



PLANNING COMMITTEE

A meeting of the Planning Committee will be held on
Wednesday 20 November 2024 at 7:30pm at
Tithe Barn, Church Lane, Nailsea, BS48 4NG

Dear Councillor,

You are invited to a meeting of the Planning Committee. The meeting will be held on **Wednesday 20th November 2024 at 7:30pm** at Tithe Barn, Church Lane, Nailsea, BS48 4NG

AGENDA

Please turn off mobile phones before the meeting

1. Apologies
2. Declarations of Interest
3. Public Participation
A period of 15 minutes in total has been allowed for the public to speak, with a limit of 3 minutes per speaker.
4. **Minutes**
 - a) Minutes of the meeting of the Planning Committee held on 9th October 2024 – **encl** 3
 - b) Minutes of the meeting of the Planning Committee held on 30th October 2024 - **encl** 9
5. **Planning**
 - a) Consideration of plans received from North Somerset Council (see over)
 - b) Decisions made by Planning Officers – **encl.** 13
 - c) Nailsea licensing applications – The Grove Sports Centre & Social Club - **encl** 17
6. **Financial Matters**
 - a) Statement of Income and Expenditure to 11 November 2024 – **encl** 19
 - b) Report on Specified Reserves – **encl** 21
7. **Highways Matters**
 - a) Ash Hayes Road Zebra Crossing Plan - **encl** 23
 - b) Public Right of Way Diversion Order – Youngwood Lane - **encl** 25
8. **Sub-Committees and Working Parties**
 - a) Town Centre Working Party minutes 2 Oct 2024 – **encl** 30
9. Trees and Tree Preservation Orders, see Clerk's report
10. Clerk's report – **encl** 34
11. Opportunities for Communications and Press Releases
12. Matters for information

NTC REF #	APPLICATION #	LOCATION ROAD	LOCATION #	PROPOSAL
6374	24/P/1152/FUL	Netherton Wood Lane	Cherry Orchard Farm	<u>Mr Daniel Baker</u> Erection of an agricultural livestock building
6375	24/P/2078/FUH	Bude Close	12	<u>Mr Kevin Davies</u> Proposed erection of a two storey side extension and first floor extension above existing attached garage. Erection of a porch extension to the front of the property and creation of a raised terrace
6376	24/P/2229/FUH	Winchcombe Close	21	<u>Mr Laurence Mosley</u> Proposed erection of a detached outbuilding to the rear of the property.
6377	24/P/2235/FUH	Bucklands Drive	11	<u>Mr Tom Davis</u> Demolition of the existing detached garage and proposed erection of a first floor side extension and single storey rear and side extensions to form additional living accommodation. Erection of a porch canopy.
6378	24/P/2251/FUH	Eastway	14	<u>Mrs Jacqueline Arnold</u> Demolition of the existing conservatory and proposed erection of replacement single storey additional and larger rear extensions, conversion of the existing attached garage and internal alterations.
6379	24/P/2165/FUL	Nailsea Wall Lane	Land East of Nailsea Wall Farm	<u>Mr R Khalili [Van X Van Ltd]</u> Proposed change of use of existing agricultural land to tourism including the siting of 21 camping pitches, toilet block and shower block alongside the creation of parking, access tracks and landscaping.
6380 and 6381	24/P/2186/FUH and 24/P/2187/LBC	Station Road	93	<u>Marshall</u> Proposed internal and external works to include: - removal of a broken ladder staircase to the second floor and replace with existing staircase from the middle of the ground floor. Creation of a new door way and bathroom on the first floor. Preserve and restore original beams and structure, sand and paint front doors and wooden window frames together with installation of secondary glazing for warmth.
6282	24/P/2207/FUL	Netherton Wood Lane	Land to the South Of	<u>Mr S Bye [Stephen Bye & Partners]</u> Erection of an extension to agricultural building to cover an open yard area.

For the following applications, Nailsea Town Council are not considered statutory consultees and therefore do not require a response:

NTC REF #	APPLICATION #	LOCATION ROAD	LOCATION #	PROPOSAL
6373	24/P/2250/AOC	Youngwood Lane/ Netherton Wood Lane	Land North of/Land East of	<u>Mr Ian Rees-Evans [Taylor Wimpey UK Limited]</u> Request to discharge condition number 2 (Damp Proof Course) on application 22/P/1558/RM

Jo Duffy – Town Clerk
The Tithe Barn, Church Lane, Nailsea, BS48 4NG

13th November 2024



NAILSEA TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on
Wednesday 9th October 2024 at 7.30pm at the Tithe Barn, Church Lane, Nailsea

These minutes are in draft form and remain subject to approval

Present: Cllrs J Barber, M Bird, M Blatchford, A Hobbs, R Lees, T Mazur, G Parsons, I Presland, S Rogers, J Tonkin and J Turner

Also present: The Clerk, the Assistant Clerk and Services Manager, the Communications and Media Officer and 25 members of the public

Announcements from the Chair – the Chair welcomed the Chair of Wraxall and Failand Parish Council, accompanied by a fellow Councillor. The Chair also welcomed members of the public present for the discussion on planning application reference 24/P/1586/OU2. In order to accommodate early discussion this item would be brought forward in the order of business. The Chair also gave the usual ‘housekeeping’ information and explained the rules for public speaking.

P105/24 **APOLOGIES:**
Received from Cllr C Crispin. The Chair and the Committee congratulated Cllr Crispin on the birth of a baby boy the previous day.

P106/24 **DECLARATIONS OF INTEREST**

- (i) Cllr I Presland declared that he had a Disclosable Pecuniary Interest in Agenda Item 8 – Trees and Tree Preservation Orders, in that he was the owner of one of the trees concerned. Cllr I Presland would leave the meeting for the duration of this item.
- (ii) For openness, Cllr S Rogers advised the Council that she was formerly employed by the ecology firm that had provided the ecological report for planning application reference [24/P/1586/OU2](#). As Cllr S Rogers had no current declarable interest in the application she was able to remain for the discussion and the voting thereon.

