



PLANNING COMMITTEE

A meeting of the Planning Committee will be held on
Wednesday 18 May 2022 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 18 May 2022 at 7:30pm** at Tithe Barn, Church Lane, Nailsea, BS48 4NG

❖ Do not attend if you have any signs of Covid

AGENDA

Please turn off mobile phones before the meeting

1. To elect a Chair of the Planning Committee
2. Apologies
3. Declarations of Interest
4. Public Participation

The public may ask a question or make a statement relating to the business to be transacted at this meeting.

5. **Consultations**

Jenny Ford, Head of Development and Placemaking at North Somerset Council will be giving a talk on the Development Site consultation, see below.

North Somerset Council – Consultation on a development programme for land owned by North Somerset Council – **questionnaire encl**

<https://n-somerset.inconsult.uk/NSCLand/consultationHome>

6. Confirmation of minutes of the Planning Committee meetings held on 6th and 27th April 2022 – **encl**
7. To review the Planning Committee's Terms of Reference.
“to incur expenditure within the allocated budget including obtaining legal and professional advice where necessary to deal with planning applications and other planning matters; street naming, all highway and related matters; footpaths (statutory); and to make decisions on matters requiring urgent attention.”
8. **Planning**
 - a) Consideration of plans received from North Somerset Council – **encl**
 - b) Minor Material Amendment 22/P/0979/MMA Land East of Youngwood Lane Nailsea - **encl**
 - c) Decisions made by Planning Officers, April 2022 – **encl**
 - d) Nailsea licensing applications – No applications this month



9. **Financial Matters**

- a) Statement of Income and Expenditure not available yet for 2022- 23
- b) Specified Reserves – **encl**

10. Details of Temporary PRow Closure and Diversion for paths LA13/5/10 and LA13/6/20 - **encl**

11. **Sub-Committees and Working Parties**

- a) Town Centre Working Party minutes 18th January and 6 April 2022 – **encl**

12. Trees and Tree Preservation Orders, see Clerk's report

13. Matters for information



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

11 May 2022

Better places, homes and jobs



Consultation on a development programme for land owned by North Somerset Council

April - June 2022

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1. Introduction

In February 2021, North Somerset Council adopted a [Development Strategy](#) setting out ambitions for the use of land it owns to deliver new homes and jobs.

In proposing development on land owned by the council, we don't want to replicate what the private sector is already doing. We want to focus on:

- Homes and jobs that meet the needs of our communities – current and future – while helping with government targets for housing supply.
- Offering better quality and more sustainable developments.
- Delivering sites that the market won't deliver, including difficult brownfield land and employment sites.
- Generating funding to help deliver other priorities, such as investing in schools, transport links and leisure facilities.

This consultation document has been created to generate views on the suitability of a range of sites that North Somerset Council owns which could be brought forward for housing or employment development. It sets out different options for the future of sites and asks people to tell us what they would like to see happen on them.

There are lots of different ways in which the sites could be delivered. This includes partnerships with providers of affordable housing, commercial developers, or community-led housing.

We have included case studies in the document to show how we are delivering some of these objectives on sites that have already been approved.

We welcome your views on the sites and what you would like to see happen to them.

Please let us know what you think about our suggestions. Your views will help to inform this process and shape our proposals. We will consider all responses in an open and fair manner and will be transparent about how we come to our decisions.

We expect to consider recommendations on the final programme of development by autumn 2022. It is possible that decisions on some sites may be made earlier.

Individual sites that we progress for development will go through further public more detailed consultation and engagement exercises. This will include statutory requirements for appropriation processes and planning applications.

Responding to this consultation

Information about how to respond to this consultation can be found at www.n-somerset.gov.uk/nscsites.

The deadline for responding to this consultation is **9am on Monday 20 June 2022**.

2. Why do we want to develop council-owned land?

In proposing development on land owned by the council, we don't want to replicate what the private sector is already doing. Our objectives for the development programme are to:

- Provide homes and jobs that meet the needs of our communities – current and future – while helping with government targets for housing supply.
- Offer better quality and more sustainable developments.
- Deliver sites that the market won't deliver, including difficult brownfield land and employment sites.
- Generate funding to help deliver other priorities, such as investing in schools, transport links and leisure facilities.

The [consultation questionnaire](#) asks for your views on these objectives and about which you think are the most important. It also asks whether there are any other objectives you think we should consider.

The paragraphs and case studies below provide more information about the reasons for these objectives and how we hope to deliver them through the development programme.

2.1. The right homes in the right places

The government has set us a target of 1,392 new homes to be delivered each year in North Somerset. If we don't deliver this target, it becomes much easier for developers to win planning permission in locations that haven't previously been agreed and planned for.

By bringing forward development on council-owned land and making sure that agreed sites are delivered as quickly as possible, we can help to meet housing targets and avoid unplanned, unsustainable development.

Case study: Parklands Village – sustainable housing and new technologies

In 2021, we awarded a contract to Keepmoat Homes for 425 new homes on its land at Parklands Village, to the south-east of Weston-super-Mare.

As we owned the land, we were able to specify the pace of delivery at a rate of no fewer than 85 homes per year. The homes will be built using “Modern Methods of Construction” (MMC). This means they are built using off-site, precision-manufactured components, which improves the efficiency and quality of the build process.

Development at the Parklands site has been supported by Homes England Local Authority Accelerated Construction Funding (LA-AC) and will make a significant contribution to our required housing supply. Work started on site in 2021 and will be completed by 2027.



2.2. Local homes to meet local needs

The average cost of a home in North Somerset in 2020 was 9.47 times higher than the average annual wage. Private rental costs have increased substantially.

At the time of writing, the council's affordable housing waiting list for subsidised rental homes had 2,569 active applicants, with around 140 new applications received each month. Only around 500 – 600 applicants are housed each year, meaning that only 1 in 4 or 5 applications are successful.

We will use our ownership of land to improve the supply of affordable housing and will seek to deliver levels of affordable housing that exceed policy requirements.

We will also use our land to meet other local needs, such as the demand for self-build or community-led housing, or for specialist provision such as Extra Care.

Case study: delivering affordable homes with our partners

The council has strong relationships with Registered Providers of Affordable Housing, including Alliance Homes who own the majority of rented affordable housing in North Somerset.

Over the past two years we have been able to transfer sites at Selworthy Road in Weston and Millcross in Clevedon to Alliance to facilitate 100% affordable housing schemes that will provide around 150 new homes for local people.

Case study: Community-led housing

Community-led housing is when groups of local people come together to take charge of a housing project in their community.

The council owns various small pieces of land across North Somerset which in some cases might be suitable for this type of housing. A project was initiated to assess their potential for community-led housing.

This has led to the formation of a Community-Led Housing Steering Group in Clevedon, and other communities are looking at options across their areas.

2.3 Difficult sites – supporting brownfield development

We want to ensure the delivery of brownfield regeneration sites, as this helps to reduce development pressures on less sustainable locations and greenfield land. These sites can also be very important in improving the attractiveness and vitality of town centres.

The brownfield sites identified in this consultation could deliver as many as 1,000 new homes, plus commercial and community developments.

Unfortunately, despite being in very sustainable locations, many of these sites are difficult to deliver, because they are unattractive to mainstream developers.

Our ownership of these sites means that we can intervene to help support delivery, particularly where we are able to secure government grants or access low interest borrowing. In some cases, we may need to cross-subsidise brownfield sites with income from other more viable development locations.

Case study: Weston Town Centre sites

We are currently developing proposals to deliver more than 500 new homes, plus commercial and community facilities on brownfield land in Weston Town Centre. More details are included in the consultation sections below.



2.4. Quality, sustainability, and new methods of construction

In developing our sites, we want to promote better standards of design, construction, and sustainability.

As well addressing issues such as climate change, this will offer buyers and occupiers a greater choice of housing products or employment premises than is currently available.

By showing that higher standards are achievable, we will be throwing down a challenge to other developers and investors to raise their own standards.

Case study: Uplands – driving up design quality

The Uplands is a site for 52 homes at the edge of Nailsea, which was allocated for residential development in 2018.

There are other developments in Nailsea being delivered by mainstream housebuilders, but we wanted to deliver something different, with a particular focus on design and sustainability.

With funding support from the Homes England LA-AC programme and the government's One Public Estate scheme, we were able to appoint Mikhail Riches architects to design the scheme, who in 2019 won the RIBA Stirling Prize for architecture for council homes built in Norwich.

The result is a high-quality, landscape-led scheme with 100% Passivhaus certified homes. Passivhaus is a very high sustainability standard requiring excellent insulation and low energy bills for residents. There will be Electrical Vehicle charging throughout. It is expected to be delivered in 2023 – 24.



2.5. Creating new jobs

Creating new jobs is at least as important as creating new homes. Where possible, we want to use our land to support growth in employment.

Our priorities are to support growth in our key sectors including food and drink, digital and green technologies. We want to promote suitable employment uses in town centres that are struggling to recover from the impact of the Covid-19 pandemic.

There is a particular need to support small businesses, who may not have the resources or capacity to build something themselves, but who require space in a shared facility, for example in a managed workspace scheme.

Contractors and developers working with us will be expected to use local labour and supply chains wherever possible, and to offer training opportunities such as apprenticeships.

Case study: Weston Business Quarter - delivering employment and jobs

Weston Business Quarter is part of the Junction 21 Enterprise Area, with the council owning more than 30 acres of land on the former Weston Airfield.

In 2019, we opened the Food Works SW at the site, which is the only centre of its kind in the south-west of England. It was developed in response to feedback from food and drink producers that the type of facilities that they needed weren't available to them anywhere in the region. This limited their ability to grow their business, create jobs and help better promote the region for food and drink.

Despite the challenges of the Covid pandemic, the centre is already running at full capacity providing the specialist equipment and support needed for food and drink businesses of all sizes to test, develop and manufacture their products.

The project was supported by the West of England Local Enterprise Partnership (LEP). We have applied to the LEP for additional funding to deliver infrastructure to the rest of our land at the Business Quarter. We anticipate this could facilitate over a thousand new jobs and provide space into which the new businesses in the Food Works SW can grow.



3. Other information about this consultation

3.1. How does the sites consultation relate to the Local Plan consultation?

This development sites consultation only asks questions about the development of land owned by North Somerset Council. Some sites are already allocated for development in existing planning policies, but others are not.

We are separately consulting on a new [Local Plan](#), which will set out future locations and policies for growth across the area, regardless of who owns the land in question.

We want to ensure that the development of council-owned sites is compliant with the emerging Local Plan. If the Local Plan rules out development in a particular location, we will not normally pursue the development of council-owned land there. However, if the Local Plan identifies a new area for growth and we have land in that location, we will ask planning policy colleagues to consider whether the council-owned land can be included as suitable for development.

3.2. What will happen to the money raised by developing council-owned land?

Any financial receipts received by the council as a result of development can only be used to support other capital projects. The money cannot be used to meet revenue costs such as day-to-day maintenance or staff salaries.

Examples of projects in our current capital programme include the Banwell Bypass, Metrowest (Portishead Rail), school expansions, a new GP practice and leisure centre improvements.



4. Sites to be considered for inclusion in the development list

4.1. Allocated sites

The following sites are allocated for development in the North Somerset Site Allocations Plan 2018.

