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**Date:** Tuesday, 9 November 2021

**Attention is drawn to Update Sheets which include the latest information on a planning application and which may be published on the day of the meeting itself. Please check the council's website on the day of the meeting for any supplementary despatches which will include Update Sheets if available.**

Dear Sir or Madam

**Planning and Regulatory Committee – Wednesday, 17 November 2021, 2.30 pm  
– New Council Chamber, Town Hall**

A meeting of the Planning and Regulatory Committee will take place as indicated above.

**Please Note** that this meeting is a face to face meeting being held in the New Council Chamber, Town Hall and will not be livestreamed.

The agenda is set out overleaf.

Yours faithfully

Assistant Director Legal & Governance and Monitoring Officer

**Councillors (13):  
James Tonkin (Chairman), John Crockford-Hawley (Vice Chairman), Peter Bryant,  
Caroline Cherry, Peter Crew, Ann Harley, Steve Hogg, Stuart McQuillan, Robert  
Payne, Timothy Snaden, Mike Solomon, Richard Tucker, Richard Westwood**

## Agenda

### 1. **Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)**

**Please note** that following changes to SO17A, public speaking about applications for planning permission will be at the start of relevant agenda items rather than at the start of the meeting. Time limits and notification deadlines remain unchanged, as set out below.

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 Assistant Director Legal and 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.

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.

### 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 of the meeting held on 13 October 2021 (Agenda Item 4) (Pages 5 - 8)**

13 October 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/1673/FUL Reconfiguration and two storey extension to existing retail unit to include a gym (D2) and additional ground floor retail space to create two units; and erection of a food retail unit (A3/A5) and 39no. senior living apartments (C3); reconfiguration of car park, public realm and landscaping works, B and M Bargains Ltd, The Triangle, Clevedon, BS21 6HX (Agenda item 6) (Pages 9 - 50)**

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

**7. Quarter 2 Performance Report (Agenda item 7) (Pages 51 - 56)**

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

**8. Planning Appeals 17 11 21 (Agenda item 8) (Pages 57 - 60)**

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.

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**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. 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**