

Minutes

of the Meeting of

The Planning and Regulatory Committee

Wednesday, 17 January 2024

New Council Chamber - Town Hall

Meeting Commenced: 14:30

Meeting Concluded: 15:30

Councillors:

Hugh Malyan (Chairperson)

Robert Payne (Vice-Chairperson)

Christopher Blades

Peter Burden

Stuart Davies

Clare Hunt

Tom Nicholson

Terry Porter

Mike Solomon

Hannah Young

Peter Crew

Roger Whitfield (substitute for Timothy Snaden)

Dan Thomas (substitute for Stuart McQuillan)

Also in attendance: Councillors Mike Bird and Andy Cole .

Officers in attendance: Sue Buck (Solicitor - Litigation Team Leader), Richard Kent (Head of Planning, Place Directorate), James Wigmore (Lead Transport Planner, Place Directorate), David Ditchett (Applications and Consents Service Manager, Place Directorate), Anna Hayes (Senior Planning Officer, Place Directorate), Jack Wyatt (Transport Policy Officer, Place Directorate), Harriet Isherwood (Committee Services Support Officer, Corporate Services).

PAR Public speaking at planning committees (Standing Order 17 & 17A)

64

One request to speak had been received under Standing Order 17A and the speaker would be invited to address the committee immediately prior to the consideration of the application in question.

PAR Declaration of Disclosable Pecuniary Interest (Standing Order 37)

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None.

PAR Minutes 13 December 2023

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Resolved: that the minutes be approved as correct record.

PAR **Matters referred by Council, the Executive, other committees etc (if any)**

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None.

PAR **23p1707out Land Known As The Paddock, East Of Rockville, Bridge Road, Bleadon**

68

At the invitation of the Chairperson, Mike Tremlett, agent, addressed the committee speaking in favour of the application.

The Director of Place Directorate's representative presented the report.

The Committee did not consider that the increased use of the existing access would cause unacceptable highway safety issues. It noted that the road speeds were low and would be lower when the traffic calming measures for the adjacent Quarry development were completed. It noted that some of the existing trees had already been removed and that further information could be secured before planning permission is granted to address reasons for refusal 2, 3 and 4.

It therefore resolved to **APPROVE** the application contrary to officer recommendation, subject to:

- a) An Arboricultural Impact Assessment to demonstrate no adverse impact to TPO trees;
- b) An updated Ecology Report (to include lighting survey) to demonstrate no adverse impact to protected species considering the removed trees; and
- c) Conditions to be agreed between Chair, Vice-Chair and Ward Members.

PAR **Planning Appeals 170124**

69

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

Resolved: that the report be noted.

PAR **Urgent business permitted by the Local Government Act 1972 (if any)**

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None.

Chairperson
