

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 15th January, 2025, 11.00 am

Councillors: Ian Halsall (Chair), Lucy Hodge (Vice-Chair), Deborah Collins, Fiona Gourley, Hal MacFie, Ruth Malloy, Toby Simon, Shaun Hughes, Dr Eleanor Jackson and Tim Warren CBE

76 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

77 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Paul Crossley and Cllr Ruth Malloy was in attendance as substitute.

78 DECLARATIONS OF INTEREST

There were no declarations of interest.

79 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

On behalf of the Committee, the Chair apologised for the audio problems with the webcast at the previous meeting.

80 ITEMS FROM THE PUBLIC

The Democratic Services Officer informed the meeting of the process for public speakers to address the Committee.

81 MINUTES OF THE PREVIOUS MEETING

It was moved by Cllr Eleanor Jackson, seconded by Cllr Tim Warren and;

RESOLVED that the minutes of the meeting held on Wednesday 18 December 2024 be confirmed as a correct record for signing by the Chair subject to the following amendments:

1. 24/02198/FUL - Unity Road, Northern Part, Keynsham, Bath and North East Somerset

Page 7 point 7 - To clarify the number of people present during a session. – **16 go kart riders**

Page 7 point 11 – add text in bold “There was a healthy supply of industrial units in Keynsham **‘and the Somer Valley’**”

2. 23/04529/FUL - Parcel 6600, Fairy Hill, Compton Dando, Bristol, Bath and North East Somerset

Page 8 point 7 delete “additional housing” and replace with “**sites for housing to meet government requirements**”.

3. 24/02761/FUL - Site Of Old Quarry, Bath Road, Peasedown St John, Bath, Bath and North East Somerset

Page 10 Point 2 - add text in bold “The application would improve the site and would include screening to protect the **opposite** Grade II listed building (**the Red Post Inn**).”

82 SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

There were no site visit applications for consideration.

83 MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

The Committee considered:

1. A report and update report by the Head of Planning on the applications under the main applications list.
2. Oral statements by members of the public and representatives. A copy of the speakers’ list is attached as Appendix 1 to these minutes.

RESOLVED that in accordance with the delegated powers, the applications be determined as set out in the main applications decisions list attached as Appendix 2 to these minutes.

1. 24/00287/FUL - Whitecross House, Whitecross Road, East Harptree, Bristol, Bath and North East Somerset

The Case Officer introduced the report which considered an application for 4 dwellings by subdivision of a main house, conversion of ancillary stables and the erection of 1 new dwelling.

She gave a verbal update to report:

1. An additional objection comment had been sent to the Chair and circulated to the other members of the Planning Committee. It was not considered that this raised new issues that had not already been assessed in the Committee report.
2. An amendment to page 33 of the report to refer to the Council’s Duty under

Section 86 of the Countryside and Rights of Way Act.

3. An addition to page 33 to include reference to the special qualities of the Mendip National Landscape. There were 15 special qualities and the 2 of particular relevance to this application were the views in and views out of the landscape. The scheme was not considered to impact on these or any other special qualities of the Mendip National Landscape.

The Case Officer confirmed the officers' recommendation that permission be granted subject to the conditions set out in the report.

The following public representations were received:

1. Mark Jerzak, local resident, objecting to the application.
2. Sasha Berezina, agent, supporting the application.

In response to Members' questions, it was confirmed:

1. There were 3 dwellings on the site currently and this would increase to 6 dwellings as a result of the development. Officers did not consider that the scheme constituted over-development of the site and felt that there was adequate outdoor space.
2. In terms of impact on residential amenity, officers concluded that there would not be a significant impact. The two-storey dwelling was sufficiently distanced from the neighbouring property.
3. The scheme was too small to trigger a requirement for affordable housing.
4. A bicycle/bin store was included in the plans. There would be enough space for cars to enter and leave the site when the bins were taken out for waste collection.
5. The installation of electric vehicle charging equipment was a building regulations issue.
6. Officers had made a judgement that aluminium framed windows were acceptable on the former stables, as there were limited views from the public realm. The other windows would be timber framed.
7. A snug could potentially be used as an additional bedroom, and this could not be controlled by the planning process.
8. The scheme would not result in a loss of on street parking. There would be 8 parking spaces (2.5m x 5m) on site which was policy compliant. It would not be possible for members of the public to park on the site as it was private land.
9. There was a condition to protect the Grade II Curtilage Listed wall during the construction of the development.
10. The height of the new dwelling was less than 1m higher than Court Cottage.
11. The roof lights were conservation style, and this was the subject of a condition.
12. Although it appeared on the plan that there would be a loss of green space, the

new green space was better quality and value in terms of Biodiversity Net Gain.

13. The air source heat pumps associated with the new dwellings would need to comply to MCS planning standards and this was subject of a condition.
14. Solar panels would be included on the new dwelling, there was no policy requirement for them to be added to existing dwellings.
15. In relation to concerns about the sewage system, this was covered by a pre commencement condition.
16. The hardstanding area would need to be permeable. It would not be possible to create further hardstanding areas during the 30-year Biodiversity Net Gain period. Officers could investigate whether it was possible to remove permitted development rights to prevent green space being converted to a hard surface in the future.
17. It was possible to include an additional condition in relation to any significant finds as the result of the archaeological watching brief.
18. The application was too small to trigger a Section 106 contribution. There would be a Community Infrastructure Levy (CiL) charge and there was a separate process to determine how CiL money was spent.

Cllr Shaun Hughes raised concerns relating to insufficient green space and loss of amenity and stated that the application was bordering on over-development.

Cllr Fiona Gourley expressed concerns about the over-development of the site and that the site could be converted to holiday accommodation in the future.

Cllr Eleanor Jackson suggested that some of the issues raised could be addressed by conditions if officers were delegated to permit the application. She drew particular attention to ecological issues relating to bats/swifts and an addition condition relating to archaeological finds.

Cllr Deborah Collins stated that while she gave weight to the provision of additional housing, she was concerned about over-development of the site with limited outside amenity.

Cllr Toby Simon moved that officers be delegated to permit the application subject to a review of conditions in light of issues raised, specifically, a restriction to prevent holiday lets; the removal of permitted development rights to prevent further hard surfaces; strengthening of the ecological compliance condition to ensure remediation measures in relation to bats/swifts meet satisfactory standards and strengthening of the archaeology condition in relation to a significant archaeological discovery. This was seconded by Tim Warren who expressed the view that although he had reservations about the height of the new dwelling, on balance he believed the application was policy compliant.

On voting for the motion, it was CARRIED (6 in favour and 4 against).

RESOLVED that officers be delegated to permit the application subject to a review

of conditions in light of issues raised as follows:

1. a restriction to prevent holiday lets;
2. the removal of permitted development rights to prevent further hard surfaces;
3. strengthening of the ecological compliance condition to ensure remediation measures in relation to bats/swifts meet satisfactory standards
4. strengthening of the archaeology condition in relation to a significant archaeological discovery.

2. 24/03112/FUL - Woodlands, Staunton Lane, Whitchurch, Bristol, Bath and North East Somerset

This application was withdrawn from the agenda as it had been registered incorrectly and would need re-registering and a new consultation period.

84 NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES

The Committee considered the appeals report.

RESOLVED that the report be noted.

The meeting ended at 12.27 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services