

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE
HELD AT GROVE HOUSE ON
WEDNESDAY 3RD JULY 2019**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.43 pm

PRESENT: Councillors Jan Holloway (Chairman), Dot Agassiz, Ray Armstrong, Gill Bute, Pete McAleer (S), Daniel Marcos-Ashworth and Tim Taylor (arrived 7.18 pm)

ALSO IN ATTENDANCE: Tania Middlemiss (Assistant Town Clerk) and Samantha Bishop (Committee Officer), David Norris and James Foster (West End Investments).

The Chairman invited David Norris and James Foster to address the meeting in respect of application 19/P/1246/FUL Parkside. (Change of use of from office (Use Class B1a) to student accommodation (Use Class Sui Generis) together with warden accommodation, associated student facilities, creation of an additional storey to the premises and vehicle parking). As the developers for the project, they spoke in support of the application, highlighting the 42% shortfall in student accommodation requirements and advocating the benefits the proposal which supported growth and contributed towards vitality of the town. West End Investments had provided accommodation in Bristol and Bath had worked closely with Weston College on the design requirements for this application which had already received planning permission in principal for another storey.

A question and answer session ensued covering parking, 3rd storey design amendments, tree planting, building supervision intentions, en-suite and complex needs provision.

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| 77. | <p>To receive Apologies for Absence and Notifications of Substitutions</p> <p>Apologies were received from Councillor Alan Peak who was substituted by Councillor Peter McAleer and Councillor Ella Sayce.</p> <p>Councillors David Hitchins was absent from the meeting.</p> |
| 78. | <p>To receive Declarations of Interest</p> <p>There were no declarations of interest received.</p> |
| 79. | <p>To approve Minutes of the Planning Committee held on 5th June 2019</p> <p>The minutes had previously been circulated with the agenda.</p> <p>PROPOSED BY: Councillor Ray Armstrong SECONDED BY: Councillor Gill Bute</p> <p>RESOLVED: That the minutes of the meeting held on 5th June 2019 be approved.</p> <p>The Chairman brought forward planning application 19/P/1246/FUL Parkside for discussion at this point in the meeting where it was</p> |

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RESOLVED: To SUPPORT the proposal, considering it would enhance growth and vitality in the location. It was recommended that utilisation of aesthetically pleasing trees/shrubs would soften the look of the exterior of the building and contribute to the overall appearance and presence of the building.

Councillor Tim Taylor joined the meeting at 7.18 pm.

80.

Matters for Consideration

a) Street Trading Applications

The Committee noted that there were no applications for consideration.

b) Disabled Parking Bay Applications

The Committee noted that there were no applications for consideration.

81.

Matters for Noting

a) Enforcement Notices April – June 2019

Members noted recent cases in the Weston-super-Mare area, their status and details, which had been previously distributed with the agenda.

The Assistant Town Clerk advised that should members wish to discuss individual cases with the relevant officer then contact could be made to Chris Nolan, Delivery and Enforcement Service Manager at North Somerset Council. Members were requested to not share the data outside of our organisation for EUGDPR reasons as it contained data that could identify people and cause them distress (special category data).

RESOLVED: Noted

b) Update on Town & Parish Workshop 6th June 2019

Members noted the report of the Assistant Town Clerk previously circulated with the agenda detailing updates from the workshop including: - North Somerset Council's Shopfront Design Guide; an overview of strategic planning matters; current appeals and how to report planning breaches.

Presentations were given by the Planning Policy Officer on government policy in favour of sustainable development with the direction and confirming that North Somerset's direction of travel was still being housing growth.

Updates were provided on regional plans, the Core Strategy, Development Management Policies, Site Allocation Plans and the role of greenbelt.

Update was provided by the Service Development Manager on emerging intentions to roll out 'consultee access' in the autumn which would put onus on parishes to interrogate North Somerset Council's website for relevant planning applications for their parishes as opposed to being sent the weekly sheets as a

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statutory consultee. This was being met with resistance by most parishes as was open to planning applications being missed leading to a general lack of confidence in the proposals being put forward by North Somerset Council. Additional meetings had been held with parish clerks highlighting more technical issues and clerks reiterating concerns over the new notification system proposed which was essentially self-service and would ultimately mean resourcing issues for parishes.

Members noted that regrettably it looked inevitable that parishes would at some point need to comply with the system being proposed which would ultimately mean staffing resourcing implications for the Town Council.

The Development Control Manager gave an update on strategic plans affecting Weston-super-Mare including the Old Police Station, Junction 21 Enterprise Area and cross airfield link. Other emerging plans outside Weston-super-Mare included Bristol Airport and Banwell Bypass.

A powerpoint of the complete workshop had also been previously circulated to all Councillors.

There would be another workshop scheduled in November/December time which Committee members were urged to attend in order to embed planning knowledge and understanding.

82.

Planning Applications and other Planning Matters submitted to the Town Council for consideration.

The Committee considered applications in respect of the weekly lists provided by North Somerset Council dated 27th May – 2nd June, 3rd – 9th June, 10th – 16th June, 17th – 23rd June 2019 & 19/P/0860/FUL

The Assistant Town Clerk referred to a pre-selected list on the North Somerset Council's website which Planning Committee Members were requested to observe when making observations that would lead to Committee decisions being taken and advised that 'material considerations' were important to refer to especially when objecting to planning applications which added weight to the objection.

Members noted the three options available for comments which were objection/support/neutral and that a summary option list of material considerations was helpfully listed on North Somerset's Council's Website which also enabled additional comments to be made if expansion was needed.

RESOLVED: That the comments on planning applications be directly uploaded to 'Uniform' website as part of a new system of work requirement by North Somerset Council in 2018.

The Chairman urged Committee Members that ahead of Committee meetings to undertake research and investigation on North Somerset Council's website of planning applications which were circulated weekly by email on a Monday morning. When this was undertaken meetings were much shorter and manageable and saved time.

There being no further business the Chairman closed the meeting at 8.43 pm

Signed.....*S. Holaway*.....Dated *31/7/2019*.....

Chairman of the Planning Committee