

Minutes

of the Meeting of

The Planning and Regulatory Committee

Wednesday, 21 September 2022

New Council Chamber - Town Hall

Meeting Commenced: 2.30 pm

Meeting Concluded: 3.40 pm

Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice-Chairman)

Caroline Cherry

Peter Crew

Ann Harley

Stuart McQuillan

Robert Payne

Timothy Snaden

Mike Solomon

Richard Tucker

Richard Westwood

Absent: Councillors Peter Bryant and David Shopland.

Other Councillors in Attendance: Bridget Petty .

Officers in attendance: Sue Buck (Solicitor - Litigation Team Leader), Michele Chesterman (Democratic and Electoral Services Officer), Harriet Isherwood (Democratic Services Support Officer), Richard Kent (Head of Planning, Place Directorate), James Wigmore (Lead Transport Planner) and Roger Willmot (Service Manager Strategic Development, Place Directorate).

PAR Chairman's Welcome

10

The Chairman welcomed everyone to this face-face meeting of the Planning & Regulatory Committee in the New Council Chamber.

He explained the new arrangements in place for speaking on planning applications under Standing Order 17A, with speakers to be invited to address the committee immediately before an application rather than at the start of the meeting.

The Chairman then introduced those officers present at the meeting

PAR 11 Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)

It was noted there were no speakers under Standing Order 17.

Two requests to speak had been received under Standing Order 17A and the speakers would be invited to address the committee immediately prior to the consideration of the application in question (agenda item 6).

PAR 12 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)

None

PAR 13 Minutes 18 May 2022 (Agenda Item 4)

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

PAR 14 Planning Application No: 20/P/1847/OUT Outline application for residential development of up to 65 dwellings with matters of access for approval and all other matters of appearance, scale, layout and landscaping reserved for subsequent approval. Land west of Rodney Road, Backwell. (Agenda item 6)

At the invitation of the Chairman, Sarah Ould, local resident, addressed the committee speaking against the application.

At the invitation of the Chairman, Chris Dolling, Applicant, addressed the committee speaking in favour of the application.

The Director of Place's representative presented the report. He also drew members' attention to the update sheet which had been published the previous day. Reference was made to a Committee site inspection that was held on 15 September 2022 and the additional third-party comment. The Residents Association had written to members of the P&R Committee. The issues raised concerned road and pedestrian safety and the impact of the proposal on 18 Rodney Road.

Four further letters of objection had been received (now 5). The principal issues raised were the close proximity of the road to the bungalow on 18 Rodney Road, levels creating safety and well-being concerns; the loss of surrounding trees and undergrowth to accommodate the road and to noise, dust and disturbance during site construction; local amenities being at full capacity and loss of an area for dog walkers. The additional letter referred to concern regarding construction works next to Infants School.

Under officer comments It was noted that these issues had been fully considered and were dealt with within the main report. The gradient and construction detailing of the proposed road were matters that would be dealt with under the reserved matters submission. Appropriate conditions were recommended to mitigate the

impact of the proposed development on this bungalow and other properties in the locality of the site.

At the invitation of the Chairman, the ward member, Councillor Bridget Petty addressed the committee.

Following debate it was:

Resolved: Subject to

- a) the completion of a Habitat Regulation Assessment and
- b) the completion of a Section 106 legal agreement securing:
 - I. the provision of 30% Affordable Housing,
 - II. the delivery, and future management arrangements, of an area of off-site land to be secured in perpetuity for ecology/bat mitigation purposes,
 - I. financial contributions towards (i) funding of Traffic Regulation Order application and lining costs in connection with parking restrictions around site entrance, (ii) public transport, including provision of two replacement bus stops with shelters and associated cabling and electrical cost, (iii) travel plan comprising sustainable travel vouchers to be spent flexibly on sustainable travel such as taster bus tickets and cycle equipment, (iv) off-site improvements to surface of public right of way LA2/31, (v) six fire hydrants, including cost of installation and five years maintenance and (vi) an off-site payment for Neighbourhood Open Space

the application be **APPROVED** (for the reasons stated in the report) with the additional resolution:

That local residents be consulted on the reserved matters application in accordance with a process to be agreed by the Chairman, Vice-Chairman and Ward Member:

1. Approval of the details of the scale, layout, appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, in writing before any development is commenced.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010 and in accordance with policy DM32 of the North Somerset Council Sites and Policies Plan Part 1 and policy CS32 of the North Somerset Core Strategy.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of two years from the date of this permission.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiry of three years from the date of this permission, or before the expiry of two years from the date of approval of the last of the reserved matters to approved, whichever is the later.

Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following documents and approved plans and those to be approved under the conditions attached to this consent unless otherwise agreed in writing by the Local Planning Authority:

Documents

Planning Landscape and Visual Impact Appraisal 12414_R01b
Ecology Assessment – 12414_R02h- 27.05.22
Sustainability Statement July 2020
Transport Statement August 2020 with appendices B,C & D
Flood Risk Assessment August 2020 -46669/4001 Rev H
Heritage Statement October 2020 -BSA1413_2d
Arboricultural Impact Assessment July 2020
Lighting Impact Assessment 16-16960 – July 2021
Geophysical Survey Report 01240- November 2020
DAS – July 2020

Plans

Illustrative Masterplan 0689-1004-COLL-2e Location Plan – 0689-101
Topographical Survey with red line – 0689 -100
Parameter Plan Building Heights 0689-DAS-1A
Parameter Plan Routes and Movement 0689-DAS-2A
Parameter Plan Land Use 0689-DAS-3A
46669/5501/009/F- Proposed amendments to Rodney Road layout including Footway Improvements
46669/5501/001/D – Proposed Vehicle Access
46669/5501/010/A Proposed Pedestrian Connections to primary school
46669/5501/013 Swept Path Analysis

Reason: For the avoidance of doubt and in the interest of proper planning.

5. Notwithstanding the submitted access detail, no development shall commence until further details providing a series of cross sections of the proposed access road into the site over the initial 50 metre length from the existing highway, has been submitted to and approved in writing by the Local Planning Authority. The submitted detail shall include the finished road, kerb and pavement levels of the proposed road together with 1/50 scale drawings of any / all necessary supporting / retaining structure(s), including any associated new boundary detailing which shall be shown in context to the levels that currently existing at the site's northern boundary, and the immediate adjoining ground levels within the neighbouring garden (18, Rodney Road) located to the north of the site.

Reason: In the interest of highway and pedestrian safety and to ensure that

an acceptable boundary design and detail is provided so as to protect the living conditions of the neighbouring dwelling, and in accordance with policies CS10 and CS12 of the North Somerset Council Core Strategy and policies DM24 and DM32 of the North Somerset Council Sites and Policies Plan Part 1.

6. No dwelling shall be occupied until the off-site highway works in Rodney Road, as shown on drawing numbers 46669/5501/009/F and 4669/5501/001/D have been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development is served by a satisfactory means of access for both vehicle and pedestrians in the interests of highway and pedestrian safety and in accordance with policies CS10 and CS12 of the North Somerset Council Core Strategy and policies DM24 and DM32 of the North Somerset Council Sites and Policies Plan Part 1.

7. No dwelling shall be occupied until the roads, footpaths and turning spaces, within the finally approved layout, have been constructed in such a manner that each dwelling, is served by a properly consolidated and surfaced footpath and carriageway between the dwelling and the existing highway.

Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Council Core Strategy and policy DM24 of the North Somerset Council Sites and Policies Plan Part 1.

8. Details comprising the future management and maintenance arrangements for the proposed Landscape and Ecology measures proposed for the site shall be submitted to the Local Planning Authority in the form of a Landscape and Ecological Management Plan (LEMP) as part of the Reserved Matters application submission.

The LEMP shall include: a location plan, planting schedule and workplan, detailing management objectives, timings and details of management prescriptions. It shall cover a ten-year period for the site. The site shall include measures for establishment, enhancement and management of habitats and provide Biodiversity Net Gain in accordance with details set out in the submitted Ecological Assessment Report, dated 27 May 2022. This shall include a timetable for management activities as well as a monitoring schedule.

The submitted detail shall also incorporate a monitoring schedule to cover bat activity during construction and in years 1, 3 and 5 post-construction, together with light levels within retained dark corridors. The approved detail shall thereafter be implemented in full in accordance with the recommendations and mitigation requirements of the LEMP.

The plan should also detail the measures for the protection and enhancement of biodiversity, including those specifically for the benefit of European Protected Species, within the site and shall be fully implemented. The submitted detail shall confirm that no fertilizers or pesticides will be used within the landscape and ecology areas. The development shall be carried

out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To comply with policies CS4 and CS5 of the North Somerset Council Core Strategy, policies DM8, DM9, DM10 and policy DM32 of the North Somerset Council Sites and Policies Plan Part 1 and to comply with the Conservation of Habitats and Species Regulations 2010 (as amended) and paragraphs 174 and 179 of the National Planning Policy Framework (NPPF).

9. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan and a Construction Environmental and Ecological Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved plans shall be adhered to throughout the construction period and shall as a minimum provide for:
- (a) the parking of vehicles of site operatives and visitors,
 - (b) times of site operation,
 - (c) HGV routing, movements and marshalling throughout the day,
 - (d) system for managing complaint's,
 - (e) local consultation concerning the works and maintaining access for the neighbouring properties to be affected by the works,
 - (f) highway safety measures such as wheel washing,
 - (g) mitigation measures for any remedial works required,
 - (h) storage of plant and materials used in constructing the development,
 - (i) measures to limit the environmental impact of construction traffic on the local road network,
 - (j) measures to control the emission of dust and dirt during construction,
 - (k) measures to control noise and vibration from works on the site, particularly to avoid periods when bats are active,
 - (l) a scheme for rapid collection, recycling/disposing of waste resulting from demolition and construction works,
 - (m) site security,
 - (n) details of fuel oil storage, bunding, delivery, use, managing minor and major spillage,
 - (o) disposal of contaminated drainage, including water pumped from excavations,
 - (p) Site induction for workforce highlighting pollution prevention and awareness,
 - (q) measures to protect the landscape and ecology within the site and ensure retained boundaries remain available and suitable for bat foraging during construction activities,
 - (r) measures to protect bat flight corridors during construction and ensure no severance from construction works,
 - (s) construction delivery hours, to avoid school start and finish times (08.00-09.00 hours and 15.00-16:30 hours) and 08:00-09:00 hours on Saturdays,
 - (t) mitigation measures required to protect legally protected species and their retained habitats from injury or damage and include information for construction workforce,
 - (u) details of appropriate fencing for buffer areas to protect retained on site

- habitats,
- (v) overnight ramps placed within open trenches and daily checks of excavations for trapped wildlife,
- (w) pre-commencement surveys for species that are dynamic in distribution (e.g. badger),
- (x) a walk over check by ecologist immediately prior to vegetation and other site clearance activities.

Reason: In order to preserve highway safety, local amenity, ecological interest, European protected species and the living conditions of nearby residents and in accordance with policies CS1, CS2, CS3, CS4, CS10 and CS12 of the North Somerset Council Core Strategy and policies DM8, DM9, DM24 and DM32 of the North Somerset Council Sites and Policies Plan (Part 1) and the Habitats and Species Regulations (201) as amended. The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, protected species, health or safety.

10. No development shall be commenced above ground level until samples panels of the materials to be used in the construction of the external walls and roofs 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.

Reason: In the interests of the visual appearance of the area and in accordance with policy CS12 of the North Somerset Council Core Strategy and policy DM32 of the North Somerset Council Sites and Policies Plan Part 1.

11. The details submitted in accordance with condition number 1 of this permission shall include plans and specifications showing how at least 17% of the proposed dwellings will be constructed in such a way that they are accessible and sufficient to meet the needs of occupants with differing needs, including disabled people, as well as being constructed to allow adaptation to meet the changing needs of the occupants over time. To achieve this requirement, the accommodation should meet the standards contained in the Building Regulations 2010, Approved Document Part M 'Access to and use of dwellings': M4(2) 'Accessible and adaptable dwellings'. No dwelling specified in the submitted details as being constructed to meet this requirement shall be occupied until it has been constructed in complete accordance with the approved plans and specifications.

Reason: The Nationally Designed Space Standards is the appropriate space development standard for new and market housing and to ensure that sufficient accessible housing is provided in accordance with policy CS2 of the North Somerset Council Core Strategy and policy DM42 of the North Somerset Council Sites and Policies Plan Part 1 Development Management Policies, and the North Somerset Accessible Housing Needs Supplementary Planning Document April 2018.

12. The dwellings hereby approved shall not be occupied until measures to generate a minimum of 15% of the on-going energy requirements of the use (unless a different standard is agreed) through micro renewable or low-carbon technologies have been installed and are fully operational in accordance with the reserved matters details that have been first 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 policies CS1 and CS2 of the North Somerset Council Core Strategy and policies DM2 and DM32 of the North Somerset Council Sites and Policies Plan Part 1.

13. Provisions for the storage of refuse shall be constructed and made available for use in accordance with details to be submitted and approved under the reserved matters consent before the occupation of each dwelling that they serve and thereafter shall be made permanently available for use for the storage of refuse only.

Reason: In the interests of the local environment and in accordance with policies CS7 and CS12 of the North Somerset Council Core Strategy and policy DM32 of the North Somerset Council Sites and Policies Plan Part 1.

