

**WESTON-SUPER- MARE TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE
HELD AT GROVE HOUSE ON
WEDNESDAY 14th JANUARY 2015**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.30 pm

PRESENT: Councillor Ray Armstrong, Peter Fox (S), Cyril King, Michal Kus, Derek Mead, Frederick Parsons (Vice Chairman) and Rose Warwick.

ALSO IN ATTENDANCE: Tania Middlemiss (Assistant Town Clerk) Julie Smith (Administrator), Duncan Sperring (parishioner), Sarah Robinson (Weston Mercury reporter).

Prior to the commencement of the meeting Mr Duncan Sperring of 36 Quantock Road spoke in relation to Planning Application 14/P/2752/F Tilsley House 14 Clarence Road South a proposed 2 storey rear extension in the current garden area of Tilsley House with the addition of 27 bedrooms which Mr Sperring felt would have a detrimental impact on the residents in Quantock Road causing access and parking issues.

In the absence of Councillor Len Purnell (Chairman), Councillor Frederick Parsons chaired the meeting.

322	<p>To receive Apologies for Absence and Notifications of Substitutions</p> <p>Apologies for absence were received from Councillor Len Purnell, who was substituted by Councillor Peter Fox and Councillor Jan Holloway</p>
323	<p>To receive Declarations of Interest</p> <p>Councillor Derek Mead declared a personal interest on planning application 14/P/2703/VD - Tutto's Restaurant , Beach Road.</p>
324	<p>To approve Minutes of the Planning Committee held on 17th December 2014</p> <p>PROPOSED: Councillor Ray Armstrong SECONDED: Councillor Rose Warwick</p> <p>RESOLVED: That the Minutes be confirmed as a true record of the meeting and be signed by the Chairman of the meeting.</p>
325	<p>The Chairman brought forward consideration on planning application 14/P/2752/F 14 Clarence Road South from agenda item 6.</p> <p>Unfortunately a server error with North Somerset's planning portal prevented electronic viewing of the plans.</p> <p>A parishioner had brought along some hard copy documentation for viewing.</p> <p>Members did not feel that there were any relevant material planning considerations other than that of highway safety and encouraged objectors objections to make direct contact with the District Councillors for the area who would be able to 'call in' the application to North Somerset's Planning and Regulatory Committee.</p>

	<p>RESOLVED: To inform North Somerset Council of the Town Council's concerns and request that Council's Highway Officer be consulted in relation to a reduction in on-street parking, highway and pedestrian safety as a result of the proposal. i.e. visibility for vehicles and pedestrians using Quantock Road.</p>
<p>326</p> <p>326.1</p> <p>326.2</p> <p>326.3</p>	<p>Matters for Consideration</p> <p>Street Trading Applications</p> <p>There were no new Street Trading Applications for the Committee to discuss at the meeting.</p> <p>Disabled Parking Bays</p> <p>The Committee noted the up-to-date list of current applications available to view at the meeting.</p> <p>It was noted that the application at 80 Milton Road was due to be re-represented by North Somerset Council for consideration by Weston-super-Mare Town Council following modifications to the application detail.</p> <p>It was noted that feedback had not been received on applications for Flat 1 Charmouth Mansions, 7 Queens Road and 23 Severn Road.</p> <p>RESOLVED: The Committee Officer would contact the Chairman of Planning Committee in order to obtain a delegated decision and forward to North Somerset Council's Disabled Parking Bay section.</p> <p>Creating Sustainable Buildings in North Somerset - 23rd December 2014 to 13th February 2015</p> <p>The Assistant Town Clerk advised that hard copies of the draft supplementary planning document which set out North Somerset's guidance for energy efficiency, renewable energy and transition to zero carbon development that been handed out at the end of the December meeting to Planning Committee members and had also been circulated via email to ALL Town Councillors requesting feedback for the consultation.</p> <p>The Chairman pointed out that the under-pinning legislation that was driving the creation of the document was the Climate Change Act which placed a duty on local authorities to carry out consultation.</p> <p>It was raised that administration costs would be high and that applicants would have to pay additional fees to their advisors as well as their local authorities to process such applications.</p> <p>A member made comment on affordability and the high specifications in terms of insulation which were counter-productive in summer.</p> <p>A member made reference to the requirements on page 4, 1.3 in relation to the importance of conserving heritage assets in a manner appropriate to their significance.</p> <p>There was concern at the guidance on page 1 which appeared to be more dictatorial than consultative.</p> <p>RESOLVED: The Committee felt that North Somerset Council should not take on such a commitment unless they had sufficiently well trained staff to deliver the principles of such a policy to the public. In addition they wished to make the following points to North Somerset Council.</p>

	<ul style="list-style-type: none"> • That specialist training of staff would need to be aligned with the adoption of the approved policy due to the vast amount of detailed and in-depth work involved. The training would need to be implemented at an early stage so as to give applicants sufficient and appropriate advice at pre- application stage. • The Council's appointed Building Inspectors needed to operate in practical terms with site personnel so would also need to be fully conversant with the policy, relevant bye laws and regulations in order to advise construction staff accordingly and reduce misunderstandings. This was seen to be a critical role which needed to be delivered face to face and to which websites were not the answer.
<p>327</p>	<p>Matters for Noting</p> <p>a) Weston-super-Mare Town Centre SPD Scoping Report</p> <p>The Assistant Town Clerk advised that the details of the report had been previously circulated to Members of the Planning Committee at the end of the previous meeting in December and also emailed to ALL Councillors for comment.</p> <p>Some Members voiced discontent with the proposals which had been relayed to them by North Somerset Council's CEO at the Town Council meeting in November 2014.</p> <p>RESOLVED: The Committee felt more details were needed on the type and location of housing that was being proposed and would comment when the full document was available in February.</p> <p>a) Statement of Community Involvement</p> <p>The Assistant Town Clerk informed that North Somerset Council needed to set out how they will involve the community and stakeholders in the preparation, alteration and a review of local planning policy and the consideration of planning applications. It was noted that details had been previously circulated to ALL Councillors for comment.</p> <p>RESOLVED: That the Planning Committee had no objections in principal and that elected Members comment on an individual basis to the consultation by 16th February 2015.</p>
<p>328</p>	<p>Planning Applications and Other Planning Matters Submitted to the Town Council for Consideration</p> <p>The Committee considered applications in respect of the weekly lists for 15th & 22nd December 2014 and 5th January 2015.</p> <p>Unfortunately a server error with North Somerset's planning portal prevented electronic viewing of the plans.</p> <p>RESOLVED: 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>Vice Chairman of the Planning Committee</p>

