

Draft Minutes

of the Virtual Meeting of the

Planning and Regulatory Committee

Wednesday, 14th October 2020

held via Microsoft Teams.

Meeting Commenced: 14:30 Meeting Concluded: 16:10

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 Mike Bird
P Steve Bridger
P Peter Bryant
P Ashley Cartman
P Peter Crew
P John Crockford-Hawley
P Ciarán Cronnelly
A Ann Harley
P Stuart McQuillan)
P Robert Payne
P Richard Westwood

Wider P&R Members

A Gill Bute
A Caroline Cherry
A Catherine Gibbons
A Sandra Hearne
A David Hitchins
A Steve Hogg
A Patrick Keating
A Ruth Jacobs
A Bridget Petty
A Terry Porter

A David Shopland
A Tim Snaden
A Mike Solomon

P: Present

A: Apologies for absence submitted

Officers in attendance: Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Michele Chesterman (Corporate Services), Simon Exley (Development and Environment), Richard Kent (Development and Environment), Mike Rigall (Corporate Services), Jessica Smith (Corporate Services), Julie Walbridge (Development and Environment), James Wigmore (Development and Environment)

PAR

54 Due to technical problems encountered by the Chairman, the Vice-Chairman welcomed everyone to the sixth virtual meeting of the Planning & Regulatory Committee.

On behalf of the Chairman, the Director of Development and Environment's representative 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.

He 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 55 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) No 20/P/0262/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 Lynne Glozier speaking against of the proposals. Full details had been published in advance of the meeting.

PAR 56 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) No 20/P/0262/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 Liam Farbrace, representative of the applicant speaking in support of the proposals. Full details had been published in advance of the meeting.

PAR 57 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) No 20/P/1552/MMA (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 David Richens speaking against of the proposals. Full details had been published in advance of the meeting.

PAR 58 Declaration of disclosable pecuniary interest (Standing Order 37) (Agenda Item 3)

None

PAR 59 Minutes 16 September 2020 (Agenda Item 4)

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

PAR 60 20/P/0262/FUL Demolition of former Jewson's Yard buildings and redevelopment of the site including a change of use from Class E to create a car rental facility, Winterstoke Road, Weston-super-Mare BS23 3YS (Agenda Item 6)

The Director of Development and Environment's representative advised members that there was no written update sheet and that the report before members was up to date including the latest advice from the authority's noise consultants.

Resolved: that Subject to additional wording to Condition 15 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.
3. The operation of the vehicle hire use hereby permitted shall not take place outside the hours of 07:00 hours to 19:00 hours Mondays to Fridays, 07:00 hours to 17:00 hours on Saturdays and 11:00 hours to 17:00 hours on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority, with the exception of vehicle movements that involve vehicles for hire being returned by the general public that may be returned outside of the operational hours with all such vehicle movements only accessing and leaving the site via the entrance on Winterstoke Road.
4. The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.
5. The development hereby permitted shall not be brought into use until the parking area for 62 vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area

shall thereafter be permanently retained and kept available for parking at all times.

6. Prior to the commencement of the development hereby permitted, the existing metal gates at the rear of the application site leading to Langford Road shall be removed and the access blocked by a matching brick wall measuring 2m in height and the access shall remain permanently blocked and the wall shall be retained permanently unless details of any new access have first been submitted to and approved, in writing, by the Local Planning Authority.
7. Vehicular access to any part of the site shall only be from and to the accesses onto Winterstoke Road.
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 building or other structure shall be erected within the curtilage of the development hereby permitted (other than any expressly authorised by this permission).
9. The development hereby permitted shall not take place except in complete accordance with the approved Flood Risk Assessment.
10. The use hereby permitted shall not be commenced until secure parking facilities for bicycles have been provided 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..
11. The car washing facility, spray booth and minor bodywork vehicle paint repair building hereby permitted shall not be brought into use until a drainage interceptor has been installed on site. Thereafter, all polluted or contaminated water shall be treated and decontaminated via this drainage interceptor prior to discharge to the mains drains.
12. 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.
13. 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 first agreed in writing.

14. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 16:00 hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise first agreed in writing with the Local Planning Authority.
15. The level of noise from the operation of the paint repair workshop, including compressor and extraction fan, the car wash and the condenser units, singly or in any combination, shall not exceed a rating Level of 45 dB (rated according to BS4142:2014+A1:2019) at any point on the northern site boundary. The paint repair workshop shall only be operated with all the doors fully closed as specified in the Noise Impact Assessment Report.
16. The operation of the paint repair workshop, car wash and any HGV deliveries shall be limited to the following hours: 08:00 hours to 17:00 hours Monday to Friday and 09:00 hours to 12:00 hours on Saturday with no operation of the paint repair workshop, car wash or any HGV deliveries on Sundays or Bank Holidays as specified in the Noise Impact Assessment Report.
17. Before commencement of the construction phase of the development permitted the applicant shall submit to, and have approved by, the Local Planning Authority, a noise mitigation scheme that considers, but is not limited to: specification of mechanical plant, location of mechanical plant, especially the workshop compressor and the design of a noise barrier along the northern site boundary. The noise mitigation scheme shall include details of the provision and maintenance of the scheme. Details of the noise mitigation scheme shall be provided in accordance with the approved scheme prior to the use of the site commencing for the car rental facility the washing facility, the spray booth and minor bodywork vehicle paint repair building and once implemented the noise mitigation scheme details shall be retained and maintained and shall not be changed unless otherwise first agreed in writing with the Local Planning Authority.
18. The spray booth and minor vehicle paint repair use hereby permitted shall not be changed to any other use including any use falling within Class B2 (industrial) use.
19. The use hereby granted is restricted to a car rental facility (sui-generis), spray booth and minor vehicle repair use and for no other purposes including any uses falling within use class B2 (industrial).

**PAR 20/P/1552/MMA Non material amendment to planning permission
61 19/P/0694/FUH to allow for omission of front gable and installation of 2**

no. upvc windows in place of 1 no. window & 2 no. additional rooflights to rear elevation (retrospective), Wraxall (Agenda Item 7)

The Director of Development and Environment's representative advised members that the application was a minor material amendment to a previously granted 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. 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 windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the south (side) elevation of the extension without the prior written consent of the Local Planning Authority.

PAR P&R Appeals 14 October 2020 (Agenda Item 8)

62

The Director of Development & Environment's representative reported on appeal decisions and appeals that had been lodged since the date of the last meeting. He further updated members on the Bristol Airport appeal which was currently being validated by the Planning Inspectorate,

Resolved: that the report be noted.

PAR Extension of revised delegation arrangements for planning applications during Covid-19 Pandemic (Agenda Item 9)

63

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

Resolved: that the arrangements be extended for a further 6 months as per the officers' recommendations.

Chairman
