

Minutes

of the Virtual Meeting of

The Planning and Regulatory Committee

Wednesday, 17 March 2021

Virtual Meeting via Microsoft Teams

Meeting Commenced: 2.30 pm

Meeting Concluded: 3.50 pm

Councillors:

Andy Cole (Chairman)

Steve Bridger

Peter Bryant

Caroline Cherry

Peter Crew

John Crockford-Hawley

Catherine Gibbons

Ann Harley

Stuart McQuillan

Robert Payne

Mike Solomon

James Tonkin (substitution John Ley-Morgan)

Richard Westwood

Apologies: Councillors: Mike Bell, Mike Bird, Gill Bute, Ashley Cartman, Ciaran Cronnelly, Sandra Hearne, David Hitchins, Steve Hogg, Ruth Jacobs, Patrick Keating, John Ley Morgan (Vice Chairman), Bridget Petty, Terry Porter, David Shopland and Timothy Snaden.

Also in attendance: Cllrs John Cato and Nicola Holland

Officers in attendance: Hazel Brinton (Democratic Services Officer), Sue Buck (Solicitor - Litigation Team Leader), Michele 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), Ellena Fletcher (Senior Planning Officer), Mike Riggall (Information and ICT Security Manager) and Jessica Smith (Senior Planning Officer).

PAR Chairman's Welcome

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The Chairman welcomed everyone to the eleventh virtual meeting of the Planning & Regulatory Committee.

He explained the procedures to be followed at the meeting and confirmed that

decisions taken at this meeting would have the same standing as those taken at a regular meeting of the Planning & Regulatory Committee in the Town Hall.

The Chairman reminded everyone that the meeting was being livestreamed on the internet and that a recorded version would be available to view within 48 hours on the North Somerset Council website.

For the benefit of those in attendance and members of the public watching the meeting online a representative of the Assistant Director Governance carried out a roll call of members in attendance and read out the names of the officers present at the meeting.

PAR 98 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/2327/FUL (Agenda Item 1)

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Leigh Morris on behalf of the Uphill Village Society speaking against the proposal. Full details had been published in advance of the meeting.

PAR 99 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/2327/FUL (Agenda Item 1)

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Jonathan Jones-Pratt, applicant, speaking in support of the proposal. Full details had been published in advance of the meeting.

PAR 100 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/2447/FUL (Agenda Item 1)

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Tina Mason speaking against the proposal. Full details had been published in advance of the meeting.

PAR 101 Public speaking at planning committees (Standing Order 17 & 17A, as amended by SO 5A) Planning Application No 20/P/2447/FUL (Agenda Item 1)

At the request of the Chairman, a representative of the Assistant Director Governance read out a written submission from Davies Architectural Services, agent on behalf of the applicant, speaking in support of the proposal. Full details had been published in advance of the meeting.

PAR 102 Declaration of disclosable pecuniary interest (Standing Order 37) (Agenda Item 3)

None.

PAR 103 Minutes 17 February 2021 (Agenda Item 4)

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

PAR 104 Planning Application No. 20/P/2327/FUL: Change of use of land and extension of existing steel-framed barn for personal hobby use for storage of heritage buses. Slimeridge Farm, Links Road Uphill Weston-super-Mare BS23 4XY (Agenda Item 6)

The Director of the Place Directorate's representative drew members' attention to the update sheet which included information on a site visit by one of the authority's Enforcement Officers.

Resolved: that contrary to the officers' recommendation that the application be **APPROVED**. In approving the application, members consider that the proposed extensions were not prominent, and the existing building was in the high flood risk area so the extensions would not be unsustainable or unacceptable. Furthermore, they considered the extensions would not cause harm and could be approved 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.
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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to 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 use of the extensions to the building hereby permitted shall be used in association with the storage of heritage buses and steam vehicles kept for purposes of display and exhibition and not for hire and reward transportation services and shall not be used for any other purposes except for agricultural use.
4. The movement of heritage buses or steam engines shall be limited to no more than 35 outings (70 movements) during 1st April to 31st October and no more than 15 outings (30 movements) from 1st Nov to 31st March each year.
5. Any operations associated with the storage of heritage buses and steam vehicles within the building shall not result in any audible noise external to the buildings outside of the hours of 08:00 to 19:00 hours Monday to Friday or outside of the hours of 08:00 to 13:00 hours on Saturdays and at any time on Sundays Bank or other Public Holidays
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), no extensions or alterations to the building shall be carried out without prior permission from the Local Planning Authority.
7. The development hereby permitted shall not take place except in complete accordance with the approved Flood Risk Assessment.
8. No means of external lighting shall be installed on the site unless details are

first submitted to and approved in writing by the Local Planning Authority.

9. Safeguards should be implemented to minimise the risks of pollution including from flooding from any storage or use of oils, fuels or chemicals in the building in accordance with the Environment Agency's Pollution Prevention Guidelines.

PAR 105 Planning Application No. 20/P/2447/FUL: Demolition of existing bungalow and erection of 2no detached dwellings with ancillary works at 234 Down Road, Portishead, BS20 8HU (Agenda Item 7)

The Director of the Place Directorate's representative drew members' attention to the update sheet which included additional information provided by the applicant on the removal of a low wall and minor changes to the recommended conditions after a review.

Resolved: that the application be **DEFERRED** for one cycle to allow members to conduct a site visit that conforms with national Covid regulations.

PAR 106 Delegation Arrangements Update (Agenda Item 8)

The Director of Place's representative reported on the extension of the Emergency Delegation Arrangements.

Resolved: that the arrangements be extended for a further 6 months as per the officers' recommendations.

PAR 107 Planning Appeals 17.02.2021 (Agenda Item 9)

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.

Chairman
