

Minutes

of the Meeting of

The Planning and Regulatory Committee

Wednesday, 22 February 2023

New Council Chamber - Town Hall

Meeting Commenced: 2.30 pm

Meeting Concluded: 3.25 pm

Councillors:

James Tonkin (Chairman)

Peter Bryant

Caroline Cherry

Andy Cole (substitute for Mike Bird)

Peter Crew

Ann Harley

Stuart McQuillan

Phil Neve (substitute for Tim Snaden)

Robert Payne

Mike Solomon

Richard Tucker

Richard Westwood

Apologies: Councillors John Crockford-Hawley (Vice-Chairman), Mike Bird, Tim Snaden

Also in attendance: Councillor Gill Bute

Officers in attendance: Richard Kent (Head of Planning, Place Directorate), Sue Buck (Solicitor - Litigation Team Leader) Annika Lepoittevin (Planning Officer, Place Directorate), Michèle Chesterman (Committee Services Senior Officer) and Jessika Robinson (Committee Services Support 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.

He explained the 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.

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 the consideration of the application in question (agenda item 6).

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

None

PAR 52 Minutes 18 January 2023 (Agenda Item 4)

Resolved: that the minutes of the meeting dated 18 January 2023 be approved as a correct record.

PAR 53 Planning Application Nos: 22/P/1956/LBC& 22/P/1967/MAA Listed building consent for alterations to the existing parapet walls, including drilling holes in existing coping stones to install new railings to raise the height of the parapet at Devil's Bridge, Bleadon Hill, Weston-super-Mare (Agenda item 6)

At the invitation of the Chairman, Richard Powell, local resident, addressed the committee speaking against the application.

At the invitation of the Chairman, Lisa Bullock, Applicant, Network Rail, addressed the committee speaking for the application.

The Director of Place's representative presented the report.

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

Following debate it was:

Resolved that the applications be **APPROVED** (for the reasons stated in the report) subject to the following conditions and that the Ward member be consulted on details pursuant to conditions when submitted:-

Application 22/P/1956/LBC:

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 18 of the Town and Country (Listed Building and Conservation Areas) 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. The development shall not take place except in strict accordance with the measures outlined in Section 4.2 Recommendations of the Bat survey report (Development Ecology Consultants Ltd., 2021). If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), the Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural Communities (NERC) Act 2006, policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

4. No metal railings shall be installed until detailed working drawings showing any changes in the height of the railings at the ends of the bridge have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall not be carried out except in accordance with the approved details.

Reason: To clarify how variations in height of the existing parapet walls will be dealt with and if the proposed metal railings will need to change in height at certain locations, in order to maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to commencement in order to safeguard the architectural and historic interest of the Listed Building.

5. All new external and internal works and finishes, and works of making good, shall match the existing original work in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved or where otherwise first agreed in writing by the local planning authority.

Reason: To protect the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

6. The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications.

Reason: To ensure that materials to be used are acceptable in the interests of preserving the character and appearance of the Listed Building, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

Application No: 22/P/1967/MAA:

1. The development shall not take place except in strict accordance with the measures outlined in Section 4.2 Recommendations of the Bat survey report (Development Ecology Consultants Ltd., 2021). If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), the Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural Communities (NERC) Act 2006, policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

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PAR 54 Q3 Performance Report (Agenda item 7)

The Director of Place's representative presented the report.

Resolved: that the report be noted

PAR 55 Planning Appeals 22.02.23 (Agenda item 8)

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

Cllr Tucker thanked officers for their work on the appeal for 165 Locking Rd, Weston-super-Mare and requested an update on next steps.

Resolved: that the report be noted.

PAR 56 Urgent business permitted by the Local Government Act 1972 (if any) (Agenda item 9)

None

Chairman
