

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

20 JANUARY 2021

Section 1

Item 6 - 20/P/2347/RM - Land North Of Youngwood Lane And East Of Netherton Wood Lane, Nailsea

Additional information and amended plans from the applicant.

The following has been received since the report was finalised showing the following:

- The site layout, road design and layout including the east-west strategic road link route;
- Revised designs and revisions to urban design for individual character areas;
- The north-south foot/cycleway through the public open space increased to 3m wide;
- A natural design approach to attenuation ponds and associated landscaping/maintenance margins;
- Additional tree planting along main roads, orchard, public open space and buffers;
- Improved car parking designs, including the removal of frontage car parking in prominent locations and improved visitor space provision;
- Improved buffers around protected TPO trees;
- Flood protection and drainage proposals.
- Streetlighting plans intended to demonstrate compliance with the Habitat Regulations Assessment.
- Existing and proposed land levels.
- Details to demonstrate compliance with S106 requirements for Open Space Land and provisions and detailed landscape planting schedules;
- Revised drainage and flooding details and proposals;
- Revised Landscaping Masterplans and public open space detailed designs;
- Street scenes, materials, proposed house types and apartment block designs;
- Site sections;
- Northern boundary and footpath sections.
- Parking strategy, locations and space allocations.

Officer comments: The amended plans are still being assessed. Initial views on specific topics are follows:

Design and layout. The proposed house types and sizes are under review for compliance with policies DM35 and DM42. Further amendments may be required.

Highways and transport. Amended plans and additional information are satisfactory but the parking proposals remain unacceptable. The layout is 25 spaces lower than Council adopted parking provision standards and several spaces are too far from their associated dwelling unit (up to 100m.) The proposed buffer for the route of the East-West Link road is acceptable.

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Drainage and flooding: Amended plans and additional details submitted 24th December 2020 were unacceptable. Additional information submitted 15th January is currently being assessed. If additional conditions are necessary, they will be incorporated with the IDB's requirements.

Landscaping, Trees and Public Open Space The amendments are acceptable in part however a greater proportion of native planting for ecological benefits is required. Additional design details of public open spaces, some boundary and retaining wall treatments are required, access, management and maintenance requirements, and further use of local natural stone. An attenuation pond needs minor re-positioning from protected trees. Further plans have been sought.

Additional Third Party comments

10 additional letters of objection have been received. In addition to those set out in the report, the additional principal planning points made are:

- House types should include home office space to address the shift towards home working.
- House types do not reflect local character.
- Development is too close to northern boundary, impacts on protected trees and bridleway.
- Concerns with the design and proximity of attenuation ponds to neighbours.
- Existing lanes to south and west require traffic downgrading and traffic calming.

Officer comments:

Construction traffic will be controlled under condition no 13 of the outline permission which requires development and associated traffic is controlled under a Construction Environmental Management Plan.

Additional Nailsea Town Council comments (summary).

Nailsea Town Council's Planning Committee were pleased with the housing mix and layout of the site, however a number of important issues remain to be resolved:

- The Committee requests that a condition is added to any approval stating that the new road going from phase one to three is completed and open to traffic before the occupation of any house in phase 1.
- Both Nailsea Town Council and North Somerset Council have declared a Climate Emergency but the current scheme has no provision for eco and sustainable housing and does little to tie into the initiatives. The Town Council would like to see the use of solar panels, electric charging points, ground source heat pumps, heat exchangers and community compost schemes, to future proof the dwellings.
- The Council is extremely disappointed with the treatment of the property elevations throughout the site. The street scenes appear flat and lack character. NTC would like to see more decorative features such as gables windows, reconstructed stone quoins, lintels, portico's, renders etc.
- There is no proper cycle route connecting Engine Lane directly to Nailsea and Backwell Station. This requires upgrading a path south of Youngwood Lane. North Somerset Council should consider creating this new cycleway, using the commuted sum proposed for improving the footpaths.
- The pinch point on St. Marys Grove, between Engine Lane and Hannah More Road should be widened, not the proposed narrowing.

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- Support the comments made by the resident at Four Gables, Netherton Wood, his listed property needs to be made clear within the application plan. Also, a community orchard which is to be planted to the North West of the new road (North to South) is missing and should be reinstated.

