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Date: Tuesday, 13 April 2021

****Virtual Meeting**

Dear Sir or Madam

Planning and Regulatory Committee – Wednesday, 21 April 2021, 2.30 pm – Virtual Meeting via Microsoft Teams

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/Y99yme9CNpE>

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):

Andy Cole (Chairman), John Ley-Morgan (Vice Chairman), Steve Bridger, Peter Bryant, Caroline Cherry, Peter Crew, John Crockford-Hawley, Catherine Gibbons, Ann Harley, Stuart McQuillan, Robert Payne, Mike Solomon, Richard Westwood

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

Andy Cole (Chairman), John Ley-Morgan (Vice-Chairman), Mike Bell, Mike Bird, Steve Bridger, Peter Bryant, Gill Bute, Ashley Cartman, Caroline Cherry, 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. Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A)

To receive written 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). Members of the public are advised that 400 words at normal speaking speed equate to a three minute statement.

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 one statement to be read out.

Requests and full statements must be submitted in writing to the Assistant Director Governance and Monitoring Officer, 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.

2. Apologies for absence and notification of substitutes

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

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 (Pages 5 - 8)

17 March 2021, to approve as a correct record (attached)

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

6. 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 9 - 24)

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

7. 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 25 - 56)

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

8. Planning Application No. 20/P/2447/FUL: Demolition of existing bungalow and erection of 2no detached dwellings with ancillary works at 234 Down Road, Portishead, BS20 8HU (Pages 57 - 66)

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

9. Planning Appeals 21.04.2021 (Pages 67 - 70)

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

10. 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.