

Minutes

of the Meeting of the

Planning and Regulatory Committee

Wednesday, 20th January 2021

held via Microsoft Teams.

Meeting Commenced: 14:30 Meeting Concluded: 16:01

Councillors:

P Andy Cole (Chairman)

A John Ley-Morgan (Vice Chairman)

P Steve Bridger

P Peter Bryant

P Caroline Cherry

P Peter Crew

P John Crockford-Hawley

P Ann Harley

P Sandra Hearne (replacement Richard Westwood)

P Patrick Keating (replacement Robert Payne)

A Stuart McQuillan

P Mike Solomon

P James Tonkin (substitution John Ley- Morgan)

P Richard Tucker (substitution Ciarán Cronnelly)

Wider P&R Members

A Mike Bell

P Mike Bird

A Gill Bute

A Ashley Cartman

A Ciarán Cronnelly

A Catherine Gibbons

A David Hitchins

A Steve Hogg

A Ruth Jacobs

A Robert Payne

A Bridget Petty

A Terry Porter

A David Shopland

A Tim Snaden

A Richard Westwood

P: Present

A: Apologies for absence submitted

Officers in attendance: Officers in attendance: Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Michele Chesterman (Corporate Services), Sally Evans (Place Directorate), Simon Exley (Place Directorate), Richard Kent (Place Directorate), Paul Paton (Place Directorate), Mike Riggall (Corporate Services), Jessica Smith (Place Directorate), James Wigmore (Place Directorate), Roger Wilmot (Place Directorate)

PAR Chairman's welcome

79 The Chairman welcomed everyone to the ninth 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/2347/RM (Agenda Item 1)

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At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Laily Richards on behalf of the applicant Taylor Wimpey 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/2020/FUL (Agenda Item 1)

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At the request of the Chairman, a representative of the Head of Legal and Democratic Services read out a written submission from Lucy Back, agent on behalf of the applicant, Sir David Wills, speaking in favour of the proposal. Full details had been published in advance of the meeting.

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

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None

PAR Minutes 16 December 2020 (Agenda Item 4)

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

PAR 84 Planning Application No. 20/P/2347/RM 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 (Agenda Item 6)

The Director of the Place Directorate's representative drew members' attention to the update sheet which included details of additional information and amended plans received from the applicant in particular on revised designs and revisions to urban design for individual character areas; on the increase in width of the north-south foot/cycleway through the public open space; on additional tree planting; on details to demonstrate compliance with S106 requirements for open space land and provisions and detailed landscape planting schedules and on details of street scenes, materials, proposed house types and apartment block designs. The update sheet noted a further ten letters of objection and additional comments from Nailsea Town Council, Tickenham Parish Council, Natural England, North Somerset Levels Internal Drainage Board and Avon and Somerset Police.

Resolved: Subject to –

- (a) further consideration of drainage, design, landscape and arboricultural issues in relation to the amended plans, and the receipt of additional amendments if necessary;
- (b) the resolution of outstanding matters in relation to road safety audits and phasing of highways accesses roads.
- (c) confirmation of compliance with S106 requirements, and
- (d) consideration of any new issues raised in response to the consultation on the amended plans

that the application be **APPROVED** subject to the following conditions and any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman and ward member:

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. No dwelling shall be occupied until details of electric car charging points have been submitted to and approved in writing by the Local Planning Authority and implemented in full.
3. No dwelling shall be occupied until details of the design and construction of the foot/cycle path link to be located between plots 90 and 91 and which shall link to the existing bridle path at the northern boundary, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
4. 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 resulting in an increase to the height of the dwellings hereby permitted shall be carried out without the permission, in writing, of the Local Planning Authority.

5. All means of enclosure shall be in strict accordance with the approved details and, 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 additional gates, fences, walls or other means of enclosure shall be erected or constructed forward of any wall of any dwelling which fronts onto a highway without the prior written permission of the Local Planning Authority.
6. 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 garages other than those expressly authorised by this consent, shall be erected without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.
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 garages hereby permitted shall be converted to living accommodation without the prior written permission of the Local Planning Authority.
8. No dwellings shall be occupied until details of the design and location of fire hydrants to be added to the site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the final dwelling on site.
9. No dwelling shall be occupied until the access, parking spaces and turning spaces shown on the approved plans have been constructed in such a manner that each dwelling unit is served by a properly consolidated and surfaced footpath and vehicle access between the dwelling and the existing highway, in accordance with the approved plans.
10. No dwelling shall be occupied until secure parking facilities for bicycles have been provided for it in accordance with plans and specifications to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.
11. No building construction work above ground level shall be commenced until full details of the proposed treatment for all retaining structures including materials, design, and land levels and a phasing scheme for implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and phasing scheme.
12. The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans.
13. Notwithstanding the approved plans, development shall be commenced above ground level until sample panels of the materials to be used in the construction of the external surfaces of the buildings to which they relate have been constructed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. These details may be submitted for the whole, or part of a phase.

14. Provisions for the storage of refuse shall be constructed and made available for use in accordance with details to be submitted and approved by the Local Planning Authority prior to the occupation of each dwelling that they serve and thereafter shall be made permanently available for use for the storage of refuse only.

PAR 85 Planning Application No. 20/P/2020/FUL 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 (Agenda Item 7)

Councillor Peter Bryant left the meeting before Agenda Item 7 was discussed

The Director of the Place Directorate's representative drew members' attention to the update sheet which noted a statement sent to all committee members from Burrington Parish Council.

Resolved: that the application be **DEFERRED** to explore provision of car parking provision on other land owned by the applicant in the vicinity of the site.

PAR 86 P&R Appeals 20.01.21 (Agenda Item 8)

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

He noted that the appeal by Bristol Airport Ltd against the refusal of planning application by the Council had now been formally started by the Planning Inspectorate and the appeal start date and arrangements were noted.

Resolved: that the report be noted.

Chairman
