

Minutes

of the Meeting of

The Planning and Regulatory Committee

Monday, 21 March 2022

New Council Chamber, Town Hall

Meeting Commenced: 2.30 pm

Meeting Concluded: 3.35 pm

Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice-Chairman)

Caroline Cherry

Peter Crew

Ann Harley

Steve Hogg

Robert Payne

Terry Porter (substitute for Peter Bryant)

Timothy Snaden

Mike Solomon

Richard Tucker

Richard Westwood

Apologies: Councillors: Peter Bryant and Stuart McQuillan.

Also in attendance: Sandra Hearne, Ruth Jacobs

Officers in attendance: Sue Buck, (Solicitor – Litigation Team Leader), Michèle Chesterman (Democratic and Electoral Services Officer), Simon Exley, (Applications and Consents Service Manager, Place Directorate), Richard Kent (Head of Planning, Place Directorate), James Wigmore (Lead Transport Planner),

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

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

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

PAR 51 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)

None declared.

PAR 52 Minutes of the meeting held on 16 February 2022 (Agenda Item 4)

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

PAR 53 Planning Application No: 21/P/3016/FUL Proposed change of use from residential care home of 21no rooms (Use Class C2) to a House of Multiple Occupation (HMO) of 21no rooms (Sui Generis Use) with associated car parking, refuse and cycle storage (Agenda Item 6)

At the invitation of the Chairman, Anthony Lindley, for the applicant, addressed the committee speaking in support of the application.

At the invitation of the Chairman, Tom Vaughan, local resident, spoke against the application.

“The Director of Place’s representative presented the report. He also drew members’ attention to the update sheet which had been published the previous Friday. Updated comments from the Highways Officer included that the proposed development would reduce the deficit in car parking provision and provide 9 car parking spaces. At the time of the update sheet 59 additional letters of support had been received. The principal planning points made under additional third-party comments were that the application would be positive for the local area to support refugees and good use of a derelict site. He subsequently provided a further verbal update concerning a letter that had been received from Residents Welcome North and the total number of representations received in support - 141 and objection – 154 to the proposals.”

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

Following debate, it was

Resolved: that the application be **APPROVED** (for the reasons stated in the report) 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.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Prior to commencement of use a scheme for the management of the use of the site to include provision for a designated manager to be on site at all times during which the accommodation hereby approved is occupied shall be submitted to and approved in writing by the Local Planning Authority. The site will only thereafter be occupied in accordance with the approved scheme.

Reason: To ensure that the House in Multiple Occupation (HMO) is managed to avoid any anti-social behaviour that would harm the living conditions of the occupiers of neighbouring dwellings and the character of the area and in accordance with policy DM39 of the North Somerset Sites and Policies Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule of 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 be used as a House of Multiple Occupation for a maximum of 25 residents (sui generis use class) and for no other purpose.

Reason: The Local Planning Authority wishes to retain control over the use of the premises in the interests of the living conditions of the occupiers of neighbouring dwellings and the character of the area and in accordance with policy DM39 of the North Somerset Sites and Policies Plan

5. The HMO use hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for 9 vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.

Reason: In order to ensure that adequate parking provision is made in the

interests of preventing highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

6. The HMO use hereby permitted shall not be commenced until secure parking facilities for 21 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.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

7. The HMO use hereby permitted shall not be commenced until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with the approved plans and specifications. The said space and facilities shall thereafter be made permanently available for the storage and collection of waste and recycling materials only in connection with the use hereby permitted.

Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

PAR 54 Planning Appeals 22 03 22 (Agenda Item 7)

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

Resolved:

(1) that the report be noted;

(2) that an all Member Briefing session be organised to discuss the 5 year supply and appeal situation.

PAR 55 Urgent business permitted by the Local Government Act 1972 (if any)

None

Chairman
