

Council Meeting

20 April 2021

Questions Submitted by Councillors under Question Time (agenda item 21)

1. Question from Cllr Willis to Cllr Tonkin, Executive Member for Planning, Highways and Transport, and Cllr Petty, Executive Member for Climate Emergency and Environment

“Can you please advise the reasoning behind the TRO for Yatton moor rural lanes and vehicle access?

What is the point if NSC are unable to enforce it?

Is there another reason the TRO would go into place for a future plan?

I am fully aware of the green agenda of rural lanes, so I do not need explanation! I would like an explanation of the future thinking to use this TRO?”

The Executive Members will provide an oral response at the meeting

2. Question from Cllr Ashton to Councillor Tonkin, Executive Member for Planning, Highways and Transport

“I’m glad that you are to continue our policy to install Local 20 mph schemes. However, following the shambles of the TRO proposals, can you confirm that new 20 mph schemes will be based on safety and only where they are requested by the local community.

Furthermore can you confirm that where physical restrictions are needed and requested, they will be installed by North Somerset to a standard that will be effective.”

The Executive Member will provide an oral response at the meeting

3. Question from Cllr Bryant to Councillor Tonkin, Executive Member for Planning, Highways and Transport

“The current system of starting and indeed completing a development without planning permission is legal in accordance with Planning Rules and Regulations.

Some developers chose this path to gain an advantage over local authorities by constructing and at times completing a building before the local authority has time to inspect the works. Even when informed of impending development Building Control lacks the manpower necessary to even view the works, in some cases for many weeks. All buildings, unless constructed under permitted development eventually require planning permission. In cases where the construction has come first, Retrospective Planning Permission to regularise the the development is mandatory.

This procedure causes a huge problem for the Planning Department, should it recommend refusal for a development the applicant will immediately go to appeal

invoking a full enquiry involving solicitors, barristers and potentially risking vast sums of money from the public purse. Faced with such a dilemma Planning Departments are apt at times to err on the side of caution by granting planning permission to avoid potentially exorbitant costs, this is so very noticeable where an application would under normal circumstances have been refused. This system puts most citizens at a disadvantage where they have followed normal procedure of applying for permission before any work commences.

Does the Executive Member agree NSC as an authority cannot change the law but by increasing the number of officers in Planning Enforcement It can increase its efficiency and hence deter developers from this practice?"

The Executive Member will provide an oral response at the meeting