This means that they were assessed as being in suitable locations for development and were agreed following public consultation and an independent Examination in Public.

The allocation of the sites does not necessarily mean we have to bring them forward for development. However if we do not deliver them, this has an impact on our ability to meet government housing targets and it will become much easier for developers to win planning permission in locations that haven't been agreed and planned for.

For this reason, our questions in this section focus on what people would like us to do with the sites if they are developed.

For example, we would like to bring some sites forward as 100% affordable housing, or for the delivery of net zero carbon homes.

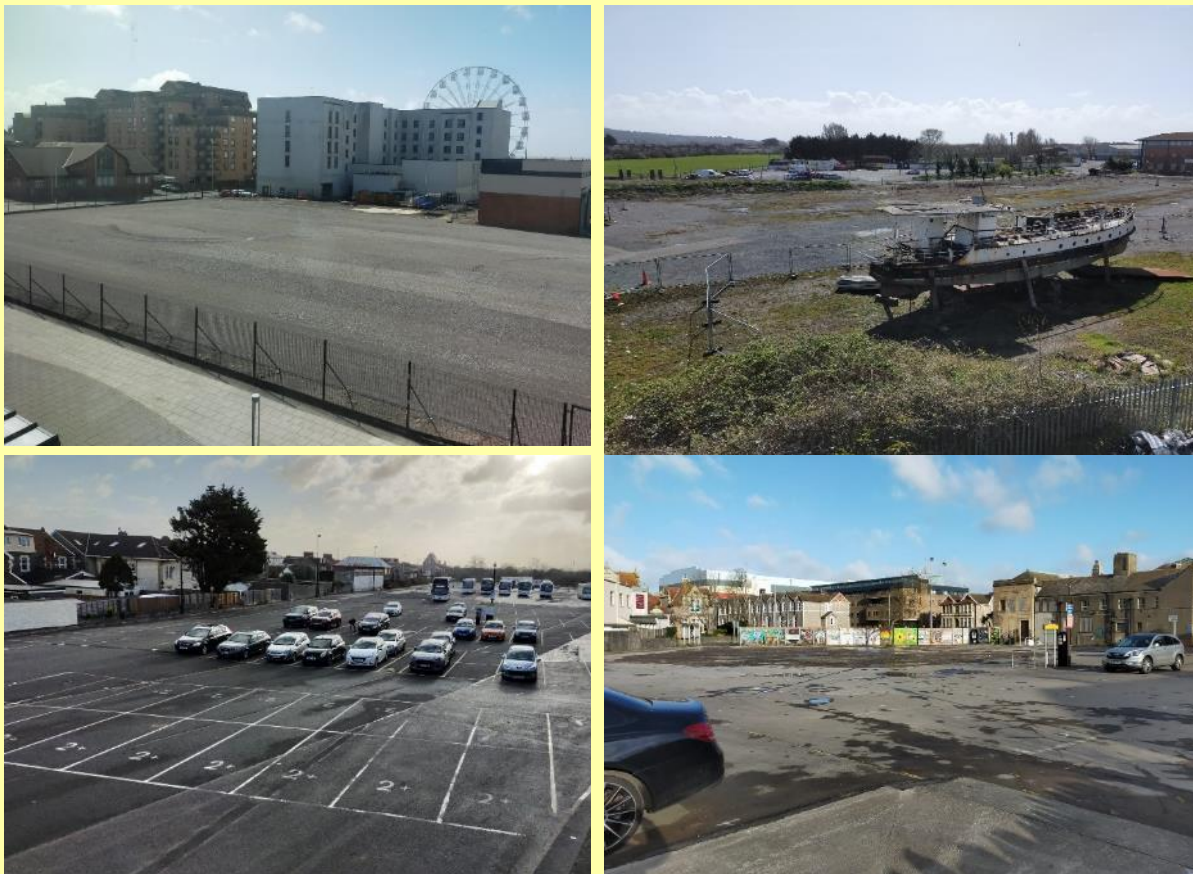
For each allocated site (except for the Nailsea library area), the [consultation questionnaire](#) asks the following questions:

1. Do you think that the site should be brought forward for development?
2. What are your reasons for your answer to question 1?
3. If the site were brought forward for development, what would be your top three priorities from the following list?
 - New, good quality affordable housing?
 - New, good quality private housing to rent?
 - New, good quality private housing to buy?
 - Other types of housing? (please specify)
 - Commercial uses (employment buildings)?
 - Community uses? (please specify)
 - Quality of design and construction?
 - Quality of landscaping and green infrastructure?
 - Low carbon development / high standards of environmental sustainability?
 - Use of new technologies?
 - Pace of delivery?
 - Other?
4. Are there any opportunities or objectives you think we have missed?
5. Do you have any other suggestions or concerns about the possible development of this site?

Key objectives

We propose the following key objectives for these sites:

- **Quality:** good quality of design and placemaking is critical, particularly on more visible street frontages. The development needs to take account of the local context and heritage and to use good quality materials suitable for the marine environment.
- **Mix of development and tenures:** the procurement process will seek to secure a mixture of tenures and to maximise levels of affordable housing. We will seek to include some commercial and community uses.
- **Sustainability:** in recognition of the council's climate change emergency, sustainability standards should be maximised throughout.
- **Nationally Described Space Standards** should be met and ideally exceeded.
- **Modern Methods of Construction (MMC):** these are to be strongly encouraged as a means to improving quality, sustainability and pace.
- **Deliverability:** ensuring that delivery proposals are achievable within a realistic timeframe to avoid the sites sitting vacant for longer than necessary.



Challenges

The sites will be difficult to deliver because the groundworks needed will be expensive and the sales values are relatively low. We will need to work to make

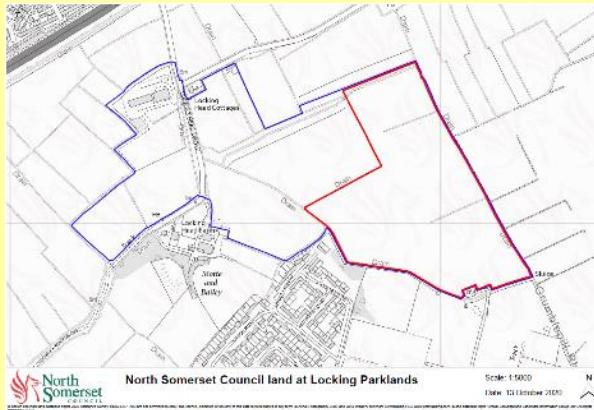
Weston more attractive as a residential destination, so that sales values rise to cover the costs. We are likely to need cross-subsidy from other, more viable sites and/or government grants to support the developments. The council has already committed nearly £700,000 to assist with the provision of affordable housing.

Timeline

We will be starting the work to find a development partner for these sites in the next few months. We would welcome your views to help inform this process.

4.1.2. Parklands Village phase 2

Location:	South-east of Weston-super-Mare (edge of settlement, strategic allocation).
Type of site:	2.4ha greenfield site within strategic allocation.
Planning status:	Outline planning consent for mixed-use development including 275 homes, employment, a primary school and community facilities.



Opportunities

This is a large development opportunity which has already secured planning consent. It will make a significant contribution towards government housing targets. It should also generate a reasonable financial return which could help fund the delivery of infrastructure and brownfield sites.

In delivering the scheme, we could choose to prioritise a range of different criteria – for example increased levels of affordable housing or sustainability performance.

Challenges

Delivery of employment at this location may be challenging. There may be alternative locations nearby that could be considered instead if they are compliant with planning policies.

Choices will need to be made about which objectives for the site are the highest priority, as the financial values are lower than at some other locations.

The timing of delivery will need to be considered carefully in relation to the programme for phase 1 and other development on surrounding land.

Timeline

It is expected that the site will come forward from the mid-2020s.

4.1.3. Land north of Churchill Avenue, Clevedon

Location: Clevedon, within settlement.
Type of site: Greenfield.
Planning status: Allocated for about 44 homes.



This site in Clevedon is used as informal open space. It is surrounded on three sides by housing, including apartments that are affordable housing. The west side is bounded by the River Yeo.

Opportunities

This site could be ideal for the provision of good quality affordable / low-cost housing with a sustainability-focused approach like that at The Uplands in Nailsea. Several providers of affordable housing have expressed an interest in the site.

The scheme could include elements of specialist housing such as Extra Care provision. There is potential to include an area of community-led housing.

The Sites Allocations Plan requires that maintenance zones be provided alongside the river, and that part of the site be given over to improved play or open space facilities. A landscape-led approach would be appropriate, with an emphasis on incorporating green spaces and green routes into the development.

In early consultations on this site, local people in Clevedon have emphasised the importance of the river route. The development of this site should include enhancing the walking and possibly cycling routes alongside the water, as part of a wider long-term objective of linking up the whole of the river routes through Clevedon.

Challenges

Access to the site is likely to need re-configuration, which will require cooperation with the owners of adjacent land.

The loss of informal open space may raise concerns from local residents. We will need to show that there are benefits from the development that outweigh those concerns, for example the provision of affordable housing and the enhancement of green routes and play spaces.



Timeline

Early consultation and feasibility work is underway. We would like to have a development partner in place by 2024.

4.1.4. Land at Slade Road / Downside, Portishead

Location: Portishead, within settlement.
Type of site: Greenfield.
Planning status: Allocated for about 23 homes.



This site was previously a school field but is not now used for that purpose.

There is ecological value in the hedgerows and trees. The Site Allocations Plan states that hedge boundaries and trees to the west should be retained. Adjacent land to the west is held by Portishead Town Council and is used as a community orchard.

In 2021, Portishead Town Council consulted on the possible development of this location. A large majority of respondents favoured removing the site from the development list so that it can be kept as green space. A small number supported development on this site in preference to other locations in the town.

Opportunities

As a small site with good property values, this location could be ideal for a very high quality, high sustainability development, for example net zero carbon housing.

A further option could be to make the site available for self-build plots, guided by an over-arching Design Guide or outline planning consent. There are not many sites in North Somerset suitable for self-build, so this would provide an exciting opportunity.

Challenges

A consultation by Portishead Town Council found a high level of opposition to the development of the site.