P107/24 **PLANNING**

- a) **Consideration of plans received from North Somerset Council**
[24/P/1586/OU2](#) - Land North of Southfield Road Trading Estate Clevedon Road, Nailsea - Outline permission with Environmental Statement for the erection of up to 381 dwellings, 0.68ha of land to accommodate a care home, 1.1ha of land for employment uses, 0.35ha of land to accommodate a community building and car park, improvements to existing playing pitches, public open space, woodland planting, sustainable drainage systems and ancillary works, with means of access of two primary access points onto the B3130 for approval, all other matters (other access, appearance, landscaping, layout and scale) reserved for subsequent approval

At this point the Chair provided a brief introduction to the application and invited comments from the Public. Speakers made the following points: -

- The site was in the Green Belt, and development should be rejected unless developers could show ‘exceptional circumstances’

- The application should not be allowed until North Somerset Council addressed the need for improved infrastructure, especially highways and transport, because of the particularly severe problems in Tickenham due to the B3130 being the only viable link from Nailsea to Clevedon
- If built, any permission should require the provision (or improved access to) of other infrastructure such as doctors, dentists, schools and shopping facilities, with good drainage and sewers
- Assuming two cars per new household, this application would potentially put another 750 more cars on the road, which was already over capacity
- The employment land would bring even more traffic onto the B3130, which would impact on connections to the M5 and the A370 and may impact on response times for emergency services, for which no assessment had been provided
- Residents along Tickenham Road would suffer increased road noise, because North Somerset Council could not afford noise-reducing tarmac for the road surface
- It was understood that Nailsea Playing Fields Association was in favour of the development because of the additional sports pitches and pavilion. In itself, this would be laudable, but four football pitches would bring in up to 88 more cars driven by parents and several more driven by officials
- There was no solid evidence that a spine road would significantly relieve pressure at the junction of Stockway North and Clevedon Road, most traffic (and especially goods vehicles) would be destined for Nailsea
- The residents of the new development would look to Nailsea for services, but any Community Infrastructure Levy funding would go to Wraxall and Failand Parish Council, as would the Parish Precept (the part of Council Tax which goes to Parish and Town Councils)
- The masterplan was not fixed by the application, but a rosy view of what might be and not what would be
- While the application tried to deal with the constraint of the oil pipe line it did not deal with the constraints around the public and private sewers that crossed the southern part of the site
- The sustainable drainage ponds did not have enough maintenance space
- The land to the north of the site flooded regularly and the site was a wonderful attenuation area. While it was proposed that flood water would be accommodated in attenuation ponds they were near the proposed play areas and it was assumed that the maintenance of these ponds should fall to the public purse
- There was no detail as to how sustainable drainage would deal with aquatic pollutants in the run off before they were discharged into the Land Yeo. This was important as the river supported a population of otters and kingfishers. It also fed into the rhynes that make up the Tickenham, Nailsea and Kenn Moors Site of Special Scientific Interest (SSSI) and onwards to the sea
- The air quality in the valley would suffer disproportionately because fog was often thickest in the valley and, on a number of days it was an inversion mist, something known to trap air pollution
- The application posed a risk to the ecological value of the site, which was significant, as made clear by the majority of objections (over 200) which referred to the landscape and wildlife value of the valley, which was zoned as a nature recovery area in the West of England Nature Recovery Plan. That opportunity for recovery would be lost
- Aside from the ecology on site, the valley provided landscape value as a blue/green corridor between the Belmont Estate project and the SSSI downstream

- The nationally significant bat roost at Brockley Hall Stables had been declining in bat number since 2000, down to changes in the wider landscape. The valley provided a corridor between the roosts at Brockley Hall Stables and Tyntesfield and development in the valley would exacerbate this decline
- Development in the valley would not be reversible, it would be forever

Following a proposal by Cllr J Turner, seconded by Cllr G Parsons, the Committee

RESOLVED that Nailsea Town Council recommends refusal of this application, based on the grounds listed above.

A Recorded Vote had been requested and the voting was as follows:

Councillor	For	Against	Abstention	Absent/ Apologies
Cllr J Barber	X			
Cllr M Bird			X	
Cllr M Blatchford	X			
Cllr C Crispin				X
Cllr A Hobbs	X			
Cllr R Lees			X	
Cllr T Mazur			X	
Cllr G Parsons	X			
Cllr I Presland	X			
Cllr S Rogers			X	
Cllr J Tonkin	X			
Cllr J Turner	X			
TOTALS	7	Nil	4	1

(It should be noted that the above proposal and subsequent vote was 'for' a recommendation of refusal, rather than a vote 'for' the application.)

P108/24

MINUTES

- a) **Minutes of the meeting of the Planning Committee held on 28th August 2024**

Following a proposal by Cllr J Barber, seconded by Cllr J Tonkin, the Committee

RESOLVED that the Minutes of the meeting held on 28th August 2024 be approved as a correct record.

Record of Voting: For - 9, Against - 0, Abstentions - 2, Absent/Apologies - 1

b) Minutes of the meeting of the Planning Committee held on 18th September 2024

Following a proposal by Cllr S Rogers, seconded by Cllr G Parsons, the Committee

RESOLVED

that the Minutes of the meeting held on 18th September 2024 be approved as a correct record, subject to the following amendment.

Minute P103/24 – Licensing Applications – Posh Spice High Street – Delete all the following text and replace with the following,

“There was no formal vote on this item. However, there were no objections to the Chair’s suggestion that North Somerset Council be recommended to refuse the application, because the Committee could not be confident that the circumstances had changed since 2023.”

Record of Voting: For – 8, Against – 0, Abstentions – 3, Absent/Apologies - 1

The Committee noted the following applications, for which Nailsea Town Council was not considered to be a statutory consultee and North Somerset Council therefore did not require a response:

24/P/1776/NMA - 10 Fosse Lane

Non-material amendment to application 23/P/0594/FUH (Proposed erection of a new first floor level following removal of the existing roof, works to include; erection of an extension to the North East corner of the plot and erection of a glazed two storey porch to the South West internal corner. Erection of a detached garage to the East of the site with permeable driveway, together with a 1800mm height screen fence behind a 2m high rear boundary wall. Changes to internal driveway in permeable material.) and 24/00186/NAP (Works to the extension are not in accordance with the approved plans on planning permission 23/P/0594/FUH) to allow for a change to the eave height to enable space for the required MVHR fans

24/P/1836/TEN - Vodafone 1565 Mast on Roof 1 Clevedon Walk

Notification under the electronic communications code regulations 2003 (as amended) to utilise permitted development rights for the proposed upgrade works consisting of :- The replacement of 6no. existing antennas with 6no. new antennas, the installation of 18no. RRU's the replacement / installation of equipment within the existing cabin, along with minor ancillary works.
THIS IS NOT A PLANNING APPLICATION

24/P/1840/NMA - Land South of the Uplands

Non-material amendment to application 20/P/2000/R3 (Erection of 52no. new dwellings and one substation building, with the provision of car parking, landscaping and other associated works) for the variation of condition 12 (play area) to allow implementation of play area prior to final occupation instead of first occupation

b) Decisions made by Planning Officers

Noted.

