R Appeals 16.09.20 (Agenda Item 10)**

**53**

The Director of Development & Environment's representative reported on appeal decisions and appeals that had been lodged since the date of the last meeting.

**Resolved:** that the report be noted

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Chairman

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