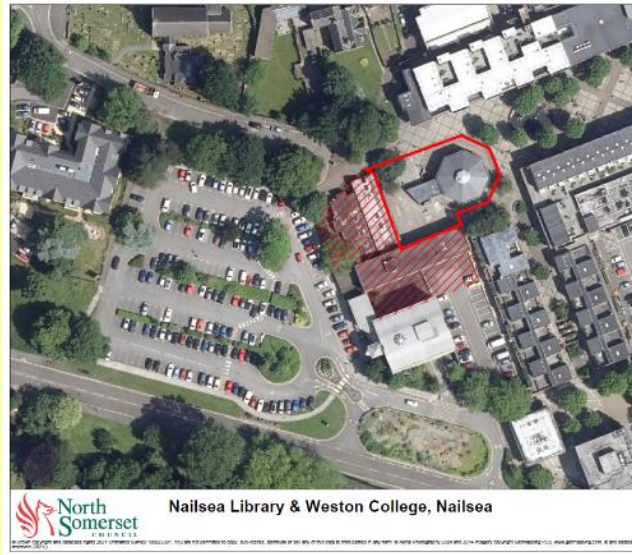
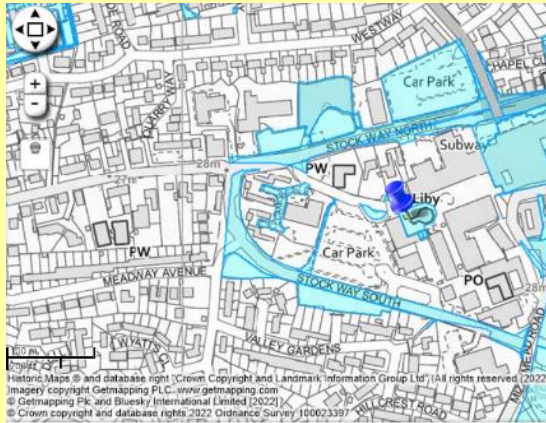
The site could be removed from the development list, but this would then require us to find an alternative location for a similar number of homes elsewhere on a site that is not already allocated. It would reduce income to the council to support other priorities such as schools, transport and leisure.

Timeline

If developed, it is expected that the site would come forward in the mid-2020s.

4.1.5. Nailsea library area

Location: Nailsea town centre.
Type of site: Brownfield regeneration.
Planning status: Adjacent site allocated for mixed-use development including about 28 homes.



North Somerset Council owns the Nailsea library building and some of the surrounding land. It has a legal interest in part of the adjacent building that was formerly used as a training centre by Weston College. It is allocated in the Site Allocations Plan for 28 homes.

The library building is unfortunately in a poor condition, is not compliant with disabilities legislation, and is very energy inefficient. No decision has been made yet, but we are considering moving the library service into another more suitable unit in the town centre.

If the decision is made to move the library service, we would need to decide on the future of the library building and adjacent land. A private sector developer has purchased the former training building next to the library, and there is scope to work with them and with the shopping precinct owners to develop a comprehensive scheme for that location.

Opportunities

The main opportunities and options for this site are:

- To leave the library building in place and to sell or lease it for another use – for example, as a café or as a workspace. This has the benefit of maintaining a key feature in the shopping precinct, but the poor condition of the building and access issues may make it unattractive to potential occupiers.
- To demolish the building (or to sell it to a third party with the expectation that it will be demolished) to allow a larger-scale development to take place in this

area of the shopping precinct. The alternative development could be residential or retail, or a mixture of both. It could also include some community uses if the purchaser was willing and financially able to include those.

Challenges

The site is not financially valuable, so our main objective is to find a solution which helps to ensure that the shopping area will thrive. If leasing or selling the building, we would want to ensure that any alternative proposal would be of a good quality and would be financially sustainable in the long-term. We would seek to retain legal rights over the land until a suitable proposal was agreed.

Timeline

A decision on this site is likely to be needed by Summer 2023.

Questions

For the Nailsea library area, the [consultation questionnaire](#) asks the following questions:

1. Please indicate your preferred option for this site (if the decision was made to move the library service):
 - a) To retain the library building but to lease / sell it to another user.
 - If so, please indicate the uses you might like to see within the building:
 - Café/restaurant.
 - More shops.
 - Office or shared workspace.
 - Other (please specify).
 - b) To sell the library land and allow a comprehensive re-development of this part of the shopping precinct.
 - If so, what would be your top three priorities for the site:
 - New, good quality affordable housing?
 - New, good quality private housing to rent?
 - New, good quality private housing to buy?
 - Other types of housing (please specify)?
 - Commercial uses (employment buildings)?
 - Community uses (please specify)?
 - Quality of design and construction?
 - Quality of landscaping and green infrastructure?
 - Low carbon development / high standards of environmental sustainability?
 - Use of new technologies?
 - Pace of delivery?
 - Other?

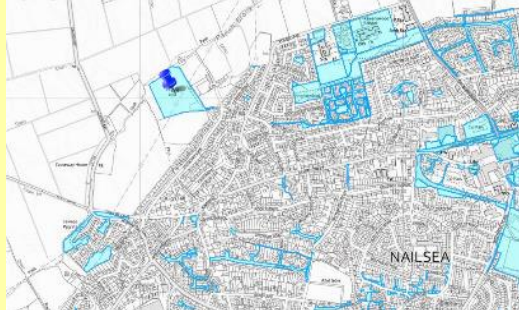
4. Are there any opportunities or objectives you think we have missed?

5. Do you have any other suggestions or concerns about the possible development of this site?



4.1.6. Land at Fryth Way, Nailsea

Location: Northwest of Nailsea (edge of settlement, strategic allocation).
Type of site: Sports pitches.
Planning status: Part of a larger allocation for about 450 homes.



This 2.4ha site to the northwest of Nailsea is part of a larger allocation in the North Somerset Site Allocations Plan for about 450 homes.

The site is in active use as football pitches. Any development would require these pitches to be re-provided elsewhere.

Opportunities

The provision of housing on this site, as part of the larger scheme for about 450 homes, would make a significant contribution to North Somerset's housing supply.

The council could specify certain criteria for its part of the land, for example, that the homes should be built using new technologies, or would need to meet higher standards of sustainability.

Challenges

If the site is to be developed, it will most likely need to be part of a wider masterplan and development proposal for the whole area. The larger scheme would need to include the re-provision and ideally improvement of the pitches and associated facilities, also taking into account the wider provision of sports and leisure facilities across Nailsea and surrounding areas. It would be expected to incorporate a full range of housing types and supporting infrastructure, including policy-compliant affordable housing.

Timeline

Given the size of the wider allocation and the need for a solution in relation to the football pitches, it is not expected that this site would come forward before the mid- to late-2020s.

4.2. Potential future sites

The following sites are not currently identified for development within existing planning allocations.

Even though they are not formally allocated, some sites could still come forward within existing policies. This would potentially apply to smaller sites and/or those within settlement boundaries, especially if they are brownfield sites.

Larger sites and/or those outside of current settlements would need to be considered as part of the process for agreeing a new Local Plan, expected to be finalised in 2023.

For each potential site, the [consultation questionnaire](#) asks the following questions:

1. Do you think that the site should be brought forward for development?
2. What are your reasons for your answer to question 1?
3. If the site were brought forward for development, what would be your top three priorities from the following list?
 - New, good quality affordable housing?
 - New, good quality private housing to rent?
 - New, good quality private housing to buy?
 - Other types of housing (please specify)?
 - Commercial uses (employment buildings)?
 - Community uses (please specify)?
 - Quality of design and construction?
 - Quality of landscaping and green infrastructure?
 - Low carbon development / high standards of environmental sustainability?
 - Use of new technologies?
 - Pace of delivery?
 - Other?
4. Are there any opportunities or objectives you think we have missed?
5. Do you have any other suggestions or concerns about the possible development of this site?

4.2.1. Castlewood, Clevedon

Location: Clevedon, within settlement.
Type of site: Brownfield.
Planning status: Not allocated, but within existing settlement area.



This site is currently in use as an office base for North Somerset Council staff and various partner organisations.

Following on from the Covid pandemic, it is possible that the council may choose to vacate the site and to take it forward for development.

This proposal is at a preliminary stage of discussion, but we would like to use this consultation as an early opportunity to collect your views about what should happen *if* a decision was made to re-develop the site.

Opportunities

Options for re-developing the site could include alternative commercial uses, housing (including affordable housing), Extra Care or community uses.

The council could specify certain criteria for the site, for example, that development should be built using new technologies, or would need to meet higher standards of sustainability.

The landscaping and woodland on the site create an attractive setting and we would want to retain these.

Challenges

The existing building is very energy inefficient and is unlikely to be attractive to other occupiers. In general, the market for large offices outside of city centres is not strong, and a residential-led development is likely to be more financially viable.

The council will need to consider how to ensure continued access to its services (and those of its partners) if it vacates the site as an office base.

Timescale

It is unlikely that any re-development would happen until the mid- to late-2020s.



4.2.2 Hangstone Quarry, Clevedon

Location: Clevedon, within settlement.
Type of site: Brownfield.
Planning status: Not allocated, but within existing settlement area.



This is a small site currently in use as a car park and car wash, close to the centre of Clevedon.

Opportunities

The site is in a sustainable location close to Clevedon Town Centre and could potentially accommodate 10 – 15 new homes or a small office. Other sites along the same road have already been re-developed for housing.

One option would be to develop the site as 100% affordable housing, or to offer it as an opportunity for community-led housing.

Any housing would need to be good quality and to meet enhanced standards of sustainability.

Challenges

The site is used by local businesses who would have to find alternative locations and parking. It would be likely to need a degree of cleaning up once the businesses left.

The design of any development would need to fit in well with adjacent housing and will need to take account of the quarry face at the rear of the site.

Timescale

Due to existing uses of the site, any re-development would be unlikely to happen before the mid- to late-2020s.

4.2.3. Land at Oldmixon Recreation Ground

Location: Weston-super-Mare, within settlement.
Type of site: Brownfield regeneration.
Planning status: Not allocated, but within existing settlement area.



This site at the southern end of the Bourneville Estate is leased to Weston Football Club. The whole site is 4.8ha including a football pitch, car parking and allotments (which are in the ownership of Weston Town Council), as well as land safeguarded by Network Rail – however we are only proposing partial re-development.

Opportunities

The hardstanding and allotment areas at this site could potentially be re-configured to accommodate some housing (subject to agreement with the Town Council and replacement of allotments).

Land adjacent to the site but not in council-ownership is also believed to be available for development. The two areas could be planned together to provide some good quality affordable or low-cost housing. There may also be opportunities for enhancing the pitches and associated sports provision.

Challenges

The site is likely to struggle to prove financially viable and is likely to be of most interest to providers of affordable housing. Access is difficult.

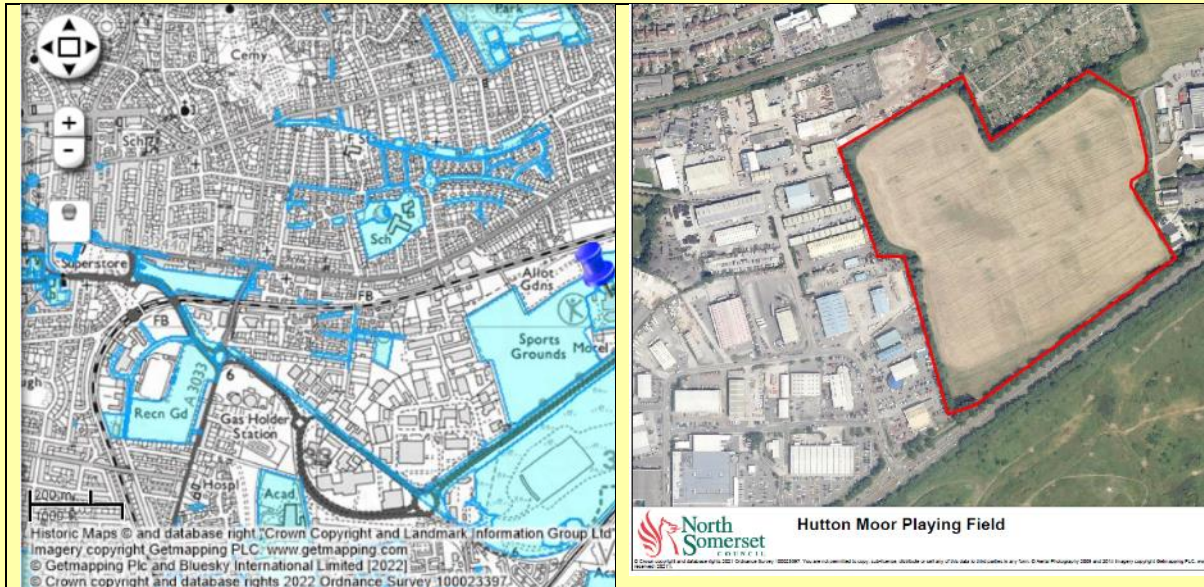
The planning of any proposals would need to be thought through very carefully to ensure that sporting uses and other community benefits were maintained and ideally improved, and so that the development benefited the wider area.