14. Details of the external lighting, including temporary/construction and permanent lighting, shall be provided at the Reserved Matters stage including:
 - (i) details of the type and location of the proposed lighting
 - (ii) existing lux levels affecting the site (dark and full moon),
 - (iii) the predicted lux levels, and
 - (iv) lighting contour plans. to demonstrate that the proposed lighting does not illuminate the ecological and landscape buffer.

The scheme shall ensure that light levels do not exceed 0.5 lux on features/within areas important to bats, including foraging habitat and flight lines and boundary corridors as set out within the submitted Ecological Assessment Report dated 27 May 2022. Any external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing from the Local Planning Authority.

Reason: To reduce the potential for light pollution in accordance with policies CS12 and CS3 of the North Somerset Council Core Strategy, Policy DM8 of the North Somerset Council 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).

15. The developer shall afford access at all times to any archaeologist nominated by the Local Planning Authority and shall allow him or her to observe the excavations and record items of interest and finds.

Reason: So that records may be made before the archaeological remains are

affected by the development and in accordance with policy CS5 of the North Somerset Council Core Strategy and policy DM6 of the North Somerset Council Sites and Policies Plan Part 1.

16. No dwelling hereby permitted shall exceed two and a half storeys in height.

Reason: In order to maintain the integrity and appearance of this development, minimise the landscape impact and to respect the existing one and two storey residential character of the area, in accordance with policies CS5 and CS12 of the North Somerset Council Core Strategy policy DM32 of the North Somerset Council Sites and Policies Plan Part 1.

17. No dwelling shall be occupied until details for the provision of secure cycle parking for each dwelling has been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Council Core Strategy, policy DM 28 of the North Somerset Council Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

18. The details submitted in accordance with condition 1 of this permission shall include details of residential plot boundary enclosures which shall thereafter be constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate.

Reason: In the interests of good design and road safety in accordance with policy CS12 of the North Somerset Council Core Strategy and policy DM32 of the North Somerset Council Sites and Policies Plan (Part 1).

19. No site clearance, preparatory work or development shall commence until a detailed Arboricultural Method Statement Report and Tree and Hedge Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority.

The Arboricultural Method Statement shall include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); working adjacent to existing trees within adjacent residential developments, the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. The report shall incorporate a provisional programme of works; monthly supervision and monitoring details by an Arboricultural Consultant and provision of monthly site visit records within 72 hours of the visit to the Local Authority's Tree Officer and certificates of completion to the Local Planning Authority.

The Tree Protection Plan must be superimposed on a layout plan, based on a topographical survey, and exhibit root protection areas which reflect the most likely current root distribution, detail methods of protection and reflect

the guidance in the method statement report.

No development or other operations shall thereafter take place except in complete accordance with the approved details and no site clearance or preparatory work for any part of the development shall commence until the approved Tree Protection Plan requirements have been fully implemented on site.

Reason: To ensure that trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Council Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Council Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD. The details are required prior to commencement of development because the development / construction works have the potential to harm retained trees. Therefore, these details need to be agreed before work commences.

20. No above ground- work shall take place until surface water drainage works have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, associated Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the system shall be designed such that there is no surcharging for a 1 in 30-year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to greenfield run off rates and volumes, taking into account long-term storage, and urban creep and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - ii. include a timetable for its implementation.

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

For advice about discharging this condition please refer to www.n-somerset.gov.uk/drainageconditions

21. No above groundwork 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 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 Council Core Strategy policy and policy DM1 of the North Somerset Council Sites and Policies Plan (Part 1- Development Management Policies).

For advice about discharging this condition please refer to www.n-somerset.gov.uk/drainageconditions

22. Prior to the commencement of development, a scheme for the provision of foul water disposal for the whole application site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the phasing of implementation. The scheme shall be implemented in full.

Reason: To ensure the development is served by a satisfactory system of drainage and to prevent pollution in accordance with policy CS3 of the North Somerset Council Core Strategy.

23. All works comprised in the details of landscaping to be submitted and approved under condition no 1 shall be carried out during the during the months of October to March inclusive first planting season following first occupation of the dwellings or completion of the development, whichever is the sooner.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policy CS33 of the North Somerset Council Core Strategy and policy DM32 of the North Somerset Council Sites and Policies Plan Part 1.

24. Trees, hedges and plants in any Reserved Matters Area shown in the landscaping scheme to be retained or planted, which during the development works or during a period of ten years following implementation of the landscaping scheme in that Reserved Matters Area, which are removed without prior written approval from the Local Planning Authority or which die, become seriously diseased or damaged, shall be replaced in the first

available planting season with other such species and size as are to be agreed with the Local Planning Authority.

