

## Minutes

of the Meeting of

## The Planning and Regulatory Committee

### Thursday, 24 June 2021

New Council Chamber, Town Hall

Meeting Commenced: 2.30 pm

Meeting Concluded: 4.47 pm

#### Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice Chairman)

Steve Bridger

Peter Bryant

Caroline Cherry

Andy Cole

Peter Crew

Mark Crosby (substitute for Cllr Payne)

Ann Harley

Stuart McQuillan

David Shopland (replacement for Cllr Tucker)

Mike Solomon

Richard Westwood

**Apologies:** Councillors: Mike Bell, Mike Bird, Gill Bute, Ashley Cartman, Catherine Gibbons, Sandra Hearne, David Hitchins, Steve Hogg, Ruth Jacobs, Patrick Keating, Robert Payne, Bridget Petty, Terry Porter, Timothy Snaden and Richard Tucker.

**Officers in attendance:** 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) and Sally Evans (Principal Planning Officer).

#### **PAR Election of Vice Chairman for Municipal Year 2021/22 (Agenda Item 1)**

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At its Annual Meeting, the Council had elected Councillor James Tonkin as Chairman of the Planning and Regulatory Committee for the forthcoming municipal year.

Councillor Bridger nominated Councillor Crockford-Hawley for the vacant position of Vice Chairman.

**Resolved:** that Councillor Crockford-Hawley be elected as Vice Chairman of the Planning and Regulatory Committee for the Municipal Year 2021-22.

**PAR 2 Public speaking at planning committees (Standing Order 17A) (Agenda Item 2) Planning Application No 20/P/0861/FUL**

At the invitation of the Chairman, local resident Dr David Martin addressed the Committee speaking against the application for planning permission at land to the east of Youngwood Lane, Nailsea.

The agent for the applicant then spoke in support of the application.

**PAR 3 Public speaking at planning committees (Standing Order 17A) (Agenda Item 2) Planning Application No. 20/P/1673/FUL**

At the request of the Chairman, the representative of the Assistant Director Legal and Governance read out a statement from Alder King, agent for the applicant for planning permission at B&M Bargains, The Triangle, Clevedon. Full details had been published on the council's website in advance of the meeting.

**PAR 4 Public speaking at planning committees (Standing Order 17A) (Agenda Item 2) Planning Application No 19/P/3197/FUL**

At the invitation of the Chairman, local resident John Cockram addressed the Committee speaking against an application for planning permission at land off Moor Lane, Yatton.

At the request of the Chairman, the representative of the Assistant Director Legal and Governance read out a statement on behalf of the applicant, Persimmon Homes. Full details had been published on the council's website in advance of the meeting.

**PAR 5 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 4)**

None.

**PAR 6 Minutes 21 April 2021 (Agenda Item 5)**

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

**PAR 7 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 7)**

The Director of the Place Directorate's representative drew members' attention to the update sheet which included additional comments from Natural England on the Habitats Regulations Assessment and an amended site layout plan submitted by the applicant. He reported that an additional 17 letters of objection had been received and that Nailsea Town Council reiterated its objection. He further noted an amendment to part (a) of the officer's recommendation.

**Resolved:** to **REFUSE** the application contrary to officers' recommendation for the following reason:

1. The proposed development lies within a Strategic Gap where the proposed development would harm the open and undeveloped character of the area, result in incremental erosion of the gap separating Nailsea and Backwell and the landscape setting of Nailsea contrary to Policy CS19 of the Core Strategy and Policy SA7 of the Site Allocations Plan.

As the application fell within Section 1 of the agenda it is held over to the next meeting for the final decision to be made.

**PAR 8** **Planning Application No. 20/P/1673/FUL Reconfiguration and two storey extension to the existing retail unit to include a gym (1,054m<sup>2</sup>) (use class D2) and additional ground floor retail space to create two units (534m<sup>2</sup>); and erection of a food retail unit (195 m<sup>2</sup>) (use class A3/A5) and 39no. senior living apartments (29no. 1 bed and 10no. 2 beds) (use class C3); to include reconfiguration of the car park, public realm and landscaping works. B & M Bargains Limited, The Triangle, Clevedon, BS21 6HX (Agenda Item 8)**

The Director of the Place Directorate's representative drew members' attention to the update sheet which included additional information supplied by the applicant in respect of car parking spaces and the retention of trees and the location of the residential building. He noted additional comments from the council's Arboricultural Officer and the receipt of amended plans from the applicant. He further noted additional third-party comments including those from The Trustees of Curzon Clevedon Community Centre for Arts and Clevedon BID and the officers' consideration of the application of Listed Building and Conservation Area legislation.

**Resolved:** that the application be **DEFERRED** for a Committee Site Inspection and for further consideration of the application and issues.

**PAR 9** **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 9)**

The Director of the Place Directorate's representative drew members' attention to the update sheet which included additional information from the applicant on the Nationally Described Space Standards and the 15% carbon reduction target. He noted the requirement for mitigation measures under the Habitat's Regulation Assessment and the consideration given by officers to biodiversity aspects of the application.

**Resolved:** that the application be **REFUSED** contrary to recommendation for the following reason:

1. 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 and CS5 of the Core Strategy, policies DM9, DM10 and DM32 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.

**PAR 10 Planning Appeals 24.06.2021 (Agenda Item 10)**

The Director of Place Directorate's representatives reported on appeal decisions and appeals that had been lodged since the date of the last meeting. He noted the pressure on the service as a result of the number of appeals and enforcement requests.

He further noted the arrangements for the Bristol Airport Planning Inquiry.

**Resolved:** that the report be noted.

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Chairman

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