

## **Draft Minutes**

of the Virtual Meeting of the

## **Planning and Regulatory Committee**

**Wednesday, 16th December 2020**

held via Microsoft Teams.

Meeting Commenced: 14:30      Meeting Concluded: 16:17

### **Councillors:**

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

P Peter Bryant  
P Peter Crew  
P John Crockford-Hawley  
P Ciarán Cronnelly  
P Wendy Griggs (substitution Caroline Cherry)  
A Ann Harley  
P Robert Payne  
P Bridget Petty  
P Mike Solomon  
P James Tonkin (substitution Steve Bridger)  
P Richard Westwood

### **Wider P&R Members**

A Mike Bell  
A Mike Bird  
A Steve Bridger  
A Gill Bute  
A Ashley Cartman  
A Caroline Cherry  
A Catherine Gibbons  
P Sandra Hearne  
A David Hitchins  
A Steve Hogg  
A Patrick Keating  
A Ruth Jacobs  
A Stuart McQuillan  
A Terry Porter  
A David Shopland  
A Tim Snaden

P: Present

A: Apologies for absence submitted

**Officers in attendance:** Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Michele Chesterman (Corporate Services), Simon Exley (Place Directorate), Anna Hayes (Place Directorate), Richard Kent (Place Directorate), Judith Porter (Place Directorate), Mike Riggall (Corporate Services), James Wigmore (Place Directorate)

**PAR Chairman's welcome**

**71** The Chairman welcomed everyone to the eight 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/1078/FUL (Agenda Item 1)**

**72**

At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Rachel Landen speaking in favour of the proposal. 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/1629/FUL (Agenda Item 1)**

**73**

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

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

**74**

None

**PAR Minutes 18 November 2020 (Agenda Item 4)**

**75**

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

**PAR 76 Planning Application No. 20/P/1078/FUL Change of use of land from agricultural use to use as a woodland preschool Land accessed from Wentwood Drive, Weston-s-Mare (Agenda Item 6)**

The Director of the Place Directorate's representative drew members' attention to the update sheet which included an additional highways assessment including comments on highways safety and a further letter of objection. He reported on the application noting it sought to address the reasons for a previous appeal dismissal.

At the invitation of the Chairman, the ward member, Councillor John Ley-Morgan spoke on the application.

**Resolved:** that with an additional Condition 12 and

(a) The completion of a section 106 legal agreement securing the future management and monitoring of the site and the surrounding land for nature conservation reasons, 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. No development shall take place, including any works of demolition, until a Construction Method Statement has been 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:
  - (a) the parking of vehicles of site operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials used in constructing the development
  - (d) the erection and maintenance of security hoarding
  - (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 and construction works
  - (i) measures to keep access roads clear of vehicles
  - (j) routing restrictions
  - (k) construction phasing restrictions
  - (l) location and specification of fencing and other measures for the protection of retained trees

4. The forest nursery hereby permitted shall not be brought into use until the access and parking area have been provided in accordance with the approved plans and specifications. The approved parking area shall properly consolidated and surfaced and the parking spaces marked out before the building is occupied/the use commences and thereafter it shall not be used except for the parking of vehicles in connection with the development hereby permitted.
5. The development hereby permitted shall not be carried out except in accordance with the approved Arboricultural Impact Assessment & Method Statement (Updated 15th July 2020).
6. The development hereby permitted shall not be brought into use until details of the method of disposal and storage of residue and/or waste from the compost toilets has been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, residue and/or waste from the compost toilets shall be stored and disposed of only in accordance with the approved details.
7. The forest pre-school shall not be open other than at the following times:
  - 1st March to 23 October – 7.30am to 6pm;
  - 24 October to 20th November – 8am to 4.30pm;
  - 21 November to 31 January – 8.30am to 4pm;
  - 1 February to 15 February – 8am to 4.30pm;
  - 16 February to 1 March to 7.30am to 5pm.
8. No external lighting shall be installed on any part of the site at any time.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall be used as a forest pre-school and forest holiday club and for no other purpose.
10. 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 external alterations (including the insertion of windows or glazed doors) to the building shall be carried out without the permission, in writing, of the Local Planning Authority.
11. 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 unless details have first been submitted to and

approved by the local planning authority. Development must proceed strictly in accordance with the approved details.

12. The number of children at the forest pre-school and forest holiday club hereby approved shall not exceed 24 at any one time.

**PAR 77 Planning Application No. 20/P/1629/FUL Change of use of part of the existing dwelling to enlarge the facilities within the existing day nursery Golden Valley House Day Nursery, 18 Oaksey Grove, Nailsea (Agenda Item 7)**

The Director of the Place Directorate's representative reported on the application.

As ward member, the Chairman spoke on the application.

**Resolved:** that with an additional condition 9 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 use hereby permitted shall be restricted to no more than 42 children.
4. The use hereby permitted shall not take place on Saturdays, Sundays or Bank or Public Holidays).
5. The use hereby permitted shall not be occupied until the parking area for 4.no vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area shall properly consolidated and surfaced and the parking spaces marked before the use commences and thereafter it shall not be used except for the parking of vehicles in connection with the development hereby permitted.
6. The proposed extension to the nursery use hereby permitted shall not be brought into use until the two windows that serve the baby room and parent room on the 1<sup>st</sup> floor `west elevation have been 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 Textured Glass Range" (published January 2010). This window 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.

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 windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the west or south elevation of the nursery hereby permitted without the prior written consent of the Local Planning Authority.
8. The use hereby permitted shall not be commenced until secure storage facilities for pushchairs, bicycles and scooters have been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the storage of pushchairs, bicycles and scooters at all times.
9. Travel Plan wording to be agreed with the ward member

**PAR P&R Appeals 16.12.20 (Agenda Item8)**

**78**

The Director of Place Directorate'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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