

Planning & Regulatory Committee 17 February 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	Planning Application No. 20/P/2000/R3 Erection of 52 no. dwellings and one substation building, with the provision of car parking, landscaping and other associated works Land south of The Uplands, Nailsea	<p>Against the proposal: Steve Lyon (statement to be read by Roz Hime)</p> <p>For the proposal: Jenny Ford, on behalf of the applicant North Somerset Council (statement to be read by Hazel Brinton)</p>
07	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	<p>Against the proposal:</p> <p>For the proposal: Lucy Back, agent on behalf of the applicant, Sir David Wills (statement to be read by Roz Hime)</p>

Planning Application 20P2000R3 - The Uplands, Nailsea – Statement in objection from Steve Lyon

THIS APPLICATION SHOULD BE REJECTED FOR THE FOLLOWING

REASONS:

Covid19 has highlighted the need of near-by outside space for the physical and mental well-being of communities.

Nailsea has very few public amenities; central to its appeal is access to open space and connection to open countryside - in contrast to Clevedon, Portishead and Weston which have an affinity to the coast and enjoy associated benefits. The application should be viewed in this context and I respectfully suggest you consider the message that building on this long-established park would send to the wider community of North Somerset in the light of NSC's draft Green Infrastructure Strategy.

Opposition to the application (189 objections) is centred on preserving the park for the benefit of people who have made Nailsea their home and that of future residents. Please consider the following:

- The Public Open Space status of the land, planned for since the 1960's is irrefutable, evidenced as such on the GI interactive map on NSC's website and recently acknowledged in the Case Officer's Report.
- This statement does not provide the full picture, it also carries the obligation on the Council to produce a robust, recent, Open Space Assessment **before** deciding to develop. This was not done before the SAP, has not been done since and the GI Strategy (12/02/21) intends one only by 2027.

- The application has been rejected by Nailsea Town Council by majority decision, twice. Their intimate & informed knowledge of their residents' views and the needs of their town should be respected.
- Highway guidance states that 2 way roads should have a minimum width of 5.5 metres. The road entering and within the site is below national guidelines. A dangerous precedent will be set if standards are not adhered to by the council itself. 'Mitigation' measures are a slippery slope.
- The development will be offered at commercial terms, and thus the granting of planning permission in 2020 for over 600 homes in the adjoining fields means that rejecting this small development will not deprive anyone of living in the west of Nailsea.
- Terms used to describe the land were misleading as were details contained in council minutes dated 9th November 2018 outlining the due diligence process necessary for tailored support.
- The application also runs contrary to the laudable aims and objectives of the Council's recent draft Green Infrastructure Strategy just released for public consultation.

IN CONCLUSION, the land is Public Open Space, has been for almost half a century and should remain so for the continued health and well being of the Council's Nailsea residents.

Thank you.

Planning & Regulatory Committee, 17th February 2021

Statement in support of Application 20/P/2000/RG3: Land South of the Uplands

Submitted by: Jenny Ford, Head of Development, North Somerset Council

Contact: jenny.ford@n-somerset.gov.uk

01934 42 6609

Statement:

This statement in favour of development at the Uplands is made by Jenny Ford, Head of Development at North Somerset Council. The submission is made in the council's role as landowner.

Uplands is part of the Council's emerging Development Programme. The programme will deliver high quality housing on council-owned land, and will set new and better standards for that housing.

Our proposals for the Uplands seek not only to meet, but to exceed planning policy requirements, creating an exemplar development to improve the quality of housing on offer to local people.

The site is allocated in the Sites and Allocations Plan and the proposed homes are included in the five year housing supply. By bringing forward allocated sites, we help to prevent speculative applications for lesser quality, unplanned development elsewhere.

Despite Covid, there has been extensive consultation and engagement on these proposals, including public drop-in sessions in January 2020.

Revised plans were submitted earlier this year to address as many of the consultee comments as possible, and the solutions have been accepted in the officer report.

The design team for the application has been led by Mikhail Riches architects, who in 2019 won the Stirling Prize for architecture for a council led development in Norwich.

Mikhail Riches focus on simple, sustainable designs using local materials and on creating layouts that encourage a strong sense of place and community. The design seeks to emulate nearby older buildings around the Tithe Barn area.

Other features of the planning application include:

1. A landscape-led approach, with a high proportion of green space and improved pedestrian and cycle routes.
2. A housing mix to meet identified local needs, including eight bungalows and a minimum of 30% affordable housing.
3. All homes will be Passivhaus certified – one of the highest levels of sustainability possible, requiring excellent construction standards and resulting in very low energy bills.
4. All homes are a minimum of 10% above Nationally Described Space Standards with extra storage space both internally and externally.
5. Despite the high sustainability credentials, the use of cars is fully accommodated, with an average of 1.8 parking spaces per home. Each dwelling has at least one space that includes an Electrical Vehicle charging point.

In conclusion, this application is on an allocated site and exceeds planning policy requirements. We encourage the members of P&R to recognise these high standards and to endorse them as an example for others to follow.

12 February 2021

Our ref: WIL2264 220270



FOR COMMITTEE MEETING ON 17 FEBRUARY

REF: 20/P/2020/FUL
Rickford Chapel, Burrington BS40 7AH

Rumwell Hall
Rumwell
Taunton, Somerset
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INFORMATION IN SUPPORT OF THE APPLICATION, AS SUBMITTED BY THE AGENT

I write to correct some inaccuracies mentioned in the previous meeting on 20 January.

Firstly, it was mentioned that the Chapel was only used a few months of the year by the Masons, this is not correct; it was used every month, all year round, not just the summer months. Meaning that the vehicles associated with the use were there every month, only occasionally using the orchard for parking. Confirmation of this is publicly available.

I was disappointed by the decision at the last meeting but, as requested, discussed the possibility of providing parking with the Applicant. Unfortunately, It would not be economically viable to provide parking spaces on a greenfield site due to the cost involved in doing so which is disproportionately high in comparison to the work needed to the building for the proposed use. A commercial use is needed for this iconic Grade II Listed building in order to provide the necessary funds for its upkeep. I would also highlight that the site is within the AONB so providing parking would be contrary to local and national policies relating to the AONB.

The application concerns the change of use of Rickford Chapel only, not the surrounding land within the ownership of the applicant. To request that this be taken into account is in appropriate and contrary to procedure. Further areas within the Applicant's ownership are irrelevant and do not form part of this application.

The proposed change of use would improve the current parking arrangements allowed by the unrestricted community use the building currently has. Currently the building could have more than 20 vehicles there every day, whereas the proposed use only requires 4 spaces per day. This proposal should not be penalised for the other existing uses in Rickford and the traffic they generate, it needs to be considered on its own merit. I would highlight that the Highways Officer has no objection to the proposal.



The proposed plans are merely to show that no internal or structural alterations are required, how desk or workspace would be laid out would be entirely the decision of any occupier. The number of desks shown are therefore irrelevant; it is the floor space itself that is relevant.

Based on the parking allowed under the current use permitted, the support from Highways and the recommendation for approval by the Planning Officer, there would appear to be no justification for refusal of this application.

Lucy Back MRICS FAAV