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**** Supplementary Dispatch**

To all Members of the Planning and Regulatory Committee

Dear Sir or Madam

Planning and Regulatory Committee – Wednesday, 17 March 2021

I refer to the agenda for the above Planning and Regulatory Committee meeting and attach the following item, marked 'to follow':

- (1) P&R Update Sheet 17.03.2021 (Pages 3 - 4)**

Yours faithfully

Assistant Director Governance and Monitoring Officer

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PLANNING AND REGULATORY COMMITTEE

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Section 2

Item 6 - 20/P/2327/FUL - Slimeridge Farm, Links Road, Uphill, Weston-super-Mare, BS23 4XY

Additional comments to the report

A site visit was undertaken by an enforcement officer on 10 March 2021 and buses were found to be stored in another barn on site.

Additional information from the applicant

Further to the site visit by the Enforcement Officer, the applicant has confirmed that the buses are being stored at the other barn at Slimeridge Farm on a temporary basis only awaiting the extensions at the application barn.

Officer comments:

The agent had previously advised that the other barn (which is 39m away from the application barn) could not be used for the additional storage of buses as it is required for the storage of personal equipment to maintain the site and therefore an extension to the application barn was necessary. However, given that the application seeks an extension to the application barn to accommodate 5 additional buses and additional buses are already being stored on the site in the other barn, it is considered that it has not been demonstrated why there is insufficient space available and why the buses could not be stored permanently in the other barn.

Item 7 – 20/P/2447/FUL 234 Down Road, Portishead, Bristol, BS20 8HU

Additional information from the applicant

The applicant has submitted updated plans which include the removal of a low wall between the two proposed driveways to better accommodate vehicle movements.

Review of conditions

Following a review of the proposed conditions 7, 8 and 9 minor changes are recommended to these conditions. For clarity, the revised wording is shown in **bold** in the recommendation below.

AMENDMENT TO RECOMMENDATION:

Revised to conditions (7), (8) and (9) are proposed as follows:

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and reenacting that Order, with or without

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modification), no windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the **south west or north east** (side) elevations.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM37; of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

8. The dwellings hereby approved shall not be occupied until measures to generate 10% (less if agreed **in writing** by the Local Planning Authority) of the energy required by the use of the development (measured in carbon) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and policies CS1 and CS2 of the North Somerset Core Strategy.

9. The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans **P04 Proposed Elevations 1 and P05 Proposed Elevations 2**.

Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area, and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).