Officer comments:

A condition to require the north-south Spine Road to be delivered prior to the first occupation is not supported adopted Local Plan policies. Removing a section of narrow road may encourage vehicles to rat run southwards onto the lanes before the Council has implemented schemes currently under development to traffic calm and encourage sustainable transport, including the 'North Somerset Moors Super Cycleway Network'.

Condition no 14 of the outline permission requires a minimum of 15% energy requirements to be generated by sustainable means, in accordance with policy CS2. The proposals are to reduce carbon emissions by 15% using solar pv added to a number of dwellings. Additional information has been sought to demonstrate this complies with the standards in terms of minimum future energy needs. There is currently no adopted Local Plan policy support to extend these requirements beyond the 15% but the development will deliver significant amounts of new tree planting including a community orchard and supporting carbon capture and biodiversity.

The house types are designed to be contemporary and are supported by the Council's Urban Design Officer. Improvements have been negotiated to the designs of flats and to bring more variety to external materials. The site is visually separated from the majority of neighbouring housing developments, allowing for a new neighbourhood to be created.

The cyclelink from Engine Lane to the Backwell railway station is to be constructed along the bridlepath running along the northern boundary of this application site to The Perrins. It then travels south via Backwell Lake to the Station and in excess of £300,000 is provided to the Council through the S106 to construct this link. In addition, a footpath link runs through this application site south to Youngwood Lane and south via an existing footpath to the railway station and an additional £3,895 is allocated in the S106 for improvements to this.

The road narrowing has been planned and is a highway requirement. It will reduce traffic speeds and introduce a traffic calming feature and improve road safety.

The Orchard referred to is outside the current application site boundary and will be made a requirement of later phases.

Tickenham Parish Council (summary)

- The application is premature and should be delayed to allow for proposals being developed for the Local Plan 2038 and to establish integrated infrastructure schemes for the whole district.
- The Local Plan 2038 is on a relatively short time scale for adoption. Many comments have been made about the infrastructure provision for the western side of Nailsea.
- In 2017, the West of England consortium submitted for examination a Joint Spatial Plan Plan which included a new road and cycle link from south Nailsea to Junction 20 of the M5 as well as a core development of nearly 3000 dwellings.

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- The consortium later submitted amendments to the Spatial Plan including the removal of the proposed link, proposing instead that traffic to and from the M5 J20 to be through the two-sided ribbon residential housing and the sub-standard B3130 highway;
- In November 2018, the Consortium's consultants provided a transport study which only considered to the impact of the core development of nearly 3000 dwellings and excluded the possibility of a further 1000 dwellings in north west Nailsea.
- The Local Planning Authority should therefore resolve infrastructure issues before the green light is given to any further development ahead of the Local Plan 2038 approval.

Officer comments: There is outline planning permission to develop this site. There is no reasonable justification to delay reserved matters applications on the grounds of potential future planning policies.

Additional comments from Natural England

The Street lighting strategy (received 8th January) meets the requirements of Condition no 12 of the outline permission. The Landscape Masterplans are acceptable subject to green buffers being a minimum 6m in width and the bat corridor highway hop overs planted with mature tree to establish quickly. The Landscape and Ecological Management Plan required under Condition no 10 can be used to reinforce these requirements and ensure hedgerow management is suited to bat foraging and wayfinding.

Additional comments from North Somerset Levels Internal Drainage Board.

The proposals are considered acceptable, provided details of the attenuation ponds landscaping, headwalls, inflow watercourse engineering, outflow and off-site connections and construction phasing, are submitted and approved via planning conditions.

Additional comments from the Designing out Crime Officer, Avon and Somerset Police.

Support the provision of cycle storage but clarification of secure curtilage boundaries is required for the blocks of apartments.

Officer comments: Clarification and details are being sought.

RECOMMENDATION:

The recommendation remains unchanged

Section 2

Item 7 – 20/P/2020/FUL - Rickford Chapel (former Masonic Lodge) The Batch, Burrington, BS40 7AH

Burrington Parish Council:

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A statement prepared by Burrington Parish Council responding to the officer's report has been sent to all P&R Committee Members. The statement does not oppose the principle of the use but restates concerns about vehicular access, car parking and road safety.

Section 3

Item 8 – Appeals

The appeal by Bristol Airport Ltd against the refusal of planning application 18/P/5118/OUT by the Council has now been formally started by the Planning Inspectorate. The appeal will be determined by a panel of 3 Inspectors via a public inquiry to start on 20th July and currently programmed for 16 sitting days.
