

Minutes

of the Meeting of

The Planning and Regulatory Committee

Wednesday, 21 July 2021

New Council Chamber, Town Hall

Meeting Commenced: 6.00 pm

Meeting Concluded: 7.36 pm

Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice-Chairman)

Mike Bird (replacement Steve Bridger)

Ashley Cartman (replacement Caroline Cherry)

Andy Cole

Peter Crew

Ann Harley

Sandra Hearne (replacement Mike Solomon)

Stuart McQuillan

Robert Payne

Richard Tucker

Richard Westwood

Apologies: Councillors: Mike Bell, Steve Bridger, Peter Bryant, Gill Bute, Caroline Cherry, Catherine Gibbons, David Hitchins, Steve Hogg, Ruth Jacobs, Patrick Keating, Bridget Petty, Terry Porter, David Shopland, Timothy Snaden and Mike Solomon.

Officers in attendance: Sue Buck (Solicitor - Litigation Team Leader), Simon Exley (Applications and Consents Service Manager, Place Directorate), Richard Kent (Head of Planning, Place Directorate), Mike Riggall (Information and ICT Security Manager), Jessica Smith (Senior Planning Officer), James Wigmore (Lead Transport Planner) and Roger Willmot (Service Manager Strategic Development, Place Directorate).

PAR 11 Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1) Planning Application No. 21/P/0803/FUL

At the request of the Chairman, the representative of the Assistant Director Legal and Governance read out a statement from Dominic Anderson, Chairman of Long Ashton Scout Group HQ Committee in support of the application for the construction of a Scout Headquarters at land to the west of Wild Country Lane, Long Ashton.

PAR 12 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.

At the invitation of the Chairman, Jonathan Amos for the applicant Clifton Homes then spoke in support of the application.

PAR 13 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)

None.

PAR 14 Minutes 24 June 2021 (Agenda Item 4)

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

PAR 15 Planning Application No. 21/P/0803/FUL Construction of a Scout Headquarters and associated works. Land to the west of Wild Country Lane, Long Ashton (Agenda Item 6)

The Director of the Place Directorate's representative drew members' attention to the update sheet and noted that a further 47 letters of support had been received. She added that a revision to Section 15 of the National Planning Policy Framework had been issued; that an interim Bat Activity Survey had been received and that ecological surveys for other protected species were still required.

The Committee considered that:

- The Long Ashton Scout Group are a well-established scout group who have been operating within the village for 90 years. The Scouting Association is highly regarded and considered to be an important part of the community, providing an invaluable experience for local children and through the charitable role it provides to the community and the proposal is supported by the Long Ashton Parish Council
- The former Scout HQ in Providence Lane was insufficient to meet the needs of the organisation
- The use of other existing venues is unfeasible due to restricted availability
- That the group has outgrown the former Scout HQ in Providence Lane with a waiting list of 97 children
- The proposed development is supported by the Long Ashton Neighbourhood Plan and Policy LC1 in particular
- The absence of other suitable sites outside the Green Belt have being found during the search for a new site
- The proposal would provide a fit-for-purpose building that would be truly inclusive and accessible to all. The new building will be designed to support the needs of young people regardless of disability, through the provision of suitable access and facilities which allow more to benefit through being involved in scouting.

and amount to very special circumstances to permit inappropriate development in the Green Belt.

The Committee therefore **resolved** that the application be **APPROVED** subject to:

1. submission of the required ecological reports;
2. clarification of the proposed pedestrian access, and determination of the vehicle access point;
3. a suitable s106 agreement between the Scouts, the landowner, and the council safeguarding the site for the proposed development; and
4. appropriate planning conditions to be drafted by officers in consultation with the Chairman, Vice Chairman and Ward Members.

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

PAR 16 Planning Application 20/P/0861/FUL Full application for the erection of 14no. dwellings, provision of access, public open space, drainage, landscaping and ancillary works at 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 provided members with additional information from the applicant on the proposed drainage infrastructure in the south western corner and comments from the Council's flood risk manager. He noted the additional comments from Natural England and the options to create further habitat units. He added that the recommendation for approval was subject to the amendments to the recommendation and additional conditions noted in the update sheet.

