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Date: Tuesday, 13 July 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). In line with ongoing public health advice, members of the public and media are encouraged to watch the meeting online and not to attend in person. Should you wish to attend in person we ask that you notify the Contact Officer above at least 24 hours before the meeting as this will help us to manage the meeting safely.

Dear Sir or Madam

**Planning and Regulatory Committee – Wednesday, 21 July 2021, 6.00 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/ZszJ46JBQK8>

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), John Crockford-Hawley (Vice Chairman), Steve Bridger, Peter Bryant, Caroline Cherry, Andy Cole, Peter Crew, 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), John Crockford-Hawley (Vice-Chairman), Mike Bell, Mike Bird, Steve Bridger, Peter Bryant, Gill Bute, Ashley Cartman, Caroline Cherry, Andy Cole, Peter Crew, 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. **Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)**

To receive and hear any person who wishes to address the Committee. The Chairman will select the order of the matters to be heard. Each speaker will be limited to a period of five minutes for public participation on non-planning matters (up to a maximum of 30 minutes) and three minutes for the applicant/supporters and three minutes for objectors on a planning application (up to a maximum of 30 minutes).

If there is more than one person wishing to object to an application, the Chairman will invite those persons to agree a spokesperson among themselves. In default of agreement the Chairman may select one person to speak.

Requests to speak 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 on the day before the meeting and the request must detail the subject matter of the address.

Given the limited space in the council chamber due to ongoing management of the space in a safe manner, those wishing to speak on an application are 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 approximately 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 24 hours before the meeting with the committee clerk named above.**

2. **Apologies for absence and notification of substitutes**

3. **Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)**

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.

4. Minutes 24 June 2021 (Agenda Item 4) (Pages 5 - 8)

24 June 2021 to approve as a correct record (attached)

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

6. Planning Application No. 21/P/0803/FUL Construction of a Scout Headquarters and associated works. Land to the west of Wild Country Lane, Long Ashton (Agenda Item 6) (Pages 9 - 22)

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

7. Planning Application 20/P/0861/FUL Full application for the erection of 14no. dwellings, provision of access, public open space, drainage, landscaping and ancillary works at land to east of Youngwood Lane, Nailsea (Agenda Item 7) (Pages 23 - 46)

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

8. Planning Appeals 21 07 21 (Agenda Item 8) (Pages 47 - 52)

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

9. 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 Council 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."

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. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting, focusing only on those actively participating in the meeting and having regard to the wishes of any members of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Assistant Director Legal & Governance and Monitoring Officer's representative before the start of the meeting so that all those present may be made aware that it is happening.

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

Emergency Evacuation Procedure

On hearing the alarm – (a continuous two tone siren)

Leave the room by the nearest exit door. Ensure that windows are closed.
Last person out to close the door.

Do not stop to collect personal belongings.

Do not use the lifts.

Follow the green and white exit signs and make your way to the assembly point.

Do not re-enter the building until authorised to do so by the Fire Authority.

Go to Assembly Point C – Outside the offices formerly occupied by Stephen & Co