

**WESTON-SUPER- MARE TOWN COUNCIL  
MINUTES OF THE PLANNING COMMITTEE  
HELD AT GROVE HOUSE ON  
WEDNESDAY 16<sup>th</sup> DECEMBER 2015**

**Meeting Commenced:** 7.15 pm

**Meeting Concluded:** 8.35 pm

**PRESENT:** Councillors Robert Cleland, Catherine Gibbons (S), Jocelyn Holder, Jan Holloway, Derek Mead, Frederick Parsons (Vice Chairman) & Len Purnell (Chairman).

**ALSO IN ATTENDANCE:** Tania Middlemiss (Assistant Town Clerk), Julie Smith (Office Administrator) and four parishioners.

Prior to the commencement of the meeting Rachel Mahy, resident of Ashcombe Gardens addressed the Committee in relation to planning application 15/P/2668/F, 40 Manor Road in respect of the erection of a three storey detached dwelling which numerous residents in close proximity objected to.

The Chairman thanked residents for their representation and officially opened the meeting at 7.15 pm.

<b>241.</b>	<p><b>To receive Apologies for Absence and Notifications of Substitutions</b></p> <p>Apologies were received from Councillors Steve Kane and Alan Peak who was substituted by Councillor Catherine Gibbons.</p>
<b>242.</b>	<p><b>To receive Declarations of Interest</b></p> <p>Cllr Len Purnell declared a personal interest in planning application 15/P/2615/F, 7 The Wrangle.</p>
<b>243.</b>	<p><b>To approve Minutes of the Planning Committee held on 18<sup>th</sup> November 2015</b></p> <p>The Chairman thanked the Vice-Chairman for chairing the previous meeting.</p> <p><b>PROPOSED BY:</b> Councillor Jan Holloway <b>SECONDED BY:</b> Councillor Jos Holder</p> <p><b>RESOLVED:</b> That the Minutes be confirmed as a true record of the meeting and be signed by the Chairman of the meeting.</p>
<b>244.</b>	<p><b>Matters for Consideration</b></p> <p><b>244.1 a) North Somerset Core Strategy</b> – to consider consultation on consequential changes to remitted policies CS6, 14, 19, 28, 30, 31, 32 &amp; 33.</p> <p>The Committee noted details previously circulated via email and with the agenda papers.</p> <p>The Assistant Town Clerk gave an overview referring to the accompanying agenda report relating to the Town and Parish Council update meeting held on 12<sup>th</sup> November . This centred on the four simultaneous parallel workstreams of the Core Strategy, Housing Site Allocations, 5-year Housing Plans and the longer term i.e to 2036 West of England requirements which were also subject to public consultations which the Town Council as a statutory consultee were invited to comment on.</p>

It was noted that the adoption of Core Strategy in particular had been de-railed by disagreements over housing allocation numbers resulting in pressure not only to adopt it quickly but to accept imposed housing allocation increases across the North Somerset area by 1,715 dwellings to a total of 20,985. Debate ensued that several surrounding villages were resistant to their proposed allocations citing a lack of sustainability and that the point had been made that North Somerset were being given the lion share of the residential housing allocations and infrastructure that naturally goes with it as opposed to Bristol who were benefiting from employment related development.

The Committee noted the views of Group Leaders and advice from the Town Clerk which emphasised the need for the larger villages to take a bigger share of the housing allocation and that re-newed discussions need to take place between the relevant local authorities in relation to amending the green-belt boundary at South Bristol to allow housing development between the new A370/A38 link road and the current urban boundary.

**RESOLVED:** To inform North Somerset Council of the Town Council's comments by the consultation end date of 18<sup>th</sup> December 2015.

- 244.2 **b) West of England Joint Spatial Plan** – to consider consultation responses to proposals for new homes and workplaces (details previously circulated with the November agenda).

The Chairman requested Members of the Committee to take the time to read the consultation paper provided and explore website links relative to the proposals for new homes and workplaces across the South West up to 2036 and report back to the January meeting. The Committee's comments could then be collated for the Town Council's response in time for the 29<sup>th</sup> January 2016 deadline.

**RESOLVED:** That the item be deferred to the following meeting.

- 244.3 **c) West of England Transport** – to consider consultation responses to proposals for the delivery of major transport schemes throughout the South West area (details previously circulated with the November agenda).

The Chairman requested Members of the Committee to take the time to read the consultation paper provided and explore website links relative to the proposals for the delivery of major transport schemes across the South West up to 2036 and report back to the January meeting. The Committee's comments could then be collated for the Town Council's response in time for the 29<sup>th</sup> January 2016 deadline.

**RESOLVED:** That the item be deferred to the following meeting.

- 244.4 **d) Street Trading Application**

The Committee noted that no new applications had been received by the Town Council.

- 244.5 **e) Disabled Bay Applications**

The Committee noted feedback from the Ward Councillors

**13 Shepton, Monkton Avenue** - No Objection

**50a Bristol Road** – No Objection

**RESOLVED:** To advise North Somerset Council's Streets and Open Spaces of the Town Council's decisions on disabled bay applications.

<p>245.</p> <p>245.1</p> <p>245.2</p> <p>245.3</p>	<p><b>Matters for Noting</b></p> <p><b>a) Delegated Planning Decisions</b></p> <p>Members noted recent decisions on planning permissions in Weston-super-Mare which had been circulated to all Ward Members via email.</p> <p><b>b) Update Parish Council Briefing</b></p> <p>Members noted that the Assistant Town Clerk and Cllr Holder had attended the recent update meeting on 12<sup>th</sup> November and updates had been provided in the attached agenda report and under agenda item 4a) the North Somerset Core Strategy item.</p> <p><b>c) Update on Planning Policy</b></p> <p>Members noted current planning policy for the Town Council which had been circulated with the agenda.</p> <p>The Assistant Town Clerk advised that the new Town Council Strategy document for 2016-2020 had been discussed at the Policy and Finance meeting on 14<sup>th</sup> December and that various amendments had been put forward by Members that related to planning policy.</p> <p>The Chairman confirmed that comments included the need for separation of bullet point 12.3 on page 10 of the draft strategy document in respect of poor quality multiple occupancy dwellings and additional drug and alcohol rehabilitation centres.</p> <p>Other comments included the need for North Somerset and Weston-super-Mare Town Council to revise their stance on preventing one-bedroomed accommodation in the town centre in order to assist with the need to meet housing allocations.</p> <p>The Assistant Town Clerk informed that the Town Council Strategy document would be put to Full Council where there was further opportunity for debate prior to approval. Also that North Somerset would be consulting with the Town Council in the spring of 2016 on new proposals for Town Centre Regeneration giving further opportunity for input by Members.</p>
<p>246.</p>	<p><b>Planning Applications and Other Planning Matters Submitted to the Town Council for Consideration</b></p> <p>The Committee considered applications in respect of the weekly lists for 16<sup>th</sup>, 23<sup>rd</sup> &amp; 30<sup>th</sup> November and 7<sup>th</sup> December.</p> <p>The Chairman having declared a personal interest in planning application 15/P/2615/F, 7 The Wrangle left the meeting at 8.05 pm and resumed the Chair at 8.07 pm</p> <p><b>RESOLVED:</b></p> <p>That the comments contained in Appendix A be forwarded to North Somerset Council.</p>
	<p>There being no further business the Chairman closed the meeting at 8.35 pm</p> <p>Signed.....Dated .....</p> <p><b>Councillor Len Purnell</b> <b>Chairman of the Planning Committee</b></p>