

Minutes

of the Meeting of

The Planning and Regulatory Committee

Wednesday, 13 October 2021

New Council Chamber - Town Hall

Meeting Commenced: 6.00 pm

Meeting Concluded: 7.03 pm

Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice-Chairman)

Peter Bryant

Caroline Cherry

Peter Crew

Steve Hogg

Phil Neve

Robert Payne

Mike Solomon

Richard Tucker

Richard Westwood

Absent: Councillors Ann Harley and Timothy Snaden.

Also in attendance: Councillor David Shopland

Officers in attendance: Hazel Brinton (Democratic Services Officer), Simon Exley (Applications and Consents Service Manager, Place Directorate), Richard Kent (Head of Planning, Place Directorate) and James Wigmore (Lead Transport Planner).

PAR 24 Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)

At the invitation of the Chairman, Jack Ellis, agent for the applicant, addressed the Committee speaking in support of the application 21/P/1521/FUL, Court Farm, Clevedon.

PAR 25 Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)

At the invitation of the Chairman, local resident, Ann Pratten, spoke against the application 21/P/1521/FUL, Court Farm, Clevedon.

PAR 26 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)

None.

PAR 27 Minutes 18 August 2021 (Agenda Item 4)

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

PAR 28 Revised Delegation arrangements for planning applications (Agenda Item 8)

With the agreement of the Chairman, Agenda Item 8 was brought forward.

The Director of Place Directorate's representative presented his report on the revised delegation arrangements for planning applications. He noted that the proposed arrangements were the same as those that had been operating for the previous 18 months during the pandemic and were supported by the Planning Advisory Service's Peer Review of Planning. He added that the revisions did not prevent members, the Chairman and Director from calling in applications as they felt necessary.

Resolved: that the changes to the Protocol and Code of Practice agreed by the Planning and Regulatory Committee as set out in appendix 3 to the report "Revised Delegation Arrangements for Planning Applications" be made permanent.

PAR 29 21/P/1521/FUL Permanent retention of existing temporary sales office (as originally permitted under application reference 20/P/0412/FUL) at Court Farm together with proposed single storey extension and associated parking to create a new office space (Agenda Item 6)

The Director of the Place Directorate's representative presented the report on the application to members and noted that whilst the application was for the permanent retention of a structure which had been given temporary permission under the original application, this application had to be treated on its own merits.

At the invitation of the Chairman, the ward member, Councillor Shopland, spoke on the application.

Resolved: that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall only be used for class E(g)(i) office use and for no other purpose.
4. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order, with or without modification), no extensions or external alterations to the building shall be carried out other than those expressly authorised by this permission.

5. The office use hereby permitted shall not take place outside the hours of 0800 hours to 1800 hours Mondays to Saturdays and 1000 hours to 1600 hours on Sundays, Bank and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) the parking of vehicles of site operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) measures to keep access roads clear of vehicles
- (e) routing restrictions

7. The office building hereby permitted shall not be brought into use until a parking area for 5 vehicles, including 1 disabled bay, has been provided in accordance with the approved plans and specifications. The approved parking area shall be properly consolidated and surfaced and the parking spaces marked out before the building is occupied/the use commences and thereafter it shall not be used except for the parking of vehicles in connection with the development hereby permitted.

8. The use hereby permitted shall not be commenced until secure parking facilities for bicycles have been provided in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

9. The office shall not be brought into use until a soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; and a programme of implementation. The landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.

PAR 30 P&R Appeals 13 October 2021 (Agenda Item 7)

The Director of Place Directorate's representative reported on appeal decisions and appeals that had been lodged since the date of the last meeting. He noted that 82% of appeals had been dismissed.

Resolved: that the report be noted.

The Chairman proposed a vote of thanks to the Head of Planning and his team for their work on the Bristol International Airport appeal hearing which had recently concluded.

Chairman