c) Nailsea licensing applications

None.

d) Report from a seminar held by NALC on Neighbourhood Planning

Cllr T Mazur was thanked for preparing the circulated report. The following comments were made in the ensuing discussion:

- Some members felt the Council should wait until (a) it was clear what the new Government wanted when it revised the National Planning Policy Framework and (b) for an adopted Local Plan
- Other members felt that Nailsea would benefit more if a Neighbourhood Plan was started immediately and should not wait for the above documents to be updated
- The Council had not yet tested residents' appetite to get involved and should ask now if a group of residents was willing to take on the project
- The Town Clerk advised that the Council had been advised by North Somerset Council not to embark on any Neighbourhood Planning until the Local Plan could be finalised / adopted because the Local Plan would always take precedence over Neighbourhood Plan policies that conflicted
- Nevertheless, some members felt that Nailsea should produce a masterplan for what it wanted, rather than be told what would be allowed.
- Was a Neighbourhood Plan worthwhile? How would the community actually benefit, other than Community Infrastructure Levy (CIL) money from approved housing developments?
- Another member felt it was probably too late to bother starting a Neighbourhood Plan because almost all of Nailsea's likely development sites had either been built on, or were under construction, or were zoned for development. Consequently, a Neighbourhood Plan would generate very little CIL money, and possibly none. Perhaps it would be more productive for the Council to look at a Boundary Review, in order to bring development sites within the town boundary.

This discussion was inconclusive and did not result in any proposals to put to a vote.

P109/24 FINANCIAL MATTERS

a) Statement of Income and Expenditure to 2nd October 2024

Noted.

b) Report on Specified Reserves

Noted.

c) Items for the 2025/26 Budget, including report suggesting the purchase of a Mobile Vehicle Activated Sign

The Committee did not recommend any changes to the circulated draft Budget. Officers explained that a Mobile Vehicle Activated Sign (MVAS) could be purchased for under £500. Although the initial request had come from residents of Bucklands Grove, an MVAS could be installed anywhere in

the town, subject to prior arrangement with the Highway Authority.
Following a proposal by Cllr J Tonkin, seconded by Cllr S Rogers, the
Committee

RECOMMENDED TO THE COUNCIL that a **Mobile Vehicle Activated
Speed Sign be purchased, using
funds from the Community
Infrastructure Levy.**

Record of Voting: For - 5, Against - 2, Abstentions - 4, Absent/Apologies – 1

P110/24 **SUB-COMMITTEES AND WORKING PARTIES**

a) Town Centre Working Party

The Minutes of the meeting held on 2nd October 2024 had not yet been
circulated. This item was DEFERRED in order to allow for their
consideration at a later meeting.

b) Planning Sub-Committee

The Minutes of the meeting held on 4th October 2024 were noted. The Chair
drew attention to the fact that the Sub-Committee had given some prior
consideration to planning application [24/P/1586/OU2](#) - Land North of
Southfield Road Trading Estate.

*Cllr I Presland left the meeting at this point, having declared a Disclosable
Pecuniary Interest as the owner of one of the trees concerned.*

P111/24 **TREES AND TREE PRESERVATION ORDERS**

Noted, with no comment.

P112/24 **CLERK'S REPORT**

Noted.

Cllr I Presland returned to the meeting at this point.

P113/24 **OPPORTUNITIES FOR COMMUNICATIONS AND PRESS RELEASES**

The Council's objection to planning application [24/P/1586/OU2](#) - Land North
of Southfield Road Trading Estate would be publicised in due course.

P114/24 **MATTERS FOR INFORMATION**

None.

The meeting closed at 8.43pm

Chair's signature: _____ Date: _____



NAILSEA TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on
Wednesday 30th October 2024 at 7.30pm at the Tithe Barn, Church Lane, Nailsea.

These minutes are in draft form and remain subject to approval

Present: Cllrs J Barber, M Blatchford, A Hobbs, R Lees, S Rogers, J Tonkin and J Turner.

Observers: Cllrs K Bird, O Ellis and C Taylor

Also present: The Clerk, the Assistant Clerk and Services Manager and the Communications and Media Officer. One member of the public was present

P115/24 **APOLOGIES:**
Received from Cllrs M Bird, C Crispin, T Mazur, G Parsons and I Presland.

P116/24 **DECLARATIONS OF INTEREST**
For openness, Councillors advised that they were acquainted with the applicants associated with the following planning and licensing applications. None of the connections amounted to Disclosable Pecuniary Interests so the members were able to remain in the meeting for the discussion and to participate in the voting thereon: -

Licensing Applications (Granted) - Downing's Bar, 57 High Street - Cllr J Tonkin

24/P/2128/FUL - 2 Jubilee Cottages, West End Lane - Cllr J Tonkin

24/P/1926/FUL - 76 Whitesfield Road - Cllrs J Barber, R Lees and J Tonkin

P117/24 **PUBLIC PARTICIPATION**
None.

P118/24 **LICENSING APPLICATIONS**
The Committee noted that North Somerset Council had granted an application for recorded music and the provision of late-night refreshment supply of alcohol at Downing's Bar, 57 High Street, Nailsea.

P119/24 **PLANNING APPLICATIONS**
The Committee resolved on the following applications: -

24/P/1810/HHPA - 50 Whitesfield Road - Prior approval request for the erection of a single storey rear extension with a pitched roof that would:
(1) extend beyond the rear wall of the original house by 6.00 metres;
(2) have a maximum height of 4.00 metres; and (3) have eaves 2.30 metres high. **No objection**

24/P/1926/FUL - 76 Whitesfield Road - Proposed erection of 1no. new dwelling and detached garage. Works to include renovation of existing

outbuilding and re-location of outdoor structure. Landscaping and hardstanding alterations including the creation of vehicular access.
Objection on the grounds that the new garage and dwelling would be so close to adjoining dwellings as to be overbearing.

