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**** Supplementary Dispatch**

To all Members of the Planning and Regulatory Committee

Dear Sir or Madam

Planning and Regulatory Committee – Wednesday, 12 October 2022

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

- 6. Planning Application No: 22/P/0227/OUT Outline planning application with all matters reserved, except access, for demolition of existing structures on site (75 Greenhill Road) and subsequent residential led mixed-use development comprising of up to 49no. residential dwellings (Class C3) and a change of use of land for the provision school building (Use Class F1), with defined ancillary community use (Use Class F2), along with associated infrastructure and works including landscaping, servicing, parking, new accesses, and a new access road (Agenda item 6) (Pages 3 - 6)**

Section 1 report of the Director of Place Directorate (attached)

Yours faithfully

Assistant Director Legal & Governance and Monitoring Officer

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Agenda Item 6

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Section 1

Item 6 – 22/P/0227/OUT – Land To The South Side Of Greenhill Lane And North Of Greenhill Road, Sandford

Description of development

The committee report incorrectly refers to the *original* description of development which included provision of a “school building (Use Class F1), with defined ancillary community use (Use Class F2)”. It was agreed that this should be omitted from the proposals.

The description of development should therefore be amended to:

“Outline planning application with all matters reserved, except access, for demolition of existing structures on site (75 Greenhill Road) and subsequent residential led mixed-use development comprising of up to 49no. residential dwellings (Class C3) and a change of use of land for education use (Use Class F1), along with associated infrastructure and works including landscaping, servicing, parking, new accesses, and a new access road”

Additional information from the applicant

The applicant has provided an additional plan showing a suggested highways narrowing scheme on the A368 to the east of the new site access. This would reduce the width of the A368 to 6m to reduce traffic speeds in the vicinity of the access to meet the council’s visibility splay guidance.

Officer comments: The proposed road narrowing scheme is under review by Highways road safety officers. Any further information on this will be reported verbally at the meeting.

AMENDMENT TO RECOMMENDATION:

It is proposed to amend the timing for submission of details about boundary fencing and enclosure of gardens and drainage details to reflect government advice on pre-commencement conditions. In addition, information about tree and hedgerow retention should now be reflected in the proposed conditions. Amendments to the wording of conditions 8, 14, 21 and 22 and deletion of condition 9 (with consequent re-numbering) are recommended as follows:

Proposed Condition 8

The development hereby approved shall be carried out in accordance with the measures identified within the approved method statement and tree retention plan (Arboricultural Impact Assessment dated 25th January 2022) unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To ensure the protection of trees during the development process in the interests of the character and biodiversity of the area and in accordance with policies CS4 and CS5 of the North Somerset Core Strategy and Policy DM9 of the Sites and Policies Plan Part 1.

Delete Condition 9: *To be deleted as covered by the revised wording of condition 8*

Proposed Condition 14: *The trigger point for the condition to be amended to*

Details of the fencing or means of enclosure to be provided around private gardens of the individual dwellings adjacent to the ecological buffer zones shall be provided at the Reserved Matters stage. The fencing or means of enclosure shall be of sufficient height and standard to prevent light spill from individual dwellings onto the boundary hedgerows and ecological buffer zones. Thereafter the approved boundary treatment shall be constructed in accordance with the approved details for each dwelling before the occupation of that dwelling.

Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the Core Strategy, Policy DM8 of the Sites and Policies Plan Part 1 and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) and Wildlife and Countryside Act 1981 (as amended).

Proposed Condition 21: *to be reworded to ensure compliance with submitted details*

No above ground work shall take place until surface water drainage works have been implemented in accordance with the approved Foul & Surface Water Drainage Strategy (ref 21219-HYD-XX-XX-RP-DS-5001-P03) and a timetable for its implementation is agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies).

Proposed Condition 22: *to be reworded as follows*

No above ground work shall take place until details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved, in writing, by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The details to be submitted shall include:

- a) a timetable for its implementation and maintenance during construction and handover; and*
- b) a management and maintenance plan for the lifetime of the development which shall include details of land ownership; maintenance responsibilities/arrangements for adoption*

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by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime; together with a description of the system, the identification of individual assets, services and access requirements and details of routine and periodic maintenance activities.

Reason: To reduce the risk of flooding and to ensure that maintenance of the SUDs system is secured for the lifetime of the development, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

Section 3

Item 7 – Appeals

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