Reason: To ensure that the landscaping scheme is effective in accordance with policy CS30 of the North Somerset Council Core Strategy and policies DM9, DM10 and DM32 of the North Somerset Council Sites and Policies Plan Part 1.

Biodiversity

25. All ecological mitigation, compensation and enhancement measures referred to in the submitted Ecological Assessment Report, dated 27 May 2022, shall be implemented according to a programme of works to be submitted to and approved by the Local Planning Authority as part of the Reserved Matters application submission.

Reason: To protect and enhance biodiversity on site in accordance with policy CS4 of the North Somerset Council Core Strategy and policy DM8 of the North Somerset Council Sites and Policies Plan Part 1.

26. Prior to the occupation of each dwelling, the relevant number of parking spaces for that dwelling shall be provided and be available for use in accordance with the North Somerset Parking Standards SPD. Thereafter the approved parking spaces shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that each dwelling has the necessary on-site parking provision and in accordance with the North Somerset Council Parking Standards SPD.

27. No dwelling shall be occupied until a detailed Travel Plan has been submitted to and approved by the Local Planning Authority. The submitted Travel Plan shall include initiatives to promote active and sustainable travel from first occupation and within the time frame specified within the travel plan.

Reason: To ensure a travel plan is fully implemented in accordance with policy CS10 of the North Somerset Council Core Strategy and policy DM26 of the North Somerset Council Sites and Policies Plan Part 1 and the North Somerset Travel Plans SPD November 2010.

28. No dwelling shall be occupied until details of a car club scheme, including a contract which shall be entered by the developer and an approved CoMoUk accredited car club provider, have been submitted to and approved by the Local Planning Authority. The scheme shall incorporate the following and shall be fully implemented in strictly accordance with the approved details:
- The allocation of one car club parking space,
 - The provision of one electric vehicle,
 - Provision of car club membership for all eligible residents of the development for a minimum of three years,
 - Promotion of the scheme, and
 - A phasing scheme for implementation.

Reason: To help address the shortfall in parking provision and to promote

sustainable travel in accordance with policies DM24 and DM28 of the North Somerset Council Sites and Policies Plan Part 1.

29. No construction work shall take place on the site outside the hours of 07:30 and 18:00 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of nuisance and in accordance with policy CS3 of the North Somerset Council Core Strategy

30. Prior to the commencement of any development hereby permitted, drawings showing: i. the works necessary to upgrade the public footpath from Rodney Rd to Westfield Drive to a 3m wide shared tarmac foot/cycleway, ii. the amendments considered necessary by the Local Planning Authority to the off-site junctions, pedestrian crossing points and footways and iii. any works in the highway required as a result of the carrying out of a road safety audit (RSA), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include any new road markings and signage. All works shall be completed prior to the occupation of the first dwelling.

Reason: To ensure that the existing footpaths and off-site junctions are brought up to an acceptable standard to meet the needs of the proposed development, and in accordance with policies CS10 of the North Somerset Council Core Strategy and policies DM24 and DM25 of the North Somerset Council Sites and Policies Plan Part 1.

PAR 15 Planning Appeals 210922 (Agenda item 7)

The Director of Place Directorate's representatives reported on appeal decisions and appeals that had been lodged since the date of the last meeting.

Resolved: that the report be noted.

PAR 16 Appointment of Electoral Registration Officer and Returning Officer (Agenda item 8)

The representative of the Assistant Director Legal & Governance and Monitoring Officer presented the report.

It was reported that the Council needed to update the Returning Officer and Electoral Registration Officer designations following changes in post title. The roles were responsible for elections and the provision of the register of electors.

The Council needed to designate a Deputy Electoral Registration Officer. It was proposed to designate this to the Head of Democratic and Electoral Services in line with the recently adopted structure of Democratic and Electoral Services.

Resolved:

1. that the post of Assistant Director of Legal and Governance be designated Returning Officer (and Electoral Registration Officer) for elections in accordance with the Representation of the People Act 1983 following changes to the post title, and

2. that the post of Head of Democratic and Electoral Services be appointed as Deputy Electoral Registration Officer in line with the current structure of Democratic and Electoral Services

**PAR 17 URGENT BUSINESS PERMITTED BY THE LOCAL GOVERNMENT ACT 1972 (IF ANY)
(AGENDA ITEM 9)**

None

Chairman