Timeline

Due to the challenges of this site, it is likely to be a medium-term prospect and would not come forward until the mid- to late-2020s.

4.2.4. Land at Hutton Moor playing fields, Weston-super-Mare

Location: Weston-super-Mare, within settlement.
Type of site: Sports pitches.
Planning status: Not allocated, but within existing settlement area.



Opportunities

There are small areas of land around the Hutton Moor playing fields that could be suitable for small-scale housing, perhaps affordable or community-led schemes, without affecting the existing leisure centre and sports pitches.

Challenges

Development would have to carefully consider the existing leisure uses to make sure that their ongoing use isn't compromised.

Any larger-scale development would only happen as part of a longer-term re-configuration or re-location of facilities.

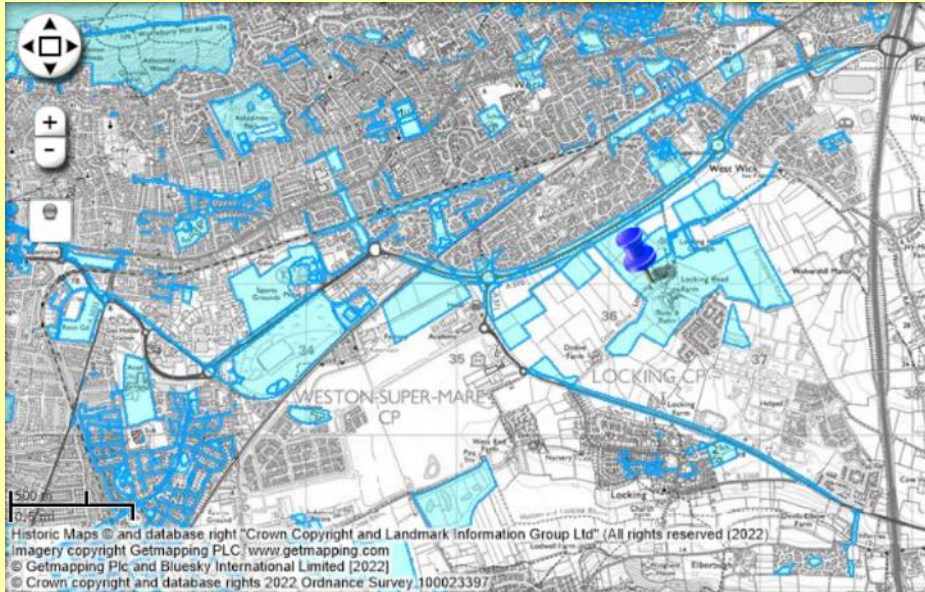
Financial values are not especially high, so the site is most likely to be suitable for affordable or community housing.

Timescale

It is unlikely that any development would happen until the mid- to late-2020s.

4.2.5. Parklands Phase 3

Location: South-east of Weston-super-Mare.
Type of site: Greenfield.
Planning status: Dependent on specific proposals.



Opportunities

The council has planning consent for 700 homes plus employment and a primary school at Parklands Village at the edge of Weston.

There is potential to look at the masterplan for this land, and around the rest of the land owned by North Somerset Council in this location, to see if any further housing or employment could be provided.

As with the first two phases of Parklands, we would seek to ensure all development was good quality and met high standards of sustainability. We would seek to exceed policy requirements in relation to affordable housing.

Challenges

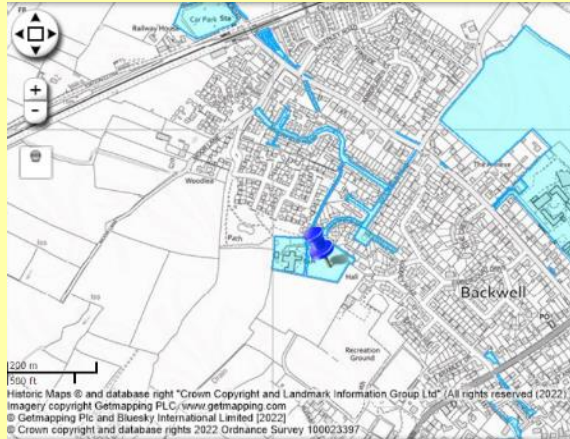
Any proposals would need to be considered in the context of the wider strategic development area to ensure that it fits well with design guidelines and infrastructure requirements.

Timeline

It is unlikely that any development would happen until the mid to late-2020s.

4.2.6. Land by West Leigh School, Backwell

Location: Backwell, edge of settlement.
Type of site: Greenfield.
Planning status: Not allocated and outside of settlement boundary.



This is a small site adjacent to West Leigh school at Backwell.

Opportunities

This site is in a sustainable location very close to the railway station.

Although the site is greenfield and outside of the settlement boundary, planning rules could potentially allow the site to come forward as a 'rural exception' site. For example, as 100% affordable housing, if there was local support.

High standards of design and sustainability would be expected.

Challenges

The site is a greenfield site outside of the settlement boundary, which is likely to be locally sensitive.

It is known that an adjacent landowner is promoting a large development on their land. If this was given permission, or if the location was identified as an area of growth in the Local Plan, then any development on the council land would need to fit in with over-arching masterplans and infrastructure proposals for the wider area.

Timescale

It is unlikely that any development would happen until the mid- to late-2020s.

4.3. Future Local Plan sites

We have some landholdings in locations that are being considered for growth in the emerging Local Plan.

In our role as landowner, we believe that, where such sites are within the spirit and the scope of future Local Plan growth, they should be put forward for development.

This means they can contribute to identified needs for housing and employment land, ensuring continued delivery of the council's objectives around affordable housing and better standards of sustainability and design.

All such proposals will be subject to the Local Plan process, which includes extensive technical assessments, public consultation and an independent examination in public. Land owned by North Somerset Council will be considered in the same way as that owned by any other party.

The sites under consideration are:

- Eastermead Farm, Banwell: the new Banwell Bypass will pass through the site, meaning that the current agricultural use of this smallholding will be disrupted. It is unlikely that the whole site would be suitable for development, but some parts could potentially accommodate housing or employment. There are constraints which would need to be allowed for, including the heritage of the existing Banwell settlement and ecological concerns including bats.
- Youngwood Lane, Nailsea: this field is currently within the strategic gap between Backwell and Nailsea, however an adjacent landowner has secured consent for 450 homes, and the area is being considered for more significant growth.
- Grange Farm, Hutton: much of this site is unsuitable for development, particularly the areas in the flood zone. There is potential scope for development in the areas closer to Hutton. These would need to be sympathetic to the rural character of that village.

If allocated in the Local Plan, these sites would be unlikely to be developed until the 2030s and the specific objectives for each one would be agreed nearer that time. As they are of a reasonable size, it is hoped that they could accommodate a good mix of housing and other development, and that high standards of design and sustainability would be pursued throughout.

We also own sites in locations which have not been included in the options for Local Plan growth. If for any reason the growth areas change, we would look to promote suitable sites in those locations.

Questions

The [consultation questionnaire](#) asks for your views on the following questions:

- 1) If the council owns land in areas that the new Local Plan identifies as suitable for growth, do you agree that the council should then seek to develop its land in those areas?
- 2) Please explain the reasons for your answer to question 1.
- 3) Eastermead Farm, Banwell: what are your views on the possible development of this site, if it the general location is confirmed as an area of growth in the Local Plan?
- 4) Grange Farm, Hutton: what are your views on the possible development of this site, if the general location is confirmed as an area of growth in the Local Plan?
- 5) Land at Youngwood Lane, Nailsea: what are your views on the possible development of this site, if the general location is confirmed as an area of growth in the Local Plan?

4.4. Car parks

We want to prioritise brownfield regeneration sites, as this helps to reduce development pressures on less sustainable locations and greenfield sites.

Many of the most suitable brownfield sites in our ownership are car parks, and this is an option being explored by many other local authorities.

Opportunities

The small size of most car parks means that they could be re-developed relatively quickly. They could provide an ideal opportunity for affordable housing and / or community-led housing proposals, or for small-scale commercial development. Most are in sustainable locations in town centres and near to local facilities.

To avoid loss of car parking spaces, one option would be to build above car parks. This has been successfully trialled in other areas.

Challenges

We know that some proposals will cause concern about loss of parking spaces. This would need to be allowed for through the promotion of sustainable travel and/or the provision of alternative parking.

If homes are built above car parks, care would be needed to ensure a good quality of design and living conditions for residents.

Timescale

We are at the early stages of exploring the use of car parks as an opportunity for development, and there is no specific timescale for bringing them forward.

Questions:

The [consultation questionnaire](#) asks for your views on the following questions:

- 1) What are your views on the potential development of car parks for homes or employment premises?
- 2) What do you think about the idea of building “houses on stilts” above car parks?
- 3) Are there any car parks you would like to suggest as being suitable for development? If so, which ones?

5. Sites proposed to be removed from the development list

The following sites were previously considered for development, but are proposed to be removed from the list of options:

- Midhaven / Queensway: this site is allocated in the Site Allocations Plan for an estimated 35 dwellings. Any development would require the re-provision of the football pitches that are on the site. Searches have not found any suitable options to facilitate this re-provision within the required distances. It is proposed that the site be removed from the list of residential allocations in the new Local Plan.
- Nailsea School playing field (Golden Valley): this is not well-used by the school and was considered for development because of its central location. It is possible that, if the school grew in the future, the field might be needed again, and so it is proposed to be dropped from the list. Nailsea Town Council has expressed an interest in taking over the field in the interim, until such time as it might be needed by the school.
- Mendip Road, Yatton: part of this site has already been agreed to be transferred to the Parish Council for use as a Garden of Rest. The site would need improved access if it were to be used for development, which would be expensive and difficult to achieve. The partial use as a Garden of Rest would require careful consideration if any development proposals were to come forward. Yatton Parish Council has expressed an interest in taking over the site to protect the space as green infrastructure.

Two medium to large sites around Pill and Ham Green and one site in Winscombe were also considered for development. The emerging Local Plan does not include any growth in these locations, consequently they have not been put forward for consideration. If the Local Plan changes, there may be potential to re-consider this position.

Questions:

The [consultation questionnaire](#) asks whether you agree with the removal of these sites from the development list, and what your reasons are for that view.