Resolved; that Subject to –

- (a) the completion of the Habitat Regulations Assessment and Appropriate Assessment if required, and provision for any necessary off-site mitigation
- (b) submission of amended plans showing additional wildflower grassland planting
- (c) The completion of a section 106 legal agreement securing:
 - i. the delivery of a minimum of 30% on site affordable housing,
 - ii. commitment to there being no access provided through the site to land to the south for road, paths or services
 - iii. financial contributions towards on-going maintenance of fire hydrants and for off-site cycle path links (if required),

the application be **APPROVED** subject to the following conditions and any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman and local member:

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. No dwelling shall be occupied until details of electric vehicle charging

ducting, wiring and identified suitable fuse box connection ready to receive a charging socket serving that dwelling have been submitted to and approved in writing by the Local Planning Authority and implemented in full.

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 resulting in an increase to the height of the dwellings hereby permitted shall be carried out without the permission, in writing, of the Local Planning Authority.

5. All means of enclosure shall be in strict accordance with the approved details and, 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 additional gates, fences, walls or other means of enclosure shall be erected or constructed forward of any wall of any dwelling which fronts onto a highway without the prior written permission of the Local Planning Authority.

6. 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 garages shall be erected or created from car ports without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.

7. No dwelling shall be occupied until the access, parking spaces and turning spaces shown on the approved plans have been constructed in such a manner that each dwelling unit is served by a properly consolidated and surfaced footpath and vehicle access between the dwelling and the existing highway, in accordance with the approved plans.

8. No dwelling shall be occupied until secure parking facilities for bicycles have been provided for it in accordance with plans and specifications to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

9. The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans.

10. Notwithstanding the approved plans no development shall be commenced above ground level until sample panels of the materials to be used in the construction of the external surfaces of the buildings to which they relate have been constructed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. These details may be submitted for the whole, or part of a phase.

11. Provisions for the storage of refuse shall be constructed and made available for use in accordance with details to be submitted and approved by the Local Planning Authority prior to the occupation of each dwelling that they serve and thereafter shall be made permanently available for use for the storage of refuse only.

12. No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:-

- a) the number and frequency of construction vehicle movements;
- b) construction operation hours;
- c) construction vehicle routes to and from the site with distance details;
- d) construction delivery hours;
- e) vehicle parking for contractors;
- f) specific measures to be adopted to minimise and mitigate construction impacts on the environment (including effects of noise, dust, vibration, waste disposal, piling, ground works and rock removal, and infrastructure improvements if appropriate);
- g) a detailed site traffic management plan to control traffic movements within the site during the construction phases;
- h) a detailed working method statement to avoid/minimise impacts on protected and notable species and important habitats; and
- i) a plan showing measures for habitat protection and retention.

The approved Plan shall be implemented and adhered to at all times, unless any amendments are first agreed in writing with the Local Planning Authority.

13. All ecological mitigation measures identified in the Habitats Regulations Assessment together with the recommended compensation and enhancement measures proposed in the Ecological Impact Assessment April 2020 and letter dated 3rd December shall be implemented according to a programme to be approved by the Local Planning Authority.

14. No dwelling shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority in accordance with the principles set out in the approved documents. The Plan shall cover a ten-year period and include measures for establishment, enhancement and management of habitats and open spaces within the site and shall include planting schedules devised in accordance with the principles set out in the approved documents and any conditions required as part of the HRA. This shall include a timetable for management activities as well as a monitoring schedule and shall be fully implemented.

PAR 17 Planning Appeals 21 07 21 (Agenda Item 8)

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.

The Committee thanked Judith Porter for all her hard work for the Council and wished her a well on her retirement. Judith was given a well-deserved round of applause in her absence.

The Chairman noted that the Planning Peer Review Working Party's findings had been agreed at the Council meeting of 19 July. He thanked Cllr Crockford-Hawley and officers for their work on the report.

Chairman