[24/P/2060/FUH](#) - 42 Ash Hayes Drive - Proposed erection of a single storey 'glass room' to the rear elevation. **No objection**

[24/P/2016/FUH](#) - 11A Clevedon Road - Proposed erection of a single storey rear extension with 3no. rooflights and a first-floor side extension including a Juliet balcony to the front elevation. Loft conversion and fenestration alterations including the removal, replacement and installation of windows and doors to all elevations. **No objection**

[24/P/2059FUH](#) - 39 Whitesfield Road - Proposed erection of a single storey rear extension. **No objection**

[24/P/2128/FUL](#) - 2 Jubilee Cottages, West End Lane - Retrospective change of use of paddock to residential curtilage associated with 2 Jubilee Cottages. Retention of (i) re-aligned boundary wall adjacent to West End Lane with vehicular access; (ii) parking platform; (iii) detached store; and (iv) detached domestic garage with garden room. **Objection on the grounds that the proposal would result in a radical change to the street scene and because of the detrimental effect to Biodiversity arising from the removal of so many trees and shrubs. The Committee was disappointed that such a major building project should be the subject of a retrospective application and has requested the North Somerset Ward Councillor to 'call in' this application if the Case Officer is minded to approve.**

[24/P/2134/FUH](#) - 3 Bucklands Lane - Proposed erection of a first-floor extension to include the removal of the existing dormer windows and the construction of two new gables and a central dormer window with a pitched roof to the front elevation. **No objection**

The Committee noted the following applications, for which Nailsea Town Council was not considered to be a statutory consultee. North Somerset Council therefore did not require a response.

[24/P/1980/LDP](#) - 12 Kingsmead - Certificate of lawfulness for a proposed single storey rear extension.

[24/P/2131/AOC](#) - Land North of/East of Youngwood Lane/Netherton Wood Lane - Request to discharge condition 10 (LEMP) and 13 (CEMP) on application 16/P/1677/OT2.

[24/P/2144/NMA](#) -10 Fosse Lane - Non-material amendment to application 23/P/0594/FUH (Proposed erection of a new first floor level following removal of the existing roof, works to include; erection of an extension to the North East corner of the plot and erection of a glazed two storey porch to the South West internal corner. Erection of a detached garage to the East of

the site with permeable driveway, together with a 1800mm height screen fence behind a 2m high rear boundary wall. Changes to internal driveway in permeable material.) and 24/00186/NAP (Works to the extension are not in accordance with the plans for the previous approved planning permission 23/P/0594/FUH) to allow for a change to the eave height to enable space for the required MVHR fans.

P120/24 **MATTERS FOR INFORMATION**
None.

The meeting closed at 8.03pm

Chair's signature: _____ Date: _____

DRAFT

Agenda Item 5a

NTC REF #	APPLICATION #	CAT	LOCATION ROAD	LOCATION	PROPOSAL	NTC COMMENTS	NSC DECISION	COMMENTS
6320	23/P/1387	OUT	Lodge Lane	Lydcott	Outline planning permission for the demolition of existing bungalow and proposed redevelopment of up to 9 no. residential dwellings, with access for approval; and appearance, layout, landscaping and scale for subsequent approval.	Recommended for refusal on the grounds of traffic access and potential dangers for entry and exit for the site.	APPROVED	The Parish Council recommend refusal on the grounds of traffic access and potential dangers for entry and exit for the site. Subsequently a road safety audit was carried out and a detailed access plan was provided which demonstrates to the satisfaction of the Highways Authority, that safe and suitable access would be achieved.
6333	23/P/1793	AOC	The Uplands	Land at	Request to discharge condition numbers 25 (Surface Water Drainage) and 26 (Drainage Maintenance) on application 20/P/2000/R3	N/A	APPROVED	(discharge condition)(RDC)
6347	24/P/1598	FUH	North Street	2 Moor Villas	Proposed demolition of existing conservatory and erection of a single storey rear extension in place alongside replacement of 1no window at the first floor rear elevation.	No Objection	APPROVED	N/A
6348	24/P/1574	FUH	Kingsmead	The Old Barn	Proposed conversion of existing detached garage into an Annexe. Works include the erection of a single	No Objection	APPROVED	N/A

					storey extension and canopy to the South-East elevation, installation of 2no. rooflights and fenestration alterations including the removal, replacement and installation of windows and doors.			
6350	24/P/0704	LBC	North Street	Kingshill Farmhouse 34	Listed building consent for a proposed change of use/conversion of an existing detached stables to an habitable single storey annexe to include, infilling of the existing open verandah and covering with a felt roof and replacement of the existing mono pitched roof with a new mono pitched roof. Installation of 4no. new Velux conservation roof windows and timber double glazed windows painted White. External walls to be timber frame with timber cladding boards and creme render external finish.	No objection subject to the planning permission being conditional on restricting the use of the annex to purposes ancillary to the main house.	APPROVED	N/A
6351	24/P/0703	FUH	North Street	Kingshill Farmhouse 34	Proposed change of use /conversion of an existing detached stables to an habitable single storey annexe to include, infilling of the existing open verandah and covering with a felt roof and replacement of the existing mono pitched roof with a new mono pitched roof.	No objection subject to the planning permission being conditional on restricting the use of the annex to purposes ancillary to the main house.	APPROVED	N/A

					Installation of 4no. new Velux conservation roof windows and timber double glazed windows painted White. External walls to be timber frame with timber cladding boards and creme render external finish.			
6352	24/P/1623	FUH	Whitesfield Road	46	Proposed demolition of existing conservatory and erection of a single storey rear extension. Fenestration alterations including the removal of 2no. front bay-windows, creation of 2no. windows to the South elevation and 1no. window to the North elevation.	No Objection	APPROVED	N/A
6353	24/P/1667	AGA	Nailsea Wall Lane	Nailsea Wall Farm	Application to determine if prior approval is required for the excavation of a section of existing hardcore farm yard to be replaced and laid with reinforced concrete to a 150mm. Excavation of an existing 317m farm track to be filled with hard-core.	N/A	APPROVED	N/A
6355	24/P/1694	FUH	Hillcrest Road	58	Proposed demolition of existing garage and erection of a single storey side extension. Fenestration alterations including the replacement and alteration of windows and doors at all	No objection, subject to an assessment of the noise likely to be generated by the proposed air source heat pump	APPROVED	N/A

					elevations, installation of a light tunnel, 1 no. new rooflight and PV Panels.			
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Notice of an application made under the Licensing Act 2003 to North Somerset Council

Application Reference: NSC/065935

Date of Notice: 25/10/2024

Type of application made:

Grant of a Premises Licence

Date application made:

25 October 2024

Name of applicant:

The Grove Sports Centre & Social Club Management Committee

Address of application premises:

Grove Sports Centre & Social Club

St. Marys Grove, Nailsea, Somerset, BS48 4NQ

Licensing activities proposed:

Indoor sporting events

Live music

Performances of dance

Provision of late night refreshment

Recorded music

Any similar type of entertainment

Supply of alcohol

Date by which representations have to be made: 22 November 2024

Further Information

A copy of the licensing applications register may be examined at the Licensing Office at the following address:

The Town Hall,
Walliscote Grove Road,
Weston-super-Mare
BS23 1UJ

T/P 01934 426 800

Email: licensing@n-somerset.gov.uk

Representations

If you wish to make a representation against the above application please note the following:

1. The representation must be received by the Licensing Authority by no later than the date specified in this notice.
2. The representation must be in writing. You can send a representation by email but this must be followed up by a signed hard copy in writing.
3. We cannot accept anonymous representations.