6. Additional suggestions for sites

The sites above have been identified by specialist consultants and council officers/members as having some potential for development.

We would welcome any further suggestions for council-owned sites that you may think are suitable for development but which we have not included in this document. These can be provided using the [consultation questionnaire](#).

7. General comments on the development programme

We recognise that people responding to this consultation may have further comments or views about the development programme. The [consultation questionnaire](#) includes a section for any such comments.

8. Glossary

Allocated Site: A sites that has been designated for development in the Site Allocations Plan.

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

Appropriation: a process whereby the council as the landowner of a site, changes the purpose for which the land is held or intended to be used (for example from “residential” to “education”).

Area of Outstanding Natural Beauty (AONB): An area designated for its national landscape beauty value. The primary purpose is to conserve and enhance the natural beauty of the landscape. North Somerset contains part of the Mendip Hills AONB.

Brownfield Land / Sites: Land which is or was previously occupied by a permanent structure, including buildings and any associated infrastructure.

Commercial development: employment buildings, shops, or other business-related premises (for example offices, warehouses or shops).

Community-led housing: a housing project brought forward by a local community for long-term occupation by people from within that community.

Extra Care Housing: a form of sheltered housing that provides additional support to residents. It can act as an alternative to residential care homes for people who want to be more independent but still need some day-to-day care.

Greenfield Land / Sites: Land that has not previously been developed, usually agricultural or amenity land.

Homes England: the government agency responsible for delivering homes and regeneration.

Homes England Local Authority Accelerated Construction (LA-AC): a programme of funding run by Homes England to support local authorities in speeding up the delivery of housing proposals on their land.

Local Plan: a plan produced by the council in its role as the Local Planning Authority, in consultation with the community. It sets out a vision for future development in the area and is used to help guide local planning-related decisions (such as where to build new housing). In North Somerset, a new Local Plan covering the period up to 2038 is currently being developed.

Modern Methods of Construction: a method of constructing buildings based on the use of precision-engineered components constructed in a factory and then brought to site for assembly.

Nationally Described Space Standard (NDSS): A national set of space requirements for all new dwellings. These set out the minimum total floor area for a dwelling based on its size and number of occupants. They also set out specific area and dimension requirements for key parts of the home, including bedroom sizes and storage space.

National Planning Policy Framework (NPPF): A document which (along with the National Planning Policy Guidance (NPPG) document) sets out the government's economic, environmental, and social planning policies for England, and how these are expected to be applied to local and neighbourhood plans, and to decisions on planning applications.

One Public Estate: A government scheme supporting locally led partnerships of public sector bodies to repurpose their land for housing, regeneration, and other local uses.

Passivhaus: a quality assurance certification process for the design and construction of low energy buildings. Passivhaus-certified homes are required to demonstrate a very high standard of sustainability with excellent insulation and low energy bills for residents.

Regeneration: projects that seek to improve neighbourhoods or local areas through environmental improvements and/or community development initiatives.

Registered Providers: Not-for-profit organisations that build, own and manage affordable housing (sometimes known as Housing Associations).

Rural Exception Sites: Sites outside of settlements which normally wouldn't be developed, but which may be allowed to be brought forward to meet identified local affordable housing needs.

Settlement boundary: The area of a settlement within which specific development policies apply. Settlement boundaries do not necessarily include the entire town or village.

Site Allocations Plan: A plan agreed by the Council in 2018 following extensive consultation and an Independent Examination. The plan sets out the sites to be developed in North Somerset for housing or employment over the period to 2026.

This publication is available in large print, Braille or audio formats on request.

Help is also available for people who require council information in languages other than English.

Please contact 01934 426 775



Please use this questionnaire to give your views on the issues spelled out in the document 'Better places, homes and jobs' at www.n-somerset.gov.uk/nscsites

The question-numbers here are based on the sections in that document

* Asterisk indicates mandatory questions

This consultation closes at 9am on 20 June 2022

If you have any questions about this survey or need the questionnaire in another format contact us by email at development.sites@n-somerset.gov.uk

This is a lookalike version of the online questionnaire, provided in order to help people get an overview of what is being asked.

We aren't taking responses in hard copy, so to take part please use the online questionnaire at www.n-somerset.gov.uk/nscsites

Q0 *Are you responding...?

- As an individual [Goes to Q0d]
- Giving the official response on behalf of an organisation [Goes to Q0a to Q0c]

Q0a * What is the name of the organisation you are answering on behalf of?

Q0b *In case we want to get back to you to discuss your answers, what is...?

Your role in that organisation you are answering on behalf of

Q0c *Your email address

Box only takes a single email address

Q0d ***What is your postcode?**

We will delete the last letter of all postcodes at the earliest stage of analysis to preserve anonymity

This box only accepts postcode format

Q0e **[Ask All]**

***Which aspect of the proposals would you like to comment on?**

Please tick any that apply

- Objectives of the development programme (Section 1 of the document) [Goes to Q1]
- Sites proposed to be included in the development programme (Section 4 of the document)[Goes to Q4]
- Sites proposed to be removed from the development programme (Section 5 of the document) [Goes to Q5_1]
- Additional suggestions for sites to be included in the development programme (Section 6 of the document) [Goes to Q6]
- Additional comments (Section 7 of the document) [Goes to Q7]

Section 1 Introduction : Objectives of the development programme

Q1 **What are your views on the objectives of the development programme?**

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Q1a **Please rank these objectives in terms of importance to you....**

	Most important	2nd most important	3rd most important	4th most important
To provide homes and jobs that meet the needs of our communities, whilst also helping deliver government targets for housing supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To create better quality and more sustainable developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To deliver sites that the market won't deliver, such as difficult brownfield land and employment sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q1d To generate funding to help deliver other priorities such as improvements to schools, transport or leisure facilities

Q1e **Are there any other objectives that you think the council should seek to deliver through its development programme?**

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Section 4: Comments on sites proposed to be included in the development programme

Q4 ***Which sites do you want to comment on?**

'Section' refers to the section in the consultation document

Please tick any that apply

- Weston Town Centre sites (section 4.1.1 in the document) [Goes to Q4_1.1]
- Parklands Village phase 2 (section 4.1.2) [Goes to Q4_1.2]
- Land north of Churchill Avenue, Clevedon (section 4.1.3) [Goes to Q4_1.3]
- Land at Slade Road / Downside, Portishead (section 4.1.4) [Goes to Q4_1.4]
- Nailsea library area (section 4.1.5) [Goes to Q4_1.5]
- Land at Fryth Way, Nailsea (section 4.1.6) [Goes to Q4_1.6]
- Castlewood, Clevedon (section 4.2.1 in the document) [Goes to Q4_2.1]
- Hangstone Quarry, Clevedon (section 4.2.2) [Goes to Q4_2.2]
- Land at Oldmixon Recreation Ground (section 4.2.3) [Goes to Q4_2.3]
- Land at Hutton Moor playing field, Weston-super-Mare (section 4.2.4) [Goes to Q4_2.4]
- Parklands Phase 3 (section 4.2.5) [Goes to Q4_2.5]
- Land by West Leigh School, Backwell (section 4.2.6) [Goes to Q4_2.6]
- Future Local Plan sites (section 4.4) [Goes to Q4_3]
- Car parks (section 4.4) [Goes to Q4_4]

Q4.1.1a **Allocated site: Weston Town Centre sites** (section 4.1.1 in the document)

Do you think these sites should be brought forward for development?

- Yes
- No
- Not sure

Q4.1.2b **Why do you think that?**

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Q4_1.1c **If the sites were brought forward for development, what are your top three priorities for the sites?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [Goes to c1 below]
- Commercial uses (employment buildings)
- Community uses [Goes to c2 below]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [Goes to c3 below]

Q4_1.1c **What other types of housing?**

1

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Q4.1.1c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_1.1c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_1.1d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4_1.1e **Please set out any other suggestions or concerns you have about the possible development of these sites**

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Q4_1.2a **Allocated site: Parklands Village phase 2 (section 4.1.2)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_1.2b **Why do you think that?**

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Q4_1.2c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to c3 below**]

Q4_1.2c **What other types of housing?**

1

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Q4_1.2c **What community uses?**

2

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Q4_1.2c **What other uses?**

3

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Q4_1.2d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4_1.2e **Please set out any other suggestions or concerns you have about the possible development of this site**

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Q4_1.3a **Allocated site: Land north of Churchill Avenue, Clevedon (section 4.1.3)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q41.3b **Why do you think that?**

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Q4_1.3c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [Goes to c1 below]
- Commercial uses (employment buildings)
- Community uses [Goes to c2 below]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [Goes to c]

Q4_1.3c **What other types of housing?**

1

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Q4_1.3c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_1.3c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_1.3d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4_1.3e **Please set out any other suggestions or concerns you have about the possible development of this site**

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Q4_1.4a **Allocated site: Land at Slade Road / Downside, Portishead (section 4.1.4)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_1.4b **Why do you think that?**

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Q4_1.4c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to c3 below**]

Q4_1.4c **What other types of housing?**

1

left characters left [250 characters with spaces]

Q4_1.4c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_1.4c **What other uses?**

3

left characters left [250 characters with spaces]

Q4.1.4d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4_4.1e **Please set out any other suggestions or concerns you have about the possible development of this site**

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Q4_1.5a **Allocated site: Nailsea Library area (section 4.1.5)**

If the decision was made to move the library service, what is your preferred option for this site?

- To retain the library building but to lease or sell it to another user
- To sell the library land and allow a comprehensive re-development of this part of the shopping precinct

Q4_1.5b **Please indicate the uses you might like to see within the building?**

Please tick any that apply

- Cafe or restaurant
- More shops
- Office or shared workspace
- Other

Q4_1.5b **What other uses?**

1

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Q4_1.5c **What are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to Q1c**]

Q4_1.5c **What other types of housing?**

1

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Q4_1.5c **What community uses?**

2

left characters left [**250 characters with spaces**]

Q4_1.5c **What other uses?**

3

left characters left [**250 characters with spaces**]

Q4.1.5d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4.1.5e **Please set out any other suggestions or concerns you have about the possible development of this site**

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Q4_1.6a **Allocated site: Land at Fryth Way, Nailsea (section 4.1.6)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_1.6b **Why do you think that?**

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Q4_1.6c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [Goes to c1 below]
- Commercial uses (employment buildings)
- Community uses [Goes to c2 below]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [Goes to c3 below]

Q4_1.6c **What other types of housing?**

1

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Q4_1.6c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_1.6c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_1.6d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4_1.6e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Q4_2.1a **Potential future site: Castlewood, Clevedon (section 4.2.1)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_2.1b **Why do you think that?**

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Q4_2.1c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to c3 below**]

Q4_2.1c **What other types of housing?**

1

left characters left [250 characters with spaces]

Q4_2.1c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_2.1c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_2.1d **If there are any opportunities or objectives that you think we have missed what are they?**

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Q4_2.1e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Q4_2.2a **Potential future site: Hangstone Quarry, Clevedon (section 4.2.2)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_2.2b **Why do you think that?**

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Q4_2.2c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [Goes to c2 below]
- Commercial uses (employment buildings)
- Community uses [Goes to c2 below]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [Goes to c3 below]

