

**WESTON-SUPER- MARE TOWN COUNCIL  
MINUTES OF THE PLANNING COMMITTEE  
HELD AT GROVE HOUSE ON  
WEDNESDAY 17<sup>th</sup> DECEMBER 2014**

**Meeting Commenced:** 7.00 pm

**Meeting Concluded:** 8.30 pm

**PRESENT:** Councillor Ray Armstrong, Peter Fox (S), Jan Holloway, Cyril King, Frederick Parsons (Vice Chairman), Len Purnell (Chairman) and Rose Warwick

**ALSO IN ATTENDANCE:** Tania Middlemiss (Assistant Town Clerk) and Jennifer Lawley (Committee Officer)

<b>306.</b>	<p><b>To receive Apologies for Absence and Notifications of Substitutions</b></p> <p>Apologies for absence were received from Councillor Michal Kus who was substituted by Councillor Peter Fox.</p>
<b>307.</b>	<p><b>To receive Declarations of Interest</b></p> <p>Councillor Jan Holloway declared a non-pecuniary interest and as defined by the Code of Conduct (Standing Order 30.1) disclosed the nature of that interest in regard to planning application 14/P/2588/F (Wessex Water). Councillor Jan Holloway in consideration of her declaration, and in consultation with the Chairman and members of the committee, informed that she would withdraw from the meeting room (Standing Order 30.2) during item 14/P/2588/F.</p>
<b>308.</b>	<p><b>To approve Minutes of the Planning Committee held on 19<sup>th</sup> November 2014</b></p> <p><b>PROPOSED:</b> Councillor Frederick Parsons <b>SECONDED:</b> Councillor Rose Warwick</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>309.</b>	<p><b>Matters for Consideration</b></p> <p><b>a) Street Trading Applications</b></p> <p>The Committee noted the up-to-date list of current applications which were available to view at the meeting and the comments of Ward Councillors.</p> <p><b>RESOLVED:</b> That North Somerset Council's Licensing Department be notified of the decisions for the following Street Trading Applications:</p> <ol style="list-style-type: none"> <li>1. <b>Farmers' Market Fayre - No objection</b></li> <li>2. <b>Greggs Street Café – No objection</b></li> </ol> <p><b>b) Disabled Parking Bays</b></p> <p>The Committee noted the up-to-date list of current applications available to view at the meeting.</p>

**RESOLVED:** That North Somerset Council's Disabled Parking Bay section be notified of the decisions for the following Disabled Bay Parking applications:

1. **97 Williton Crescent - No objection**  
The Chairman's delegated decision was in agreement with the Ward Councillor.
2. **80 Milton Road - Deferred**  
Additional information awaited from the applicant as requested by the Ward Councillor.

310.

**Matters for Noting**

- a) **Enforcement Notices from October – November 2014** (previously circulated with the agenda).

**RESOLVED:** Noted

- b) **The North Somerset Core Strategy**

The Assistant Town Clerk updated that current progress on the examination of the strategy, following a high court challenge in respect of housing numbers in North Somerset had meant that additional hearings had been set up by the Planning Inspectorate and would be held at the Winter Gardens on 6-7 January 2015.

**RESOLVED:** Noted

- c) **14/P/2341/CUPA Weston Court, Oldmixon Crescent – Feedback from North Somerset**

The Assistant Town Clerk advised of an update on the progress of the application following a request by the Committee at the last meeting to 'call in' the application to the South Area Committee. Following discussions with the District Ward Councillor the following feedback had been received. ....

There are two matters which affect North Somerset Council's consideration of this application which are the procedural and the relevant assessment considerations.

**1. Procedural:**

When the Government introduced the prior determination legislation they only allowed Councils to consider the following 3 issues when determining these applications which are:

- a) Highway impacts
- b) Flood risk and
- c) contaminated land

Councils are not allowed to consider any other matters and if the decision was within the time limit (which was before the 5 December) then the application would receive 'Deemed Approval'. So for example North Somerset Council cannot consider the loss of an employment use. Also North Somerset Council cannot not delay the determination of the application to refer it to the next committee meeting, since this would be on the 10 December which was after the date the application was due to be determined.

**2. Relevant Assessments:**

North Somerset Council were undertaking the relevant assessments but it was considered fairly sure that there would be no objections on the above 3 grounds a), b) and c). Also

	<p>there was a material planning consideration which was directly relevant in this application. This was that last year North Somerset Council received a very similar application 13/P/1696/CUPA for the conversion of Badger House to 30 Flats, located next door to Weston Court. North Somerset Council could not object to that application and it was very similar to the current application for Weston Court. Since North Somerset Council could not object to the application to Badger House, North Somerset Council considers that it would be very difficult to object to the application for Weston Court. Therefore, North Somerset Council cannot object to the application on the grounds of legislation which was introduced to allow these changes.</p> <p>The Assistant Town Clerk advised that although the Planning Committee had rejected this application, North Somerset Council's standpoint was due to Government guidelines and legislation, where there was presumption in favour of sustainable development.</p> <p>Concern was expressed regarding the impact on highways, congestion and the difficulty already experienced when crossing Winterstoke Road. Debate ensued on the inclusion of a zebra crossing.</p> <p><b>RESOLVED:</b> That local Ward Councillors investigate whether the inclusion of a zebra crossing on the Winterstoke Road would mitigate the perceived highway issues.</p>
<p>311.</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 10<sup>th</sup> &amp; 16<sup>th</sup> November and 1st &amp; 7th December 2014.</p> <p>Councillor Peter Fox, Ward Councillor/Bleadon Hill, wished it to be noted that he was not in favour of the Committee resolution for Planning Application 14/P/2419/F where an objection was recorded along with a request that condition 8 be adhered to.</p> <p>Councillor Jan Holloway left the meeting at 8.20 pm having previously declared an interest in Planning Application 14/P/2588/F, and rejoined the meeting at 8.25 pm.</p> <p><b>RESOLVED:</b> 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 8.30 pm.</p> <p>Signed.....Dated .....</p> <p style="text-align: center;">Chairman of the Planning Committee</p>