

Contact: Hazel Brinton
Direct Dial: 01275 884811
E-mail: hazel.brinton@n-somerset.gov.uk
Date: Wednesday, 16 June 2021

**** Physical Meeting**

While the meeting will take place in person at the Town Hall it will also be live broadcast on YouTube (see link below). Because of the need to maintain social distancing measures, members of the public and media are encouraged to watch the meeting online and not attend in person. Should you wish to attend in person you **MUST** request to do so no less than 48 hours before the meeting. Contact Hazel Brinton for more information.

Dear Sir or Madam

Planning and Regulatory Committee – Thursday, 24 June 2021, 2.30 pm – New Council Chamber, Town Hall

A meeting of the Planning and Regulatory Committee will take place as indicated above. Councillors will be sent a Teams Meeting invitation to place the meeting in their Calendar and can then access the meeting from the link in that calendar item.

Please Note that any member of the press and public may listen in to proceedings at this 'virtual' meeting via the weblink below –

<https://youtu.be/IJ83wh5P9VU>

The agenda is set out overleaf.

Yours faithfully

Assistant Director Governance and Monitoring Officer

Please note: Following guidance from the national Planning Advisory Services on how to run planning committees during the current pandemic, senior councillors from all parties, in consultation with the Chief Executive, have agreed to temporarily reduce the membership of the Planning and Regulatory Committee to 13 for virtual meetings.

Political balance applies and the 13 members nominated by political group leaders are as follows:

Councillors (13):

James Tonkin (Chairman), Steve Bridger, Peter Bryant, Caroline Cherry, Andy Cole, Peter Crew, John Crockford-Hawley, Ann Harley, Stuart McQuillan, Robert Payne, Mike Solomon, Richard Tucker, Richard Westwood

For clarity, full committee membership comprises 27 councillors and is set out below:

James Tonkin (Chairman), Mike Bell, Mike Bird, Steve Bridger, Peter Bryant, Gill Bute, Ashley Cartman, Caroline Cherry, Andy Cole, Peter Crew, John Crockford-Hawley, Catherine Gibbons, Ann Harley, Sandra Hearne, David Hitchins, Steve Hogg, Ruth Jacobs, Patrick Keating, Stuart McQuillan, Robert Payne, Bridget Petty, Terry Porter, David Shopland, Timothy Snaden, Mike Solomon, Richard Tucker and Richard Westwood.

Agenda

1. **Election of Vice Chairman for Municipal Year 2021/22**
2. **Public speaking at planning committees (Standing Order 17 & 17A) (Pages 5 - 8)**

To receive submissions from any person who wishes to address the Committee. The Chairman will select the order of the matters to be received.

Please ensure that any submissions meet the required time limits and can be read out in five minutes for public participation on non-planning matters (up to a maximum of 30 minutes) and three minutes for applicant/supporter statements and three minutes for objector statements on a planning application (up to a maximum of 30 minutes).

Given the extremely limited space in the council chamber due to ongoing social distancing requirements, those wishing to speak on an application are strongly encouraged to submit a written statement which will be read out on their behalf by an officer at the meeting. Members of the public are advised that 400 words at normal speaking speed equate to a three minute statement. **** If you are attending in person to speak on an application, you MUST register this intent 48 hours before the meeting with the committee clerk named above.**

If there is more than one person submitting a statement objecting to an application, the Chairman will invite those persons to agree on a combined statement. In default of agreement the Chairman may select statement to be read out/person to be heard.

Requests and full statements must be submitted in writing to the Head of Legal and Democratic Services, or to the officer mentioned at the top of this agenda letter, by noon two days before the meeting and the request must detail the subject matter of the address.

3. **Apologies for absence and notification of substitutes**
4. **Declaration of Disclosable Pecuniary Interest (Standing Order 37 as amended by SO7A)**

A Member must declare any disclosable pecuniary interest where it relates to any matter being considered at the meeting. A declaration of a disclosable pecuniary

interest should indicate the interest and the agenda item to which it relates. A Member is not permitted to participate in this agenda item by law and should immediately leave the meeting before the start of any debate.

If the Member leaves the meeting in respect of a declaration, he or she should ensure that the Chairman is aware of this before he or she leaves to enable their exit from the meeting to be recorded in the minutes in accordance with Standing Order 37.

5. Minutes (Pages 9 - 12)

21 April 2021, to approve as a correct record (attached)

6. Matters referred by Council, the Executive, other committees etc (if any)

7. Planning Application No. 20/P/0861/FUL Erection of 14no. dwellings, provision of access, public open space, drainage, landscaping and ancillary works. Land to east of Youngwood Lane, Nailsea (Pages 13 - 30)

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

8. Planning Application No. 20/P/1673/FUL Reconfiguration and two storey extension to the existing retail unit to include a gym (1,054m²) (use class D2) and additional ground floor retail space to create two units (534m²); and erection of a food retail unit (195 m²) (use class A3/A5) and 39no. senior living apartments (29no. 1 bed and 10no. 2 beds) (use class C3); to include reconfiguration of the car park, public realm and landscaping works. B And M Bargains Limited, The Triangle, Clevedon, BS21 6HX (Pages 31 - 54)

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

9. Planning Application No. 19/P/3197/FUL Residential development of 60no. dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping and drainage infrastructure on land off Moor Road, Yatton (Pages 55 - 94)

Section 2 report of the Director of Place Directorate (attached)

10. Planning Appeals 24.06.2021 (Pages 95 - 106)

Section 3 report of the Director of Place Directorate (attached)

11. Urgent business permitted by the Local Government Act 1972 (if any)

For a matter to be considered as an urgent item, the following question must be addressed: "What harm to the public interest would flow from leaving it until the next meeting?" If harm can be demonstrated, then it is open to the Chairman to rule that it be considered as urgent. Otherwise the matter cannot be considered urgent within the statutory provisions.

Exempt Items

Should the Planning and Regulatory Committee wish to consider a matter as an Exempt Item, the following resolution should be passed -

“(1) That the press, public, and officers not required by the Members, the Chief Executive or the Director, to remain during the exempt session, be excluded from the meeting during consideration of the following item of business on the ground that its consideration will involve the disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.”

Also, if appropriate, the following resolution should be passed –

“(2) That members of the Council who are not members of the Planning and Regulatory Committee be invited to remain.”

Mobile phones and other mobile devices

All persons attending the meeting are requested to ensure that these devices are switched to silent mode. The chairman may approve an exception to this request in special circumstances.

Filming and recording of meetings

The proceedings of this meeting may be recorded for broadcasting purposes.

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman.

Members of the public may also use Facebook and Twitter or other forms of social media to report on proceedings at this meeting.