Q4_2.2c **What other types of housing?**

1

left characters left [250 characters with spaces]

Q4_2.2c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_2.2c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_2.2d **If there are any opportunities or objectives that you think we have missed what are they?**

left characters left [1200 characters with spaces]

Q4_2.2e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Q4_2.3a **Potential future site: Land at Oldmixon Recreation Ground (section 4.2.3)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_2.3b **Why do you think that?**

left characters left [600 characters with spaces]

Q4_2.3c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to c3 below**]

Q4_2.3c **What other types of housing?**

1

left characters left [**250 characters with spaces**]

Q4_2.3c **What community uses?**

2

left characters left [**250 characters with spaces**]

Q4_2.3c **What other uses?**

3

left characters left [**250 characters with spaces**]

Q4_2.3d **If there are any opportunities or objectives that you think we have missed what are they?**

left characters left [**1200 characters with spaces**]

Q4_2.3e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Q4_2.4a **Potential future site: Land at Hutton Moor playing field, Weston-super-Mare (section 4.2.4)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_2.4b **Why do you think that?**

left characters left [600 characters with spaces]

Q4_2.4c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to c3 below**]

Q4_2.4c **What other types of housing?**

1

left characters left [**250 characters with spaces**]

Q4_2.4c **What community uses?**

2

left characters left [**250 characters with spaces**]

Q4_2.4c **What other uses?**

3

left characters left [**250 characters with spaces**]

Q4_2.4d **If there are any opportunities or objectives that you think we have missed what are they?**

left characters left [**1200 characters with spaces**]

Q4_4.2e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Q4_2.5a **Potential future site: Parklands Phase 3 (section 4.2.5)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_2.5b **Why do you think that?**

left characters left [600 characters with spaces]

Q4_2.5c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [Goes to c1 below]
- Commercial uses (employment buildings)
- Community uses [Goes to c2 below]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [Goes to c3 below]

Q4_2.5c **What other types of housing?**

1

left characters left [250 characters with spaces]

Q4_2.5b **What community uses?**

2

left characters left [250 characters with spaces]

Q4_2.5c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_2.5d **If there are any opportunities or objectives that you think we have missed what are they?**

left characters left [1200 characters with spaces]

Q4_2.5e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Q4_2.6a **Potential future site: Land by West Leigh School, Backwell (section 4.2.6)**

Do you think this site should be brought forward for development?

- Yes
- No
- Not sure

Q4_2.6b **Why do you think that?**

left characters left [600 characters with spaces]

Q4_2.6c **If the site was brought forward for development, what are your top three priorities for the site?**

Maximum of three choices

- New, good quality affordable housing
- New, good quality private housing to rent
- New, good quality private housing to buy
- Other types of housing [**Goes to c1 below**]
- Commercial uses (employment buildings)
- Community uses [**Goes to c2 below**]
- Quality of design & construction
- Quality of landscaping and green infrastructure
- Low carbon development / high standards of environmental sustainability
- Use of new technologies
- Pace of delivery
- Other [**Goes to c3 below**]

Q4_2.6c **What other types of housing?**

1

left characters left [250 characters with spaces]

Q4_2.6c **What community uses?**

2

left characters left [250 characters with spaces]

Q4_2.6c **What other uses?**

3

left characters left [250 characters with spaces]

Q4_2.6d **If there are any opportunities or objectives that you think we have missed what are they?**

left characters left [1200 characters with spaces]

Q4_2.6e **Please set out any other suggestions or concerns you have about the possible development of this site**

left characters left [1200 characters with spaces]

Section 4.3. Future Local Plan sites

Q4_3a **If the council owns land in areas that the new Local Plan identifies as suitable for growth, do you agree that the council should then seek to develop its land in those areas?**

- Yes
 No

Q4_3a1 **Please explain your reasons**

left characters left [1200 characters incl spaces]

Q4_3b **Eastermead Farm, Banwell: what are your views on the possible development of this site, if the general location is confirmed as an area of growth in the Local Plan?**

left characters left [1200 characters incl spaces]

Q4_3c **Grange Farm: what are your views on the possible development of this site, if the general location is confirmed as an area of growth in the Local Plan?**

left characters left [1200 characters incl spaces]

Q4_3d **Youngwood Lane: what are your views on the possible development of this site, if the general location is confirmed as an area of growth in the Local Plan?**

left characters left [1200 characters incl spaces]

Section 4.4. Car parks

Q4_4a **What are your views on the potential development of car parks for homes or employment premises?**

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Q4_4b **What do you think about the idea of building ‘homes on stilts’ above car parks?**

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Q4_4c **Are there any car parks that you would like to suggest as being suitable for development?**

- Yes
 No [Go to Q4_4d]

Q4_4d **Which car parks are suitable for development?**

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Section 5. Sites proposed to be removed from the development list

Q5_1 **Do you think that these sites should be removed from the list of potential development sites?**

Midhaven / Queensway **Yes** **No** **Not sure**

Q5_1a **Why do you think that?**

left characters left [600 characters incl spaces]

Q5_2 Nailsea School playing field
(Golden Valley)

Q5_2a **Why do you think that?**

left characters left [600 characters incl spaces]

Q5_3 Mendip Road Yatton

Q5_3a **Why do you think that?**

left characters left [600 characters incl spaces]

6. Additional suggestions for sites to be included in the development programme

Q6 **Are there are any other North Somerset Council-owned sites, not mentioned in the consultation document, which you would like to see considered for development?**

- Yes [Goes to Q6a]
 No [Goes to Q7]

Q6a **How many sites?**

- Just one
- Two
- Three
- Four
- Five

Sorry five is the maximum number on this consultation, so if you have more in mind, pick the priority five

Q6_1 **Which is the first site you suggest?**

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Q6_1a **Why do you think this is a suitable site?**

left characters left [600 characters incl spaces]

Q6_2 **Which is the second site you suggest?**

left characters left [200 characters incl spaces]

Q6_2a **Why do you think this is a suitable site?**

left characters left [600 characters incl spaces]

Q6_3 **Which is the third site you suggest?**

left characters left [200 characters incl spaces]

Q6_3a **Why do you think this is a suitable site?**

left characters left [600 characters incl spaces]

Q6_4 **Which is the fourth site you suggest?**

left characters left [200 characters incl spaces]

Q6_4a **Why do you think this is a suitable site?**

left characters left [600 characters incl spaces]

Q6_5 **Which is the fifth site you suggest?**

left characters left [200 characters incl spaces]

Q6_5a **Why do you think this is a suitable site?**

left characters left [600 characters incl spaces]

7. General comments on the development programme

Q7 **Do you have any other suggestions**

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Many thanks. Please press Submit to send off your response

The next thing you'll see is the North Somerset Council website, as acknowledgement that your answers have been successfully received



NAILSEA TOWN COUNCIL
PLANNING COMMITTEE

Minutes of the Planning Committee held on
Wednesday 6 April 2022 at 7:30pm at Tithe Barn, Church Lane, Nailsea.

PRESENT: Cllr Argles, Cllr Barber, Cllr Bird, Cllr M Blatchford, Cllr Ellis, Cllr Hobbs, Cllr Hopkinson, Cllr Hunt, Cllr Frappell, Cllr Lees (in the Chair), Cllr Middleton, Cllr Packham, Cllr Smith, Cllr Tonkin, the Town Clerk and Assistant Clerk, and a member of the public.

P30/22 **APOLOGIES**

Apologies were accepted and received from Cllr Miller and Cllr Watts.

P31/22 **DECLARATIONS OF INTERESTS**

Cllr Tonkin declared a personal interest that as Chairman of the North Somerset Council's Planning and Regulatory Committee, he will not vote on any of the applications submitted to this committee, as it could be deemed that he has pre-determined the application.

Cllr Ellis declared a personal interest in agenda item 5c due to his involvement with the Scouts.

Cllr Smith declared a personal interest in application 0537/22 – 7 Bucklands Lane, as the applicant is a friend.

Cllr Lees declared a personal interest in application 0537/22 – 7 Bucklands Lane, as the applicant is known to him.

P32/22 **PUBLIC PARTICIPATION**

There was no public participation.

P33/22 **CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 23RD FEBRUARY AND 16TH MARCH 2022**

The minutes 23rd February and 16th March were confirmed as an accurate record of the meeting and signed by the Chair.

P34/22 **PLANNING**

a) **Consideration of plans received from North Somerset Council**

1477/21 – Coombe Grange, Youngwood Lane

1478/21 – Coombe Grange, Youngwood Lane

Cllr Middleton proposed and Cllr Packham seconded that the applications be recommended for approval.

The vote passed with a majority in favour.

0576/22 – 8 Mayfair Avenue

Cllr Middleton proposed and Cllr Frappell seconded that the application be recommended for approval.

The vote passed with a majority in favour.

0593/22 – Nailsea Wall Farm, Nailsea Wall Lane

The application was noted by the Council and passed back to the Case Officer with no comment.

0537/22 – 7 Bucklands Lane

The application was referred back to the Case Officer with no comment from the Council.

0763/22 – Land North of Youngwood Lane and East of Netherton Wood Lane

The application was noted by the Council and passed back to the Case Officer with no comment.

b) Decisions made by Planning Officers, February and March 2022

The meeting noted the decisions.

c) Nailsea Licensing Applications

The meeting noted the application.

P35/22

FINANCIAL MATTERS

a) Statement of Income and Expenditure for committee to 31 March 2022

The meeting noted the statement.

b) Specified Reserves

The meeting noted the Specified Reserves.

P36/22

TO DISCUSS AIR BNB RENTALS

The meeting was advised that there is a lack of ruling in regards to Airbnb properties and how the buildings can be sold, e.g. a structure used for letting sold as a separate dwelling from the property. It was felt that North Somerset Council need to promote the current rules and guidelines that are there, and that consideration on these needs to be included in the Local Plan.

P37/22

TO REVIEW THE STREET NAME DETAILS FOR THE ENGINE LANE DEVELOPMENT

The meeting noted the details.

P38/22

TO REVIEW THE REPORT FROM CLLR LEES OF THE NORTH SOMERSET LOCAL PLAN PREFERRED OPTIONS CONSULTATION MARCH 2022

The meeting discussed the report and items that the committee felt should be included in the response to the Local Plan consultation were advised. These include;

- The narrowness of roads and lack of pavements surrounding new developments
- Lack of confirmed road infrastructure, and how this will be financed
- House developments cannot go ahead without the infrastructure to support them
- No allowances have been made for additional health, recreational or schooling facilities, and there is no land available for this in the current proposals
- Lack of renewable energy projects, some of which are already in process
- Changes to the railway station that offer very little benefits, including no mention of disabled access
- Lack of facilities for young people
- Does not show a sustainable transport system or how it will be delivered
- Present transport strategy advises that North Somerset Council will 'support' plans rather than 'implement' them
- No road improvements proposed for the north of Nailsea, and no plans shown for local employment which would force people to travel out of the area for work

Cllrs Lees and Bird will work with the Clerk to produce a formal response on behalf of the Town Council including the points raised at the meeting.
The formal response will be circulated to Councillors prior to its submission to North Somerset Council.

P39/22 **TREES AND TREE PRESERVATION ORDERS**
The meeting noted the orders.

