

## Minutes

of the Meeting of

## The Planning and Regulatory Committee

Wednesday, 16 February 2022

New Council Chamber, Town Hall

Meeting Commenced: 6.00 pm

Meeting Concluded: 6.49 pm

### Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice-Chairman)

Caroline Cherry

Peter Crew

Ann Harley

Steve Hogg

Phil Neve

Robert Payne

Timothy Snaden

Mike Solomon

Richard Tucker

Richard Westwood

**Apologies:** Councillors: Peter Bryant and Stuart McQuillan.

**Officers in attendance:** Hazel Brinton (Democratic Services Officer), Richard Kent (Head of Planning, Place Directorate), James Wigmore (Lead Transport Planner), Roger Willmot (Service Manager Strategic Development, Place Directorate) and Sally Evans (Principal Planning Officer).

### PAR Chairman's Welcome

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The Chairman welcomed everyone to this face-to-face meeting of the Planning & Regulatory Committee in the New Council Chamber. In line with public health recommendations to exercise caution and the council's health and safety advice, the number of councillors, officers and members of the public in attendance in the Chamber was still limited to ensure the meeting could take place safely.

He also confirmed that the new committee and meeting arrangements were now in place following Council approval of the recommendations from the Planning Peer Review. This Committee now comprised 13 members, together with an agreed pool of substitute members to be called on where standing committee members were unable to attend. There were also new arrangements in place for speaking on planning applications under Standing Order 17A, with speakers to be invited to address the committee immediately before an application rather than at the start of

the meeting.

The Chairman then introduced those officers present at the meeting and explained that any non-committee members in attendance may be invited to speak but did not have a vote.

**PAR 41 Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)**

It was noted there were no speakers under Standing Order 17.

One request to speak had been received under Standing Order 17A and the speaker would be invited to address the committee immediately prior to consideration of the application in question (agenda item 6).

**PAR 42 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)**

None declared.

**PAR 43 Minutes of the meeting held on 17 November 2021 (Agenda Item 4)**

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

**PAR 44 Matters referred by Council, the Executive, other committees etc (if any)**

None.

**PAR 45 Planning Application No 22/P/0062/FUL Installation of 'See Monster' a large-scale temporary art installation formed upon a decommissioned North Sea offshore platform, which provides events space (Sui Generis) along with an amphitheatre, associated engineering and landscaping works at Tropicana, Marine Parade, Weston-Super-Mare, Somerset, BS23 1BE (Agenda Item 6)**

At the invitation of the Chairman, Patrick O'Mahoney, for the applicant, addressed the committee speaking in support of the application.

The Director of Place's representative presented the report emphasising that the application was for temporary planning permission. He also drew members' attention to the update sheet which had been published the previous day and which gave more information relating to the proposed colour(s) of the installation, additional third-party comments and the opinion of Weston Town Council on the application. Additionally, the update sheet proposed an alteration to planning condition number 4 and an additional condition, number 10. He noted that an amendment to condition number 5 was also being proposed.

At the invitation of the Chairman, the ward member Councillor Payne addressed the committee.

Following debate, it was

**Resolved:** that Subject to the receipt and consideration of comments from Natural

England the application be **APPROVED** (for the reasons stated in the report) 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 structure and associated fittings hereby permitted shall be removed and the land restored to its former condition on or before 31st October 2022 in accordance with a scheme of work that has first to be submitted to and approved in writing by the Local Planning Authority.
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. Prior to opening the development to the public a Flood Warning Evacuation Plan shall be submitted to and approved, in writing, by the local planning authority and thereafter shall be fully implemented.
4. No development shall take place, including any piling works, until a Construction and Deconstruction Environmental and Ecological Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. As a minimum, the plan 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) wheel washing facilities
  - (e) measures to control the emission of dust and dirt during construction
  - (f) measures to control noise and vibration from works on the site
  - (g) a scheme for recycling/disposing of waste resulting from demolition and construction works
  - (h) measures to keep access roads clear of vehicles
  - (j) routing restrictions
  - (k) construction and deconstruction phasing restrictions
  - (l) location and specification of fencing
  - (m) site security.
  - (n) fuel oil storage, bunding, delivery and use, details of how both minor and major spillage will be dealt with, containment of silt/soil contaminated run-off; disposal of contaminated drainage, including water pumped from excavations.
  - (o) site induction for workforce highlighting pollution prevention and awareness.
  - (p) construction working hours to be restricted to 08:00 to 18:00 Monday to Friday, 09:00 to 13:00 on Saturday with no construction working on Sundays and Bank Holidays unless the works are inaudible at the boundary of the site or unless otherwise agreed with the Local Planning Authority.
5. The use of the structure hereby permitted by the public shall not commence until measures to facilitate and promote the use of sustainable modes of transport to the venue have been implemented in accordance with plans and specifications to be first submitted and approved by the Local Planning Authority.
6. The use of the development hereby permitted shall not take place outside the

hours of 09:00 hours to 23:00; hours unless otherwise agreed in writing with the Local Planning Authority.

7. Details of any means of external illumination of the structure shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on site. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without the permission in writing of the Local Planning Authority.

8. The premises shall not be occupied until the public accesses have been made suitable for use by disabled people in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.

9. Should any contamination not previously identified be found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

10. Prior to filling the water storage area/tank with water, details of the water level management, supply and overflow arrangements shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details.

**PAR 46 Q3 Performance Report (Agenda Item 7)**

The Director of Place's representative presented the report.

**Resolved:** that the report be noted, and officers thanked for all their hard work.

**PAR 47 Planning Appeals 16 02 22 (Agenda Item 8)**

The Director of Place's representative reported on appeal decisions and appeals that had been lodged since the date of the last meeting.

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

**PAR 48 Urgent business permitted by the Local Government Act 1972 (if any)**

None.

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Chairman

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