

## Minutes

of the Virtual Meeting of

## The Planning and Regulatory Committee

### Wednesday, 21 April 2021

Virtual Meeting via Microsoft Teams

Meeting Commenced: 2.30 pm

Meeting Concluded: 4.17 pm

#### Councillors:

Andy Cole (Chairman)

John Ley-Morgan (Vice-Chairman)

Steve Bridger

Peter Bryant

Caroline Cherry

Peter Crew

John Crockford-Hawley

Ann Harley

Stuart McQuillan

Robert Payne

Mike Solomon

Richard Tucker

Richard Westwood

**Apologies:** Councillors: Mike Bell, Gill Bute, Ashley Cartman, Catherine Gibbons, David Hitchins, Steve Hogg, Ruth Jacobs, Patrick Keating, Bridget Petty, Terry Porter, David Shopland and Timothy Snaden.

**Also in attendance:** Councillors: Mike Bird (non-voting P&R member); Sandra Hearne (non-voting P&R member); Nicola Holland (non-voting)

**Officers in attendance:** Hazel Brinton (Democratic Services Officer), Michele Chesterman (Democratic and Electoral Services Officer), Simon Exley (Applications and Consents Service Manager, Place Directorate), Richard Kent (Head of Planning, Place Directorate), James Wigmore (Lead Transport Planner), Roger Willmot (Service Manager Strategic Development, Place Directorate), Sue Buck (Solicitor - Litigation Team Leader), Ellena Fletcher (Senior Planning Officer), Mike Riggall (Information and ICT Security Manager), Lee Bowering (Principal Planning Officer) and Sally Evans (Principal Planning Officer).

#### PAR Chairman's Welcome

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The Chairman welcomed everyone to the twelfth virtual meeting of the Planning & Regulatory Committee.

He explained the procedures to be followed at the meeting and confirmed that

decisions taken at this meeting would have the same standing as those taken at a regular meeting of the Planning & Regulatory Committee in the Town Hall.

The Chairman reminded everyone that the meeting was being livestreamed on the internet and that a recorded version would be available to view within 48 hours on the North Somerset Council website.

For the benefit of those in attendance and members of the public watching the meeting online a representative of the Assistant Director Governance carried out a roll call of members in attendance and read out the names of the officers present at the meeting.

**PAR 2 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/0861/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Dr Martin, speaking against the proposal. Full details had been published in advance of the meeting.

**PAR 3 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/0861/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Grassroots, agent for the applicant, speaking in support of the proposal. Full details had been published in advance of the meeting.

**PAR 4 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 19/P/3197/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Eric Sewell speaking against the proposal. Full details had been published in advance of the meeting.

**PAR 5 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 19/P/3197/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Persimmon Homes, the applicant, speaking in support of the proposal. Full details had been published in advance of the meeting.

**PAR 6 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/2447/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Tina Mason speaking against the proposal. Full details had been published in advance of the meeting.

**PAR 7 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/2447/FUL (Agenda Item 1)**

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Davies Architectural Services, agent on behalf of the applicant, speaking in support of the proposal. Full details had been published in advance of the meeting.

**PAR 8 Declaration of disclosable pecuniary interest (Standing Order 37) (Agenda Item 3)**

None.

**PAR 9 Minutes 17 March 2021 (Agenda Item 4)**

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

**PAR 10 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 (Agenda Item 6)**

The Director of the Place Directorate's representative drew members' attention to the update sheet which included additional information provided by the applicant around access for refuse lorries; additional existing and proposed spot levels; elevations in respect of one of the house types; visibility splays and the pedestrian/cycle path blending crossing. He reported that 16 additional letters of objection had been received.

**Resolved:** that the application be **DEFERRED** for one cycle to allow members to conduct a site visit that conforms with national Covid regulations.

**PAR 11 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 (Agenda Item 7)**

The Director of the Place Directorate's representative drew members' attention to the update sheet which included additional information on the ecological proposals by the applicant; amended conditions to support Natural England's requirements in respect of trees and hedgerow planting and recommendations by the council's solicitor. He noted 4 additional comments/letters of objection had been received.

**Resolved:** that members were minded to refuse the application contrary to the officers' recommendation for the following reason:

The proposed road would result in the unacceptable loss of trees, hedgerow and habitat and would have a detrimental impact on the rural character and appearance of the former orchard and rural setting of the village contrary to policies CS4, CS5 and CS14 of the Core Strategy, policies DM9, DM10, DM32 and DM36 of the Development Management Policies Sites and Policies Plan Part 1, the North Somerset Landscape Character Area Supplementary Planning Guidance 2018 and policy SA1 of Sites and Policies Plan Part 2: Site Allocations Plan.

**NOTE:** Since the application was a section 1 application the Committee have not

made the final decision and the application must be reported back to the Committee to confirm the resolution.

**PAR 12 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 (Agenda Item 8)**

The Director of the Place Directorate's representative presented the application to members including an explanation of application of the 45-degree angle test in respect of impact on neighbouring properties.

**Resolved:** that the application be **APPROVED** as per the officers' recommendation.

**PAR 13 Planning Appeals 21.04.2021 (Agenda Item 9)**

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.

This was Cllr Cole's last meeting as Chairman of the Planning and Regulatory Committee and members and officers thanked him for his work as Chairman of the committee.

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Chairman

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