P40/22 **MATTERS FOR INFORMATION**
There were no matters for information.

The meeting closed at 8:48pm.

Chairman's signature: _____ Date: _____

DRAFT

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 6 APRIL 2022

A list of planning applications received from North Somerset Council with comments from the above committee.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	PROPOSAL	COMMENTS
6141	1477/21	FUL	Youngwood Lane	Coombe Grange	Change of use and conversion of agricultural building to residential dwelling with erection of car port.	Recommended for approval.
6142	1478/21	LBC	Youngwood Lane	Coombe Grange	Listed building consent for conversion of barn to dwelling with internal works and external alterations.	Recommended for approval.
6144	0576/22	FUH	Mayfair Avenue	8	Proposed loft conversion with 1no flat roof rear dormer.	Recommended for approval.
6145	0593/22	LDE	Nailsea Wall Lane	Nailsea Wall Farm	Certificate of lawfulness for the development and residential occupation of a mobile home situated on land at Nailsea Wall Farm.	Nailsea Town Council pass the application on to the Planning Officer with no comment.
6146	0537/22	FUL	Bucklands Lane	7	Application to vary conditions 2, 5 and 6 of application 21/P/2018/FUL (pursuant to application 19/P/2714/FUL (allowed at appeal ref: APP/D0121/W/20/3259589); erection of dwelling) to agree amendments to the approved plan list to grant a change in ridge height (condition 2), replace the approved drainage plan (1093-17 / 3051 A) with a more detailed drainage scheme (condition 5), and change the approved render finish to brick on the proposed side and rear elevations (except proposed rear dormers) (condition 6).	Nailsea Town Council pass the application on to the Planning Officer with no comment.

6147	0763/22	MOD	Youngwood Lane	Land North of Youngwood Land and East of Netherton Wood Lane	Modification of Section 106 legal agreement on permission 16/P/1677/OT2 to amend the mortgage exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area.	Nailsea Town Council pass the application on to the Planning Officer with no comment.
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DRAFT



NAILSEA TOWN COUNCIL
PLANNING COMMITTEE

Minutes of the Planning Committee held on
Wednesday 27 April 2022 at 7:30pm at Tithe Barn, Church Lane, Nailsea.

PRESENT: Cllr Argles, Cllr Barber, Cllr M Blatchford, Cllr Bird, Cllr Frappell, Cllr Hobbs, Cllr Hopkinson, Cllr Hunt, Cllr Miller, Cllr Lees (in the Chair), Cllr Packham, Cllr Smith, Cllr Tonkin, Cllr Watts, the Assistant Clerk and the Comms and Media Officer. Plus Cllr J Blatchford, Cllr Houlbrook, Cllr Kushner, Cllr Steel and members of the public.

P41/22 **APOLOGIES**

Apologies were received and accepted from Cllr Ellis and Cllr Middleton.

P42/22 **DECLARATIONS OF INTERESTS**

Cllr Tonkin declared a personal interest that as Chairman of the North Somerset Council's Planning and Regulatory Committee, he will not vote on any of the applications submitted to this committee, as it could be deemed that he has pre-determined the application. Cllr Tonkin also declared an interest as a member of the North Somerset Local Plan Steering Group.

P43/22 **PUBLIC PARTICIPATION**

No members of the public wished to speak.

P44/22 **TO CONSIDER THE FORMAL RESPONSE TO THE NORTH SOMERSET COUNCIL LOCAL PLAN 2038 PREFERRED OPTIONS CONSULTATION**

The meeting discussed that the draft response to the Local Plan 2038 highlighted all of the issues that needed to be raised with North Somerset Council, but that in the concluding paragraph should specific the concerns of roads.

Cllr Packham proposed and Cllr Miller seconded

RECOMMENDATION:

that Nailsea Town Council submit the draft Local Plan 2038 response to North Somerset Council prior to the deadline of 29 April 2022, and it be discussed at Town Council on 4 May 2022 with any updates or further points decided at the meeting passed to North Somerset Council to be included in the response.

The vote was unanimous.

It was advised that the Climate Emergency Working Party are due to meet and will be discussing the requirements for Housing Standards, and any updates that are recommended to be included in the response will be passed on to the Clerk and Assistant Clerk.

P45/22 **PLANNING**

Consideration of plans received from North Somerset Council

0598/22 – 12 Newton Green

Cllr Packham proposed and Cllr Bird seconded that the application be recommended for approval.

The vote passed with a majority in favour.

0650/22 – 19 Valley Way Road

Cllr Packham proposed and Cllr Hopkinson seconded that the application be recommended for refusal due to the extension interrupting the existing building line of the street for Meadow Close, and being an overdevelopment of the site.

The vote passed with a majority in favour.

0816/22 – 7 Woodland Road

Cllr Hobbs recommended and Cllr Argles seconded that the application be recommended for approval.

The vote passed with a majority in favour.

0899/22 – Old Kingshill Court, Kingsmead

Cllr Packham recommended and Cllr Watts seconded that the application be recommended for approval.

The vote passed with a majority in favour.

0890/22 – 69 Southfield Road

Cllr Argles recommended and Cllr Bird seconded that the application be recommended for approval.

The vote passed with a majority in favour.

0912/22 – 7 Bruton Close

Nailsea Town Council pass the application on to the Planning Officer with no comment.

0927/22 – 3 Claremont Gardens

Cllr Packham recommended and Cllr Watts seconded that the application be recommended for approval.

The vote passed with a majority in favour.

P46/22 LICENSING APPLICATIONS

There were no licensing applications received.

The meeting closed at 7:48pm.

Chairman's signature: _____ Date: _____

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 27 APRIL 2022

A list of planning applications received from North Somerset Council with comments from the above committee.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	PROPOSAL	COMMENTS
6148	0598/22	FUH	Newton Green	12	Mr Bernard Druce	Recommended for approval.
6149	0650/22	FUH	Valley Way Road	19	Mr Matthew Stone	Recommended for refusal due to the extension interrupting the existing building line of the street for Meadow Close, and being an overdevelopment of the site.
6150	0816/22	HHPA	Woodland Road	7	Mr Dylan Taylor	Recommended for approval.
6151	2829/21	FUL	Nailsea Park	Nailsea Skate Park	Mrs Lauren Moke	Nailsea Town Council pass the application on to the Planning Officer with no comment.
6152	0899/22	HHPA	Kingsmead	Old Kingshill Court	Samantha Wright	Recommended for approval.
6153	0890/22	FUH	Southfield Road	69	Mr James Rollo & Mrs Carly Davis-Rollo	Recommended for approval.
6154	0912/22	FUH	Bruton Close	7	Mr Tom Densley	Nailsea Town Council pass the application on to the Planning Officer with no comment.
6155	0927/22	FUH	Claremont Gardens	3	Darran & Rachael Moody	Recommended for approval.
6156	0946/22	AOC	Engine Lane	Land to the West of		Nailsea Town Council pass the application on to the Planning Officer with no comment.
6157	0947/22	AOC	Youngwood Lane	Land North of Youngwood Lane and East of Netherton Wood Lane		Nailsea Town Council pass the application on to the Planning Officer with no comment.

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 18 MAY 2022

A list of planning applications received from North Somerset Council with comments from the above committee.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
6158	0928/22	FUH	Whitesfield Road	44	Hutson	Erection of a two storey rear extension, with raised patio and solar panels.	
6159	0973/22	NMA	Stock Way South	Tower House Medical Centre	Hazel Payne	Non material amendment to planning permission 21/P/2584/FUL - addition of external lighting to DDA - compliant access ramp and entrance steps.	Already APPROVED by North Somerset Council – see Clerk’s Report.
6160	2525/22	FUL	Shaftesbury Close	56	Mr Nigel Hammond	Erection of new dwelling.	
6161	1010/22	FUH	Spindleberry Grove	36	Mr & Mrs Sidgwick	Proposed erection of a single storey rear extension and partial conversion of the existing garage.	

14 April 2022

Our Ref: 506/A3/CC

coral@grassroots-planning.co.uk

07818 426 490

Development Management
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

Dear Sir / Madam,

S73 Application to vary Condition 2 (Approved Plans) of permission 20/P/0861/FUL: Erection of 14 no. dwellings, provision of access, public open space, drainage, landscaping and ancillary works

Land east of Youngwood Lane, Nailsea

On behalf of Woodstock Homes, Grass Roots Planning have been instructed to prepare and submit an application to vary the approved plans on the above permission.

Since the application was granted permission in January 2022, technical work has been undertaken by Woodstock Homes who are going to be building out the proposals this year. This has resulted in some necessary changes to the site layout and house types as detailed below.

In summary, the key proposed changes are as follows:

- The detailed engineering has dictated that retaining features need to be incorporated due to the site's sloping topography. This includes retaining walls to the rear of plots 1-7;
- Due to these retaining features, it was logical to create a maintenance buffer around the northern edge of the site behind plots 1-5 which will allow a Management Company to maintain the hedgerows and trees on this boundary. Woodstock Homes have discussed this with their nominated Housing Association in respect to plots 4 and 5 (as they are affordable dwellings) and they have confirmed that they would prefer that the large trees, hedgerow and upper section of the gardens to be maintained by the Management Company;
- A gabion basket wall has been incorporated onto the southern boundary of the site behind plots 9 – 13 – this however will remain hidden by fencing and can still be planted with wildflower, so it will not affect the extent of ecological management area provided;
- By incorporating these retaining features, this has allowed Woodstock to reduce the overall ridge heights and slab levels of plots 1-6 (by between 150mm and 1,500mm), so there will be an improvement to the amenity of residents of 23 – 31 The Perrings compared to the approved scheme;

Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 w: grassroots-planning.co.uk

- Due to the amount of space available and design of the plots which have smaller front gardens to reflect the historic character of Nailsea, it was identified that there was limited space to incorporate stone walling and landscaping to the front of each dwelling without resulting in a cramped environment. As such, the majority of this walling has been replaced by estate railings and hedgerows, which has actually softened the built form more appropriately than the previous walls as the landscaping will be seen more clearly. The stone walling has remained on the two entrance plots, however, both boundary treatments can be found in the historic core of the Town and are therefore appropriate;
- A simplified materials palette has been incorporated onto the development – this has involved increasing the amount of stone on certain properties (again to reflect local character) and the removal of timber boarding – this is primarily due to Woodstock’s experience of such boarding which has been found to weather inappropriately. The colour of the render has been amended to off-white and red tiles have been removed and replaced with grey slate (or similar to blend in with the roof mounted solar panels) across the whole development to create uniformity;
- In respect to other changes to the house types, an additional dormer has been added to the front of Housetype C to create a better balanced elevation, changes to the canopies have been proposed as well as a series of internal changes and other minor amendments;
- Given NSC intend to charge CIL even on car ports which are open on most sides (which we consider to be inappropriate given the guidance on this subject but nevertheless have accepted in this case), Woodstock have taken the opportunity to incorporate tiling on the elevations of these parts of the build to make them more substantial in construction;
- The width of the footpath along the northern side of the road has been increased by 0.5m and the 0.5m service strip along the southern edge of the road has been removed. This gives a more useable footpath along one side of the road for pedestrians plus more room for street lighting and services. The overall extent of the road and width hasn’t changed from the approved plans. This road is proposed to remain private and will be maintained by the Management Company.
- As the road will remain private Woodstock intends to have a single private storm water soakaway serving the road and the plots. This soakaway remains within the POS area in the south-west of the site (the same as the approved plan) and will be managed by the Management Company. Further detail will be provided within the detailed drainage strategy which will be submitted when Condition 16 of the permission is discharged, however, the principles remain the same.