It is an offence knowingly or recklessly to make a false statement in connection with an application and is subject to a maximum fine of £5000 on summary conviction for the offence.

Detailed Income & Expenditure by Budget Heading 11/11/2024

Month No: 7

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>PLANNING</u>							
<u>600 BUS SHELTERS</u>							
5000 REPAIRS	0	400	400		400	0.0%	
5180 CLEANING	1,320	2,290	970		970	57.6%	
BUS SHELTERS :- Indirect Expenditure	1,320	2,690	1,370	0	1,370	49.1%	0
Net Expenditure	(1,320)	(2,690)	(1,370)				
 <u>640 STREET LIGHTING</u>							
4210 ELECTRICITY	1,699	4,000	2,301		2,301	42.5%	
4220 MAINTENANCE	0	250	250		250	0.0%	
STREET LIGHTING :- Indirect Expenditure	1,699	4,250	2,551	0	2,551	40.0%	0
Net Expenditure	(1,699)	(4,250)	(2,551)				
 <u>650 TOWN CENTRE IMPROVEMENTS</u>							
4220 MAINTENANCE	3,690	1,670	(2,020)		(2,020)	220.9%	
5280 NOTICE BOARD ELEC	(4,157)	0	4,157		4,157	0.0%	
5285 SIGNAGE	35	0	(35)		(35)	0.0%	
TOWN CENTRE IMPROVEMENTS :- Indirect Expenditure	(433)	1,670	2,103	0	2,103	(25.9%)	0
Net Expenditure	433	(1,670)	(2,103)				
<hr/>							
PLANNING :- Income	0	0	0			0.0%	
Expenditure	2,586	8,610	6,024	0	6,024	30.0%	
Movement to/(from) Gen Reserve	(2,586)						
<hr/>							
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	2,586	8,610	6,024	0	6,024	30.0%	
Net Income over Expenditure	(2,586)	(8,610)	(6,024)				
Movement to/(from) Gen Reserve	(2,586)						

Specified and Restricted Reserves

As at 11 November 2024

	B/F 1 April 24	Reset	Receipts	Expenditure	Balance	Comments
Skateboard Project	3,000				3,000	
Climate Change Projects	7,000			487	6,513	£487 Gazebo for Nailsea Climate Emergency Group
Community Fund	29,491	509		1,710	28,290	£500 Nailsea Pride, £129 Beacon Gas, Christmas Fair £1080
Wellbeing Projects	19,157	843		879	19,122	£641 Volunteers Fair, £226.35 Vouchers, £11.70 Treasure Hunt
Millennium Park	10,000				10,000	
Ash Die Back Treatment	30,000			925	29,075	£925 Tree work
Election Expenses	15,000				15,000	
Consultancy and Legal Contingency	65,950			151	65,799	
Precept Equalisation Fund	45,182	10,648			55,830	
No 65 Contingency Fund	5,000				5,000	
Website Upgrade	3,000			1,921	1,079	Website
Implementing Martyn's Law	4,000	2,000			6,000	
Sinking Fund (CCTV, Play Equipment etc)	0	20,000			20,000	
Total Specified Reserves	236,780	34,000	0	6,072	264,708	
Restricted Funds						
Tithe Barn Capital Fund	54,727				54,727	
Backwell Lake - Path	1,842				1,842	
Friends of Trendlewood Park	952			630	322	Bench
Tree Wardens	185				185	
Youth House (No 65)	3,469				3,469	
Young Persons Grant	8,355				8,355	NSC Grant. Can be used to fund service/equipment @ No 65
Wellbeing	24,821			9,827	14,994	Wellbeing @ No 65
Living Room Project	10			10	0	Living Room Costs @ No 65
Total Restricted Funds	94,360	0	0	10,467	83,893	
Capital Receipts						
Engine Lane Receipts	3,742,590	-177,096			3,565,494	
Electric Buses	0	177,096		177,096	0	
Capital Projects	28,214			960	27,254	
Total Capital Receipts	3,770,804	0	0	178,056	3,592,748	
CIL Income						
CIL Income 2021/22	213,293			40,592	172,702	
CIL Income 2022/23	19,476				19,476	
CIL Income 2023/24	66,465				66,465	
CIL Income 2024/25	0		363,260		363,260	£56,327 and £306932
Total CIL Income	299,234	0	363,260	40,592	621,902	
					Total Earmarked CIL Income (see attached sheet)	-287,005
					Total Remaining CIL Income	334,897
TOTAL RESERVES	4,401,177	34,000	363,260	235,187	4,563,251	

Specified and Restricted Reserves

Supplementary to Specified & Restricted Reserves

On 7 December 2022, the Council agreed that the following projects be removed from specified reserves with any future expenditure to be taken from CIL Income.

Items to be taken out of reserves	B/F 1 December 2022	Agreed changes to reserve	Expenditure*	Current Balance	Comments
Gateway planters	0	1,000	672	328	NIB - 2 x gateway planters for Lodge Lane. 2 x troughs £363
Car Parks	15,191		15,191	0	
NSC Playground Upgrade		100,000		100,000	
Hannah More Play Equipment	28,000	70,000	8,690	89,310	
No 65 Improvements	19,936	12,153	12,373	19,716	Emergency Lighting £1,323. Staircase upgrade £11,051
Road Crossings	25,000		25,000	0	
Middle Engine Pit	20,000			20,000	
New Christmas Lights	30,000	47,671	25,020	52,651	Overall festive light agreed budget £77,670.60 which includes costs to supply and install festive lighting columns £37,900. Expenditure 21 pole motifs £11,570 (Aug 23), snowflakes £2,087 (Oct 23) and other lights £11,362.50 (Jan 24)
Community Park	0	5,000		5,000	
TOTAL FROM CIL INCOME	138,127	235,824	86,946	287,005	

