

# Planning & Regulatory Committee 20 January 2021

Requests to address the Committee received in accordance with the Standing Orders

**Public Participation under Standing Order No. 17 (up to a maximum of five minutes per speaker - this section should not exceed thirty minutes):**

Name	Subject

**Public Speaking on applications for planning permission under Standing Order 17A (up to a maximum of three minutes per speaker - this section should not exceed thirty minutes):**

Agenda Item No.	Application	Statement (s)
06	<b>Planning Application No. 20/P/2347/RM</b> Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 168 no. dwellings with site wide infrastructure Land north of Youngwood Lane and east of Netherton Wood Lane, Nailsea	<b>Against the proposal:</b> None received  <b>For the proposal:</b> Laily Richards on behalf of the applicant Taylor Wimpey
07	<b>Planning Application No. 20/P/2020/FUL</b> Change of use of former masonic lodge (use Class F.2(b)) to Office, research and development use (use Class E(g)(i) and (ii)) Rickford Chapel (former Masonic Lodge), The Batch, Burrington, BS40 7AH	<b>Against the proposal:</b> None received  <b>For the proposal:</b> Lucy Back, agent on behalf of the applicant, Sir David Wills

## **Nailsea Ph1 20/P/2347/RM - Written Statement**

Taylor Wimpey submitted a Reserved Matters planning application in September 2020 for the land North of Youngwood Lane and East of Netherton Wood Lane, Nailsea consisting of 168 homes and associated infrastructure. We have worked with officers to develop the proposals in response to all feedback received, resulting in the high-quality proposals in front of you for consideration today.

Key updates of our application are as follows:

- We presented the application to Nailsea Town Council and the South West Design Review Panel and following this feedback, multiple changes have been made to the proposals including additional tree planting, improved character areas and a wider footpath/cycle link.
- In accordance with Condition 21 of the outline consent, we have accommodated a potential future link road into our proposals. Following detailed discussions Paul Patton and highway officers at North Somerset Council this route has now been agreed.
- We have revised our drainage proposals following comments received from North Somerset Internal Drainage Board and have had verbal confirmation that these changes are acceptable. Changes include adding 5m maintenance strips to attenuation ponds and downstream defenders to ensure there are no issues with water quality.
- Following dialogue with the council's urban designer, we have created bespoke apartment blocks, introduced higher quality materials and enclosures and improved the relationship between the built form and the existing environment.
- We are retaining and enhancing as much of the existing vegetation as possible and this creates the principle character of the development. Reinforcement planting is provided along the existing bat routes where street lighting is reduced to enhance the wider environment. Additional play areas, orchard planting and informal open spaces will be included in our Phase 2 proposals later this year.
- The two access points to the development are being delivered in accordance with the approved outline drawings. This application does not include any changes from the previously agreed arrangements.
- We are incorporating Nailsea pennant stone into our enclosures and are exploring the potential to take stone directly from the site itself to deliver these.
- The proposed affordable housing has been integrated into the proposals in accordance with the S106 agreement. This includes a proportion of wheelchair and accessible units.
- The development meets the local authority's parking requirements, with an average of 2.1 allocated parking spaces per home. There are also 16 visitor parking spaces.
- In order to promote sustainable living, every home will have an external power supply to enable home car charging. There will also be photovoltaic roof panels provided on the development.
- A footpath and cycleway will be provided through the centre of the development from north to south and through green public open spaces to connect into the wider network.

11 January 2021

Our ref: WIL2264 220270



**FOR COMMITTEE MEETING ON 20 JANUARY**

**REF: 20/P/2020/FUL**

**Rickford Chapel, Burrington BS40 7AH**

Rumwell Hall  
Rumwell  
Taunton, Somerset  
TA4 1EL

T: 01823 426 500

**INFORMATION IN SUPPORT OF THE APPLICATION, AS SUBMITTED BY THE AGENT**

The application concerns the change of use of Rickford Chapel, a Grade II Listed former Masonic Lodge, to an office, research & development space.

The former tenants surrendered the property in July 2017 because they could not afford the maintenance costs of the building and it has been vacant since then. A commercial use is needed for the building in order to provide the necessary funds for its upkeep.

The main objection to the change of use appears to be the parking provision. Any use of the building will require parking but the use proposed minimises that requirement and, as confirmed by the Highways Officer's consultation response, the proposed use requires less parking provision than the previous use. Currently there is only one member of staff due to be using the building, who primarily intends to cycle to work. However, under the current Parking Standards, only 4 spaces are required for this size of building, far less than the previous use which could see up to 30 people attending every month throughout the year, primarily parking on the public highway.

It is not possible to provide parking on site due to the watercourse running alongside the road which would need to be crossed. Any parking on site could also adversely affect the iconic visual aspect of the Listed Chapel. I note the suggestions as made in public comments that the nearby orchard could be used but this is under separate occupation so is not available.

In summary:

- The proposed change of use is supported by national and local policy.
- The Highways Authority has no concerns with the proposal.
- The application is being recommended for approval by the Planning Officer.

It is requested that this recommendation is supported to allow this important building to be utilised.

**Lucy Back MRICS FAAV**