

**WESTON-SUPER- MARE TOWN COUNCIL  
MINUTES OF THE PLANNING COMMITTEE  
HELD AT GROVE HOUSE ON  
WEDNESDAY 13<sup>th</sup> JANUARY 2016**

**Meeting Commenced:** 7.10 pm

**Meeting Concluded:** 8.45 pm

**PRESENT:** Councillors Robert Cleland, Peter Fox (S), Jocelyn Holder, Jan Holloway, Michael Lyall, Frederick Parsons (Vice Chairman) & Alan Peak

**ALSO IN ATTENDANCE:** Tania Middlemiss (Assistant Town Clerk), Julie Smith (Office Administrator) and Rebecca Crathorne (parishioner).

Prior to the commencement of the meeting parishioner Rebecca Crathorne informed the Committee of her objections to planning application 15/P/2875/F 28 Burnham Drive.

*In the absence of the Chairman Cllr Len Purnell – Cllr Frederick Parsons chaired the meeting.*

<b>257.</b>	<p><b>To receive Apologies for Absence and Notifications of Substitutions</b></p> <p>Apologies were received from Councillor Len Purnell who was substituted by Councillor Peter Fox.</p>
<b>258.</b>	<p><b>To receive Declarations of Interest</b></p> <p>Cllr Jan Holloway declared a personal interest on planning application 15/P/2742/F - 10 Hill Road</p>
<b>259.</b>	<p><b>To approve Minutes of the Planning Committee held on 16<sup>th</sup> December 2015</b></p> <p><b>PROPOSED BY:</b> Councillor Jocelyn Holder <b>SECONDED BY:</b> Councillor Jan Holloway</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>260.</b>	<p><b>Matters for Consideration</b></p> <p><b>260.1. Street Trading Applications</b></p> <p>The Committee noted that no new applications had been received by the Town Council.</p> <p><b>260.2. Disabled Bay Applications</b></p> <p>The Committee noted feedback from the Ward Councillors</p> <p><b>GFF 4 Claremont Crescent - No Objection</b></p> <p><b>RESOLVED:</b> To inform North Somerset Council's Streets and Open Spaces department of the Town Council's comments.</p>

### **260.3. Deferred Items from December meeting**

#### **260.3.1. West of England Joint Spatial Plan Consultation** (ending 29th January 2016)

The Committee noted communications sent out to all Ward Councillors in November and discussed at the December Planning Committee meeting.

The Chairman referred to the difficult position in relation to housing allocations that North Somerset Council had been placed in by the Government and the importance of the Committee giving a lead on the matter of housing development.

The Assistant Town Clerk confirmed that his had been debated by the Committee and Group Leaders and had been accordingly responded to in the Core Strategy consultation last month. The West of England JSP consultation also related to housing allocations and covered the four West of England Councils up to 2036. The consultation along with the West of England JTP in relation to transport were both on the agenda for the Town Council meeting on 25<sup>th</sup> January to enable wider debate. Essentially there were five scenarios which the Council could support/or not as well as responding to whether the Town Council fundamentally supported proposals for 85,000 new homes over the next 20 years.

Debate ensued and concerns were expressed that if the Council supported the reduction of green-belt it could backfire on Weston-super-Mare which had large designated flood-plain areas where it was not possible to build so pressure would then come for urban expansion of the town which would have a detrimental impact on current infrastructure and sustainability.

Councillor Cleland advised of a North Somerset Council meeting about the response earlier in the day where the consultation was also being debated and that the dilemma was the top-down pressure from Government on local authorities to not prevent housing development versus the bottom up social pressure of population increase and the need for more housing and associated infrastructure.

Comments included that whilst there was an understandable need for Bristol to prosper that sufficient transport infrastructure was the critical priority and that this needed to be in place prior to the commencement of housing development.

Other suggestions included:-

- Expansion of Churchill village which had 4/5 village fences which if linked together could form a small town with good road links, however did not benefit from a rail link.
- Building upwards with quality high rise development as opposed to building outwards which would blur settlement boundaries.

#### **RESOLVED**

1. That the Committee were in favour of transport infrastructure being made a priority over housing development where quality high rise was agreeable to help ensure Weston-super-Mare could be retained as a pleasant place to live.
2. To forward the Committee's comments and suggestions to the Town Clerk with a request that they be considered in the Town Council's overall consultation response.

#### **260.3.2. West of England Joint Transport Plan Consultation** (ending 29th January 2016)

The Committee noted communications sent out to all Ward Councillors in November and

	<p>discussed at the December Planning Committee meeting.</p> <p>The Assistant Town Clerk confirmed that the West of England JTP consultation related to a study that would steer transport investment in the area covered by the four West of England Councils up to 2036 and was also on the agenda for the Town Council meeting on 25<sup>th</sup> January to enable wider debate</p> <p>Discussion ensued and Committee support was given for the following schemes to be progressed in and around Weston-super-Mare over the given period to 2036. These schemes were necessary to align with the need for increased housing in our area and were critical to have in place prior to housing development otherwise the current infrastructures would become unsustainable.</p> <ul style="list-style-type: none"> <li>• Additional Junction 21 improvements and/or provision of a Junction 21A to cope with increased population.</li> <li>• Duelling of track on Weston’s rail loop to encourage more goods transport by rail and thus reducing HGV congestion.</li> <li>• Better provision of cycle and pedestrian ways and reliable public transport if people are to be persuaded to reduce car travel.</li> <li>• Park and Ride provision for visitors to reduce primary route and seafront congestions.</li> <li>• Explore the opening of old rail tracks to assist the sustainability of villages and reduce road travel.</li> </ul> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the Committee were in favour of the above mentioned transport infrastructure being made a priority over housing development to help ensure Weston-Super-Mare could be retained as a pleasant place to live, work and visit.</li> <li>2. To forward the Committee’s comments and suggestions to the Town Clerk with a request that they be considered in the Town Council’s overall consultation response</li> </ol>
<p>261.</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 14<sup>th</sup>, 21<sup>st</sup> &amp; 29<sup>th</sup> December.</p> <p>Cllr Jan Holloway having declared a personal interest in planning application 15/P/2742/F 10 Hill Road left the meeting at 8.15 pm and returned to the room at 8.20 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 8.45 pm</p> <p>Signed.....Dated .....</p> <p style="text-align: center;"><b>Councillor Frederick Parsons</b> <b>Vice Chairman of the Planning Committee</b></p>