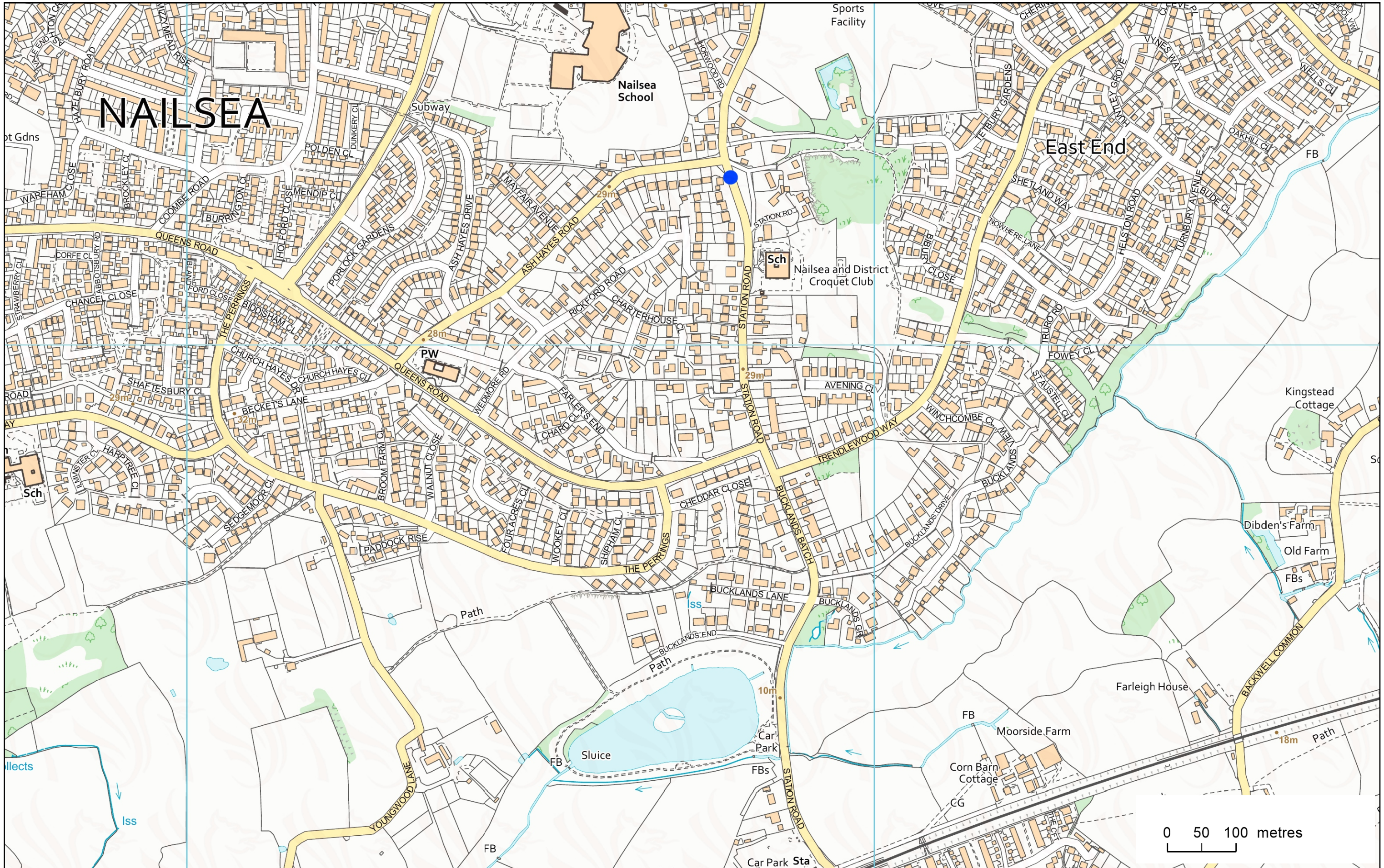
* Please note any expenditure outlined above has already been deduced from the CIL balance on page 1 and is here for information only.

As at 11 November 2024

Total CIL Income Remaining	621,902
Earmarked expenditure	287,005
Total remaining CIL Income	334,897

ENGINE LANE FUNDS / ASK NAILSEA

	B/F 1 April 24	Relevant Committee	Reset Budget	Receipts	Expenditure	Balance	Comments
Engine Lane Funds	3,742,590		-177,096			3,565,494	£177,096 transfer to Electric Buses project.
Electric Buses	0	Environment & Leisure	177,096		177,096	0	2 x Electric Buses
Capital Projects	28,214				960	27,254	£960 Honours Board
TOTAL	3,770,804		0	0	178,056	3,592,748	



NAILSEA

IT0569_Ash Hayes Zebra
 Location Plan

Scale: 1:5000
 Drawn by: David Murphy
 Date: 28 August 2024
 Time: 08:07:18



NOTICE OF INTENT

NORTH SOMERSET COUNCIL

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 23

ZEBRA CROSSING IN STATION ROAD, NAILSEA, NORTH SOMERSET

Notice is hereby given that the District Council of North Somerset in exercise of powers conferred by section 23 of the Road Traffic Regulation Act 1984 as amended, and after consultation with the chief officer of police, intends to install the following crossing in North Somerset:-

<u>Location</u>	<u>No. of Crossings</u>
Station Road, Nailsea – Outside 43 Station Road, Nailsea	1 Zebra Crossing

A copy of the plan together with a Statement of the Council's Reasons for proposing to make these changes may be viewed at the following locations:

- Using the QR code below or online using the following website:
<https://n-somerset.gov.uk/my-services/parking-travel-roads/roads-streets/comment-traffic-regulation-orders-tros>
- Nailsea Library, 6-8 Colliers Walk, Nailsea, BS23 1RH

Should you wish to make any observations on this proposal (whether you support or object to the proposal), you should make them in writing to the the address below or email address mentioned below quoting reference **SRN/DM/2024** by **Friday 15th November 2024**. Any objections must specify the grounds on which they are made.

Please note that all representations received may be considered in public by the Council and that the substance of any representation together with the name and address of the person making it could become available for public inspection.

Darren Gilbert
Head of Highway Technical Services
Place Directorate
North Somerset Council, Town Hall
Walliscote Grove Road
Weston-super-Mare, BS23 1UJ
Email: traffic.orders@n-somerset.gov.uk
Tel: (01934) 888 888



Dated: 17th October 2024

EXPLANATORY STATEMENT

TOWN AND COUNTRY PLANNING ACT 1990
NORTH SOMERSET DISTRICT COUNCIL
(Part Of Footpath LA13/24/20, Youngwood Lane, Nailsea)
Public Path Diversion Order No.15 2024

**THIS STATEMENT IS FOR INFORMATION ONLY
AND DOES NOT FORM PART OF THE ORDER**

Under the provisions of S.257 of the Town and Country Planning Act 1990 a stopping up or diversion can be authorised if it is necessary in order for development to be carried out. A notice that such an order has been made has to be advertised on the site of the path in question and in the local press. This provides an opportunity for objections or representations to be made to the proposed change.

