

Draft Minutes

of the Virtual Meeting of the

Planning and Regulatory Committee

Wednesday, 17th February 2021

held via Microsoft Teams.

Meeting Commenced: 14:30 Meeting Concluded: 16:56

Councillors:

P Andy Cole (Chairman)

P John Ley-Morgan (Vice Chairman)

P Mike Bird (replacement Catherine Gibbons)

P Steve Bridger

P Peter Bryant

P Caroline Cherry

P Peter Crew

P Ann Harley

P Sandra Hearne (replacement Mike Solomon)

P Patrick Keating (replacement John Crockford-Hawley)

P Stuart McQuillan

P Robert Payne

P Richard Westwood

Wider P&R Members

A Mike Bell

A Gill Bute

A Ashley Cartman

A John Crockford-Hawley

A Ciarán Cronnelly

A Catherine Gibbons

A David Hitchins

A Steve Hogg

A Ruth Jacobs

A Bridget Petty

A Terry Porter

A David Shopland

A Tim Snaden

A Mike Solomon

Other Members in attendance:

P James Tonkin

P: Present

A: Apologies for absence submitted

Officers in attendance: Hazel Brinton (Corporate Services), Sue Buck (Corporate Services), Sally Evans (Place Directorate), Roz Hime (Corporate Services), Richard Kent (Place Directorate), Mike Riggall (Corporate Services), Lucy Shomali (Place Directorate), Jessica Smith (Place Directorate), James Wigmore (Place Directorate), Roger Wilmot (Place Directorate)

PAR Chairman's welcome

87 The Chairman welcomed everyone to the tenth 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 the Assistant Director Governance 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) Planning Application No 20/P/2000/R3 (Agenda Item 1)

88

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Steve Lyon speaking against 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) Planning Application No 20/P/2000/R3 (Agenda Item 1)

89

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Jenny Ford on behalf of the applicant North Somerset Council speaking in support 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) Planning Application No 20/P/2020/FUL (Agenda Item 1)

90

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Lucy Back, agent on behalf of the applicant speaking in support of the proposal. Full details had been published in advance of the meeting.

**PAR 91 Declaration of disclosable pecuniary interest (Standing Order 37)
(Agenda Item 3)**

None

PAR 92 Minutes 20 January 2021 (Agenda Item 4)

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

PAR 93 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

The Director of the Place Directorate's representative drew members' attention to the update sheet which included further information on the tracking details for vehicles including access for fire appliances and noted an additional six letters of objection and a further letter since publication of the update sheet. The highways-related matters brought up in the letters had been addressed in the update sheet and further information on the use of conditions including the provision of a S106 agreement were brought to members' attention.

Resolved: Subject to:

(a) the completion of the Habitat Regulations Appropriate Assessment submission and

(b) receipt and consideration of suitably revised plans and details demonstrating:

- (i) acceptable visibility splays at the site access and no's 14 a and b The Uplands (if required);
- (ii) details of HRA compliant dark corridors and buffers (or suitably worded planning condition); and
- (iii) details of the location of the proposed play area (or suitably worded planning condition/S106 requirement)

that the application be **APPROVED** (subject to the following conditions and any other additional or amended conditions as may be required, together with a negatively worded condition which would prevent development from commencing until a third-party developer or joint venture entity or partner has entered into a S106 agreement with the Council. The S106 agreement is to secure the planning obligations as set out in the Heads of Terms described in the officer's report (with any amendments required) and in consultation with the Chairman and Vice Chairman and local member:

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 dwelling shall be occupied until details of an electric car charging point serving that dwelling have been submitted to and approved in writing by the Local Planning Authority and implemented in full.
4. No dwelling shall be occupied until details of the design and construction of

the foot/cycle path link to be located between plots 10 and 11 and which shall link to the existing bridlepath at the southern 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.

5. 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.

6. 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.

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 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.

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.

15. No dwelling shall be occupied until the designs of access control measures required to be constructed at the foot/cyclepath accesses to the site, have been submitted to and approved in writing by the Local Planning Authority and fully implemented in accordance with the approved details

16. No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of: -

- a) the number and frequency of construction vehicle movements;
- b) construction operation hours;
- c) construction vehicle routes to and from the site with distance details;
- d) construction delivery hours;
- e) vehicle parking for contractors;
- f) specific measures to be adopted to minimise and mitigate construction impacts on the environment (including effects of noise, dust, vibration, waste disposal, piling, ground works and rock removal, and infrastructure improvements if appropriate);
- g) a detailed site traffic management plan to control traffic movements within the site during the construction phases;
- h) a detailed working method statement to avoid/minimise impacts on protected and notable species and important habitats; and
- i) a plan showing measures for habitat protection and retention.

The approved Plan shall be implemented and adhered to at all times, unless any amendments are first agreed in writing with the Local Planning Authority.

17. No dwellings shall be occupied until the detailed design and surfacing of all footpaths within the site have been submitted to and approved in writing by the Local Planning Authority and have been adopted as public rights of way by the Authority if required.

PAR 94 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 declared a non-pecuniary interest before Agenda Item 7 was discussed and took no further part in the meeting.

Resolved: 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 not commence until secure parking facilities for bicycles have been provided on site in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.
4. 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 only be used as an Office and Research and Development use falling within Class E(g)(i) and (ii) and for no other purpose.
5. The use hereby permitted shall not take place outside the hours of 08:00 hours to 20:00 hours Mondays to Fridays and 09:00 hours to 16:00 hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.

PAR Q3 Performance Report (Agenda Item 8)
95

The representative of the Director of Place noted that the planning department's resources were stretched due to Covid19 restrictions and the nature, level and complexity of the current workload. He informed members that the report from the recent peer review should be available shortly.

Members noted their concern in respect of the number of members remaining in the meeting at the end taking decisions on complex matters affecting local communities.

Resolved: that the report be noted.

PAR Planning Appeals 17.02.21 (Agenda Item 9)
96

Councillor Robert Payne declared a non-pecuniary interest in one of the appeal items before Agenda Item 9 was discussed.

The Director of Place Directorate's representative reported on appeal decisions and appeals that had been lodged since the date of the last meeting including a batch of enforcement cases that had been issued simultaneously

by the Planning Inspectorate.

He noted that the statements of case in relation to the appeal by Bristol Airport Ltd against the refusal of planning application by the Council were to be submitted imminently and updated members on the appeal process.

Resolved: that the report be noted.

Chairman
