

# PLANNING AND REGULATORY COMMITTEE

## UPDATE SHEET

16 September 2020

### Section 1

#### **Item 6 - 20/P/0605/R3 - Land Adjacent to Brookfield Walk, Clevedon, BS21 6YG**

##### **Amended plans**

Amended site plans have been received removing two small earth bunds to the east of the proposed building; revising the shape of the large play area; adding an access path to the Orchard and relocating the perimeter fence along this boundary; adding an external play area for the early years classroom and adding gates in the perimeter fence for maintenance access purposes.

*Officer comments: These proposed changes are considered to be of a minor nature in the context of the overall proposal and will have no greater material impact to neighbouring residents. The omission of the earth bunds removes a potential conflict with some of the existing and proposed natural features to the rear of the building and allows the shape of the play area to be simplified and improved. The addition of the path to the Orchard with the repositioned perimeter fence improves access to the Orchard.*

##### **Additional information on noise and air quality issues**

A review of the submitted noise and air quality reports has been undertaken by an independent consultant. The conclusions are:

##### Noise impacts

Additional information is required in respect of noise generated by outdoor play and sports areas and predicted ambient noise levels at adjacent neighbouring houses if the school is built. This may require submission of additional or amended mitigation details e.g. to window designs and acoustic barriers to secure appropriate noise levels. Amendments to the windows to provide attenuated window openings within teaching space intended specifically for students with special hearing and communication are then predicted to comply with the Internal Ambient Noise Levels. Noise levels in internal teaching and learning spaces, reverberation times and the sound insulation of partitions will be addressed through Building Control whilst potential effects of noise from school services plant on neighbouring residents can be controlled using a planning condition.

##### Air quality impacts

It is likely that on balance the air quality limits/objectives will not be exceeded at the proposed school but this needs to be demonstrated through additional air quality information (including traffic visiting the school, traffic on roads in the immediate vicinity of the site including the motorway slip-road) showing annual mean and short term NO<sub>2</sub> and PM<sub>10</sub> concentrations and an assessment of construction phase dust risk.

*Officer comments: The applicant has been informed of these requests and has commenced the works identified in the Environmental Protection Officers comments. The request for additional assessments to be carried out and submitted to the Local Planning Authority reflect the recommendation made in the committee report. Two additional conditions are recommended to assess and control potential effects of noise from school services plant on neighbouring residents*

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### AMENDMENT TO RECOMMENDATION:

Additional conditions 22 and 23 as follows:

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.

Reason: To ensure the development does not have unacceptable environmental effects or harm the living conditions of neighbours in accordance with Policy CS3 of the Core Strategy and DM47 of the Sites and policies plan part 1

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 Local Planning Authority.

Reason: To ensure the development does not have unacceptable environmental effects or harm the living conditions of neighbours in accordance with Policy CS3 of the Core Strategy and DM47 of the Sites and policies plan part 1

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### Section 2

#### **Item 7 – 19/P/2298/FUL - Stafford Garage, 1 Woodlands Road, Clevedon, BS21 7QD Committee Site Inspection**

#### **Additional information from the applicant**

Further information has been submitted concerning the following matters:

##### 1. Surfacing of access to the service yard:

The applicant states that the owner of the site has the benefit of the use of the lane but has no legal right to its upkeep. The applicant has advised they will use their 'best endeavours' to ascertain the legal ownership of the service yard to enable a discussion with respect to the tarmacking of part/all of the access road.

##### 2. Gable of Plot 3 next to boundary and trees:

The applicant states that the trees are self-seeded and located outside the site boundary. It is not proposed to remove the trees.

##### 3. Ridge height of House on Plot 4:

The applicant's architect has reviewed the proposal for Plot 4 against the existing building in that location. Currently in that position are two 'buildings', one with a ridge height of 19.03 and a larger one with a ridge height of 21.18.

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The applicant states that both of these sheds will be removed if consent is granted, and Plot 4 will be constructed in broadly the same location but with a smaller footprint. The maximum height of Plot 4 will be 19.03, to match the lower of the ridge heights of the existing buildings in that location.

#### 4. Drainage:

The applicant states that it is proposed to connect the proposed new dwellings to the existing drainage features within the lane. The drains once constructed will be adopted and will form part of the drainage network in the area.

*Officer comments: It is agreed that the applicant would be unable to re-surface the access if they do not have legal ownership. The location of the gable end of the dwelling proposed on Plot 3 is reasonable bearing in mind its relationship with the nearest adjoining dwellings and the character of the area. The ridge height of the new dwelling to be built on Plot 4 is lower than the higher of the existing two buildings located here. The drainage arrangements are acceptable.*

#### **Amended plans**

The applicant has submitted additional plans comparing the existing and proposed massing of the buildings to be removed and built on plot 4.

#### **Additional Third Party comments**

An additional 30 objections have been received. The issues raised include:

- Increase vehicle usage on an unmade lane
- Conservation area. Grade II villas in Copse Road not been considered
- Noise nuisance
- Loss of a non-designated heritage asset
- Potentially contaminated land - the large garage roof is made of asbestos
- Strain on existing community facilities
- More open space needed on development
- Possible subsidence
- Poor design and layout leading to overdevelopment. It will turn the back of Copse Rd into an alley with little light

*Officer comments: It is considered that no substantive, new issues have been raised since the committee report was written. The planning concerns are addressed in the report.*

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#### **Item 8 – 19/P/2313/FUL - 1 Woodlands Road, Clevedon, BS21 7QD**

#### **Additional Third Party comments**

An additional 13 objections have been received. They relate mainly to the application for the redevelopment of the site which is subject to the separate planning application Ref: 19/P/2298/FUL reported above.

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**Item 9 - 20/P/0725/FUL - 15 Clarence Road East, Weston-super-Mare, BS23 4BP**

**Additional Comments about the adjoining property no. 13**

The adjoining property no. 13 was used was previously a doctor's surgery. Planning permission 19/P/1981/FUL for the change of use of the doctor's surgery to a C2 (Residential institution) as a 10 bedroomed registered therapeutic nursing home was granted in November last year. The building is being converted to the nursing home at present.

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