North Somerset District Council (“the authority”) has made the above-titled Order under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the footpath, to enable development to be carried out in accordance with planning permission 16/P/1677/OT2, granted under Part III of the Town and Country Planning Act 1990, namely:

“Outline planning permission including an Environmental Impact Assessment for residential and related development comprising the erection of up to 450 dwellings, means of access thereto, access roads, footways/cycleways, infrastructure works and associated community infrastructure including open space and landscaping. Land North of Youngwood Lane and East of Netherton Wood Lane Youngwood Lane Nailsea”.

This proposed diversion is shown on the attached North Somerset Council **Map No. PPO 210** and set out in detail in the attached **Notice of Making an Order**. The applicant has undertaken to carry out works to finish the path as follows.

Points A-C distance of 64.5m, width 2m Hoggin
Points C-D distance 31.5m width 2m Tarmac/road crossing
Points D-E distance 56.5m width 2m Hoggin
Points E-K distance 351.9 width 3m Tarmac
Points K-N distance 73.4m width 2m Grass

The developers, Taylor Woodrow, are planning an alternative route between point N and Youngwood Lane, to avoid the steps on the remaining part of LA13/24/20. This route, avoiding the steps, is shown on the Taylor Wimpy layout attached plan by the red broken line marked “Alternative access onto Youngwood Lane avoiding steps”.

The Order will come into effect only on the confirmation/certification of the Order. Making and advertising the Order simply provides an opportunity for objections or representations to be made.

Any Objections or representations relating to the Order must be made in writing by **11 December 2022** to the Natural Environment Team, North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ quoting reference **PGH/PPO 210** and stating the grounds on which they are made.

If any objections are made and not withdrawn the matter will be referred to the Council's Public Rights of Way Sub-Committee, to advise that the Order will be submitted to the Planning Inspectorate (as agent for the Secretary of State for the Environment, Food and Rural Affairs) for determination. Once submitted, the Planning Inspectorate will then appoint an Inspector who will determine whether to deal with the matter by written representations, a hearing or a public inquiry. The inspector can confirm an Order, confirm it with modifications, or refuse to confirm it. In some cases the Inspectorate may award costs against objectors. If no objections are received the Council will be able to confirm the Order itself but has no powers to modify Orders.

The right of objection to an Order is a statutory right, but it should be exercised in a reasonable manner. Only objections received during this statutory period will be forwarded to the Secretary of State.



Notice of making of an Order

TOWN AND COUNTRY PLANNING ACT 1990
NORTH SOMERSET DISTRICT COUNCIL
(Part Of Footpath LA13/24/20, Youngwood Lane, Nailsea)
Public Path Diversion Order No.15 2024

The above Order, made on 31 October 2024, under Section 257 of the Town and Country Planning Act 1990, will divert part of Public Footpath LA13/24/20 in the Parish of Nailsea within the District of North Somerset as described below:

Public Footpath LA13/24/20 from point A (Grid ref ST46471 69300) running southwesterly to point N (Grid ref ST 46329 68946) as shown by a bold continuous line on the plan Map No. PPO 210. Total length to be diverted = 388m;

to the new route is to start at point A (Grid ref ST46471 69300) running first south southeasterly to point B (Grid ref ST46472 69293) then west south-westerly through point C (Grid ref ST46422 69267) to point D (Grid ref ST46391 69262) then to point E (Grid ref ST 46334 69253) south and west to point F (Grid ref ST 46314 69235) southerly to point G (Grid ref ST46325 69129) easterly to point H (Grid ref ST46335 69132) south southeasterly through point I (Grid ref 46363 69062) south south-westerly to point J (Grid ref ST46357 69016) west south-westerly to point K (Grid ref ST46284 68994) and south southeasterly to point L (Grid ref ST46301 68960) southeasterly to point M (Grid ref ST46318 68944) then east north easterly to point N (Grid ref ST 46329 68946) as shown by a bold broken line on the attached Map No. PPO 210. Total length of diverted route is 577.8 m

The new sections, widths and finishes will be as follows:

Points A-C distance of 64.5m, width 2m Hoggin

Points C-D distance 31.5m width 2m Tarmac/road crossing

Points D-E distance 56.5m width 2m Hoggin

Points E-K distance 351.9 width 3m Tarmac

Points K-N distance 73.4m width 2m Grass

The Order and Order Map can be viewed online at www.n-somerset.gov.uk/notices or a free copy can be obtained by emailing paul.hayward1@n-somerset.gov.uk or phoning 07584607213. Alternatively, visit Nailsea Post Office to view the Order and Order Map, at Crown Glass Place, Nailsea, Bristol BS48 1RA 9.00am to 1pm Mondays, or 2.00pm to 4.30pm Wednesdays.

Any representation about or objection to the Order may be sent or delivered in writing addressed to the Natural Environment Team, North Somerset Council, at the Town Hall address below not later than **11 December 2024**, quoting the reference PGH/PPO 210. Please state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, North Somerset District Council may confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for the Environment for

confirmation, any representations and objections which have not been withdrawn will be sent with the Order.

Dated 13 November 2024

John Flannigan, Head of Open Space, Natural Environment and Leisure
North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare
BS23 1UJ



NAILSEA TOWN COUNCIL
TOWN CENTRE WORKING PARTY

Minutes of the meeting of the Working Party held
at 1.00pm on Wednesday 2nd October 2024 at 65 High Street.

These minutes are in draft form and remain subject to approval

Present: Cllrs Barber, M.Bird, Parsons and Tonkin

Also Present: Liz Frappell (Chair), Alison Morgan, Ian Thompson and 65 High Street Manager.

No.	Subject	Action
2.	<p>Apologies: Apologies were received from Cllr K. Bird, Cllr Crispin, Cllr Mazur and Louise Hall.</p>	
3.	<p>Declarations of Interest: Ian Thompson declared an interest as he advises on lettings within the town. Liz Frappell declared an interest as she owns a property in the High Street.</p>	
5.	<p>Confirmation of the minutes of the meeting of 3rd July 2024 Cllr Tonkin requested his name be added to the attendees as he was present and chaired the meeting. The minutes were agreed subject to the amendment.</p>	65 High Street Manager
6.	<p>Nailsea Farmers, Craft and Community Market Louise Hall submitted an update in her absence. It was a great market in August and the weather was not too hot. There were 48 paying stalls and 3 free community stalls. Benji played the guitar on the stage area and Juliet, a local violinist was at Waitrose busking spot. 2 new members joined the market, Oven To You and Needle & Nail. In September, despite bursts of heavy rain, footfall was thankfully steady. There were over 50 paying stalls including 2 late cancellations who have been invoiced. Nailsea Ukebox played on the stage area and the Musical Theatre Group came in full costume for Mathilda including a very scary 'Trunchbull'. 1 new member joined, the Macaroons. There are new photos and drone images courtesy of the talented local folk Peter and Graham. It is great to have the Climate Emergency group involved and they are coming again in November. A grant application has been submitted to the Town Council for consideration.</p>	
7.	<p>Praxis/Thompson Commercial a) Lettings The Livro Lounge is now open. It was noted that the acoustics can be a problem but can only be resolved with acoustic ceiling panels, however the Lounge wanted to keep the original feature. The decking area is now open but it is restricted to use until 7pm. Short term it is not a problem but they will probably be appealing for next summer.</p>	

	<p>b) Weston College and Library</p> <p>The old Doctor's surgery site is still in the planning stages. The owner has conducted a feasibility study to be submitted to North Somerset Council due to part of the planning agreement including a social housing element which now needs to be removed.</p> <p>There is fair amount of interest in the old Home Additions unit but as yet, no formal offer has been submitted.</p>	
8.	<p>Anti-Social Behaviour</p> <p>No update.</p>	
9.	<p>Station Road Car Park</p> <p>Station Road and Clevedon Road car parks are being discussed at tomorrow's Town Council Planning Sub-Committee and it will be debated if the Council want to be involved, to what extent and the knock-on effect on the other car parks in the town.</p>	
10.	<p>High Street</p> <p>a) 65 High Street</p> <p>There is a Matthew exhibition on Saturday, Spectrum65 art exhibition in October and Blagdon Art Group exhibiting in November. A market research survey of 65 High Street was conducted and positively, 95 percent of those completing knew about the hub. The Communications Officer has completed a large amount of promotion including a regular advert in Nailsea Paper and footfall over last 3 months has doubled. Hire of the rooms has also increased and it is becoming increasingly difficult to accommodate all requests for hire. Frome has introduced a wellbeing centre modelled on 65 High Street which reflects its success.</p> <p>b) Eat:Festival</p> <p>A Christmas EAT Festival is on Saturday 7th December between 12pm and 6pm. The Council will be organising and contributing to some of the entertainment for the day. There is a second festival planned for Spring next year.</p> <p>c) Christmas lights/event update</p> <p>The lights will be installed week commencing 18th November with a switch on scheduled for Friday 22nd November at 6pm. The Council are reviewing budgets next year and there are proposals to be voted on with regard to adding festoon lighting on the High Street and a scheme on Lions Green. There will be a community Christmas tree again this year and Quality Collectibles has kindly offered to sponsor the tree for the second year running. There will be a bauble competition, one category for up to 8 years and another 8 years and over. Gift vouchers for winners will be presented at the switch on and the Vee Dubs to parade down the High Street.</p> <p>d) 20mph and weight limit</p> <p>When the improvements to the Station Road service road were completed it was expected for the weight limit to be enforced on the High Street. Cllr M. Bird has emailed for an update and will chase again. However, it was noted that the damage to the road surface has already occurred. The zebra crossing was highlighted at the Disabled Access Café as the surface is so damaged it is extremely difficult to cross safely.</p>	

	There was a discussion regarding removing certain loading bays in the High Street and Cllr M. Bird has raised the issue with North Somerset Council and will pursue the matter.	
11.	CCTV Update No update. It was agreed to remove the item from the agenda for future meetings.	65 High Street Manager
12.	Matters for Information: It was asked if there is feasibility for North Somerset Council to liaise with residents, especially the North Somerset disability group in order to take into consideration resurfacing pavements when road improvements are in the planning stages.	
13.	Next meeting date: 8 th January 2024	

The meeting closed at 1.50pm.

DRAFT



NAILSEA TOWN COUNCIL
PLANNING COMMITTEE 20th November 2024

CLERK'S REPORT

5b. Planning Decisions

23/P/1387/OUT- Lydcott, Lodge Lane- Outline planning permission for the demolition of existing bungalow and proposed redevelopment of up to 9 no. residential dwellings, with access for approval; and appearance, layout, landscaping and scale for subsequent approval.

Nailsea Town Council recommended for refusal on the grounds of traffic access and potential dangers for entry and exit for the site.

North Somerset Council approved the application, stating that a road safety audit was carried out and a detailed access plan was provided which demonstrated to the satisfaction of the Highways Authority, that safe and suitable access would be achieved.

24/P/2349/FUL- Open Space, Bibury Close- Proposed erection of 4 no. new dwellings including the creation/alteration of hardstanding.

This application is no longer available for viewing. It may have been removed or restricted from public viewing.

Agenda item 9 - Trees and Tree Orders

Application for tree works

24/P/2026/TPO- 21 Woodland Road-Oak (T1) - Reduce 3 lowest limbs to South West over vegetable garden by approx 3m.

24/P/1909/TPO- High Walls Watery Lane-Apple Tree - Fell. Cotoneaster Tree -To reduce the height and overhang into the lane by up to 2.5 metres. Conifers - To reduce the height by up to 1.5 metres and the sides by up to 5 metres.

24/P/1998/TPO- 21B St Mary's Grove-Magnolia tree - reducing branches up to 2 metres.

24/P/2150/TPO- 65 North Street-T1 (Holly) Whole crown reduction by 2m, to provide sufficient clearance to property.

24/P/2138/TPO- 35 Tebury Gardens-G1: Oak, Ash and Holly - Clear crowns overhanging no. 35 back to property boundary.

24/P/2171/TPO- East End House, Nowhere Lane-Sycamore (T1) Reduce the height of the tree by 4m and the lateral spread on the S/W side by 3m back to the previous pruning points, to reduce the amount of overhang of the neighbouring garden in Helston Road.

24/P/2261/TPO- 6 Charterhouse Close--(T1 and T2) Oak-- Crown lift over the highway to 5.75 mtrs to avoid possible damage to the tree and or vehicles when driving below. Crown lift to 2.75 mtrs to avoid possible damage to the tree when maintaining the grounds below. Remove any major Deadwood within the trees crown as a duty of care, to avoid possible harm/damage to the person/vehicle.

Approval for tree works

None.

Refusal for Tree Works

None.

Jo Duffy – Town Clerk

13 November 2024