The list of approved plans and those that we propose are approved under this s73 application are set out in the table below:

Approved Plans (Ref: 20/P/0861/F)	Plans to be approved
13129_001 Site Location Plan	Remains unchanged
13129_002 Rev I Site Layout Plan	13129_002 Rev J Site Layout Plan
13129_003 Rev A Boundary Treatment Plan and Bin Store Plan	13129_003 Rev B Boundary Treatment Plan and Bin Store Plan
13129_DET1 Rev A Boundary Details 1 of 2	13129_DET1 Rev B Boundary Details 1 of 2
13129_DET2 Rev A Boundary Details 2 of 2	Remains unchanged
13129_HTA_1 Rev A House Type A Plans	13129_HTA_1 Rev B House Type A Plans
13129_HTA_2 Rev A Housing Type A Elevations	13129_HTA_2 Rev B Housing Type A Elevations
13129_HTA_3 House Type A Section	Remains unchanged
13129_HTB_1 Rev A House Type B Plans	13129_HTB_1 Rev B House Type B Plans
13129_HTB_2 Rev C House Type B Elevations	13129_HTB_2 Rev D House Type B Elevations
13129_HTB_3 House Type B Section	13129_HTB_3 Rev A House Type B Section

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 Bristol
 BS7 8BN

13129_HTC_1 Rev A House Type C Plans	13129_HTC_1 Rev B House Type C Plans
13129_HTC_2 House Type C Elevations	13129_HTC_2 Rev A House Type C Elevations
13129_HTC_3 Rev A House Type C (ALT) Plans	13129_HTC_3 Rev B House Type C (ALT) Plans
13129_HTC_4 House Type C (ALT) Elevations	13129_HTC_4 Rev A House Type C (ALT) Elevations
13129_HTC_5 House Type C Section	13129_HTC_5 Rev A House Type C Section
13129_HTD_1 Rev B House Type D Plans	13129_HTD_1 Rev C House Type D Plans
13129_HTD_2 Rev B House Type D Elevations	13129_HTD_2 Rev C House Type D Elevations
13129_HTD_3 House Type D Section	13129_HTD_3 Rev A House Type D Section
13129_HTD_4 House Type D (ALT) Plans	13129_HTD_4 Rev A House Type D (ALT) Plans
13129_HTD_5 House Type D (ALT) Elevations	13129_HTD_5 Rev A House Type D (ALT) Elevations
13129_HTD_6 House Type D (ALT) Section	13129_HTD_6 Rev A House Type D (ALT) Section
13129_HTE_1 Rev A House Type E Plans	13129_HTE_1 Rev B House Type E Plans
13129_HTE_2 House Type E Elevations	13129_HTE_2 Rev A House Type E Elevations
13129_HTE_3 House Type E Section	13129_HTE_3 Rev A House Type E Section
13129_HTS1_1 House Type S1 Plans	13129_HTS1_1 Rev A House Type S1 Plans
13129_HTS1_2 House Type S1 Elevations	13129_HTS1_2 Rev A House Type S1 Elevations
13129_HTS1_3 House Type S1 Sections	13129_HTS1_3 Rev A House Type S1 Sections
13129_HTS2_3 House Type S2 & S3 Section	13129_HTS2_3 Rev A House Type S2 & S3 Section
13129_HTS23_1 House Type S2 & S3 Floor Plans	13129_HTS23_1 Rev A House Type S2 & S3 Floor Plans
13129_HTS23_2 Rev A House Type S2 & S3 Elevations	13129_HTS23_2 Rev B House Type S2 & S3 Elevations
13129_LEV Levels Plan	13129_LEV Rev A Levels Plan
13129_POR Car Port Details	13129_POR Rev A Car Port Details
13129_S01 Rev A Site Sections	13129_S01 Rev B Site Sections
Figure 2C - Proposed Site Access Plan	Remains unchanged
Figure 3C - Proposed Tracking Plan	Remains unchanged

Whilst the Street Elevations were not an approved plan, we have also updated this (Ref: 13129_SE1 Rev A) so that the Council is able to see the quality of the scheme and how it will look.

Having reviewed the revised proposals, we consider that these amendments are logical and are borne out of detailed design review and engineering works, and result in a better planned development for both existing and future residents – particularly given the reduction in ridge heights and slab levels of plots 1-6 which was a key concern raised by neighbouring residents.

In our view, the design changes result in something that remains sensitive in its approach and the scheme continues to reflect the historic core of Nailsea which was a key issue throughout the assessment of the application. The design was noted by both officers and members to be of a high quality; the amendments proposed continue to promote this and have not diluted the quality of the scheme. As such, we consider that the proposals continue to comply with policy CS12 of the Core Strategy and policy DM32 Sites and Policies Plan and should be granted approval without delay.

We trust the information provided within this submission is sufficient for you to approve the application, but should you wish to discuss any further, please do not hesitate to contact us.

Yours sincerely



Coral Curtis
Associate

Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

Planning Decisions April and May 2022

APP No	Category	Location	House No or Name	Proposal	NSC Decision	NTC Recommendation
0973/22	NMA	Stock Way South	Tower House Medical Centre	Non material amendment to planning permission 21/P/2584/FUL - addition of external lighting to DDA - compliant access ramp and entrance steps.	APPROVED	Approved before recommendations could be made, therefore No Comment.
0598/22	FUH	Newton Green	12	Erection of a single storey side and rear extension.	APPROVED	Recommended for approval.
0576/22	FUH	Mayfair Avenue	8	Proposed loft conversion with 1no flat roof rear dormer.	APPROVED	Recommended for approval.
0537/22	FUL	Bucklands Lane	7	Application to vary conditions 2, 5 and 6 of application 21/P/2018/FUL (pursuant to application 19/P/2714/FUL (allowed at appeal ref: APP/D0121/W/20/3259589); erection of dwelling) to agree amendments to the approved plan list to grant a change in ridge height (condition 2), replace the approved drainage plan (1093-17 / 3051 A) with a more detailed drainage scheme (condition 5), and change the approved render finish to brick on the proposed side and rear elevations (except proposed rear dormers) (condition 6).	APPROVED	Nailsea Town Council pass the application on to the Planning Officer with no comment.
0508/22	FUH	Ash Hayes Road	21A	Erection of a single storey and two storey extensions to front elevation. Alterations to the garage roof line and widening of existing driveway.	APPROVED	Recommended for refusal due to the lack of clarity with discrepancies on the plans and a question of the extension interrupting the existing building line of the street.
0832/22	FUH	Fowey Close	9	Proposed erection of a first floor extension over existing garage.	APPROVED	Recommended for approval.
0379/22	LDP	Nailsea Park	18	Certificate of lawful development for a proposed Loft Conversion including roof windows.	APPROVED	No comment as LDP.
0313/22	FUH	Chancel Close	9	Proposed erection of a first floor extension over existing garage.	REFUSED	Recommended for approval.
0301/22	FUH	West End Lane	Box Cottage	Proposed conversion of the existing detached garage into a residential Annexe.	APPROVED	Recommended for approval.
1477/21	FUL	Youngwood Lane	Coombe Grange	Change of use and conversion of agricultural building to residential dwelling with erection of car port.	APPROVED	Recommended for approval.
1478/21	LBC	Youngwood Lane	Coombe Grange	Listed building consent for conversion of barn to dwelling with internal works and external alterations.	APPROVED	Recommended for approval.
0555/22	LDP	Rickford Road	10	Certificate of Lawful Development for the proposed erection of a single storey rear extension (4 x 7.3m) with a single ply roof.	APPROVED	No comment as LDP.
0295/22	FUH	Heathfield Road	19	Single storey rear extension and internal alterations.	APPROVED	Nailsea Town Council agreed to pass the application back to the Planning Officer to consider any privacy issues.

Specified Reserves	B/F 1 April 2021	Receipts to 31 March 2022	Expenditure to 31 March 2022	Remaining Balance to 31 March 2022	Reset of projects	Net Difference	Comments
Car Parks	15,191			15,191		15,191	
Play Equipment	28,000			28,000		28,000	
Skateboard Project	10,000		1,520	8,480		8,480	£790 Skate Park Lighting Planning Fees and layout plan (grant to be used), £730 Bat Assessment
Leisure Facilities consultancy	2,500		2,500	0		0	£2500 moved to Climate Change Projects. £2,000 for Feasibility Study at The Grove
Climate Change Projects	7,500			7,500		7,500	
No 65 Improvements	22,774		2,838	19,936		19,936	£499 Evacuation Chair/£150 Solar Panel Dep. £1338.96 - 4x Cupboards, £763.09 Folding Tables. O/Stdng £4200 Architect's Fees split 21/22 & 22/23. £59.99 Window Film. £26.94 Sash Window Stop.
CCTV upgrade	31,000			31,000		31,000	C/F CCTV
COVID 19 Community Group	20,000		56	19,944		19,944	£56 last Waitrose top up. A/C currently on hold.
Consultancy for Town Strategy	10,000			10,000		10,000	
Road Crossings	25,000			25,000		25,000	
Millennium Park	10,000			10,000		10,000	
Middle Engine Pit	20,000			20,000		20,000	
New Christmas Lights	20,000		3,826	16,174		16,174	Christmas Light purchases
Capital Projects	0	50,000	15,963	34,037		34,037	£50,000 transferred from Engine Lane Receipts £15,670 Heritage Trail, £293.36 plinth amends
Total Specified Reserves	221,965	50,000	26,703	245,262	0	245,262	

Restricted Funds

Tithe Barn Capital Fund	40,562		9,180	31,382		31,382	£4,590 part payment re TB Windows (quote £11,016 accepted in July 2021), 3610 window balance March 22, £980 Window Fasteners
Backwell Lake - Path	1,842			1,842		1,842	
Friends of Trendlewood Park	952			952		952	
Tree Wardens	185			185		185	
Youth House	3,696			3,696		3,696	
Young Persons Grant	8,355			8,355		8,355	
Total Restricted Funds	55,592		9,180	46,412	0	46,412	

Capital Receipts

Engine Lane Receipts	0	1,607,454	133,330	1,474,124		1,474,124	£50,000 moved to Capital Projects. £83,330.05 Gaulacre Loan Capital repayment. Monies held in Monmouthshire & Nationwide BS
Total Restricted Funds	0		133,330	1,474,124	0	1,474,124	

CIL Income

CIL Income 2018/19	642			642		642	
CIL Income 2020/21	8,514			8,514		8,514	
CIL Income 2021/22	0	342,405		342,405		342,405	Further CIL of £159,402 received
Total Restricted Funds	9,156	342,405	0	351,561	0	351,561	

Other Restricted Funds

Tough as Nails	934	600		1,534		1,534	£600 deposited by the Police
Total Restricted Funds	934		0	1,534	0	1,534	

Delivered by Hand 06/05/2022 -

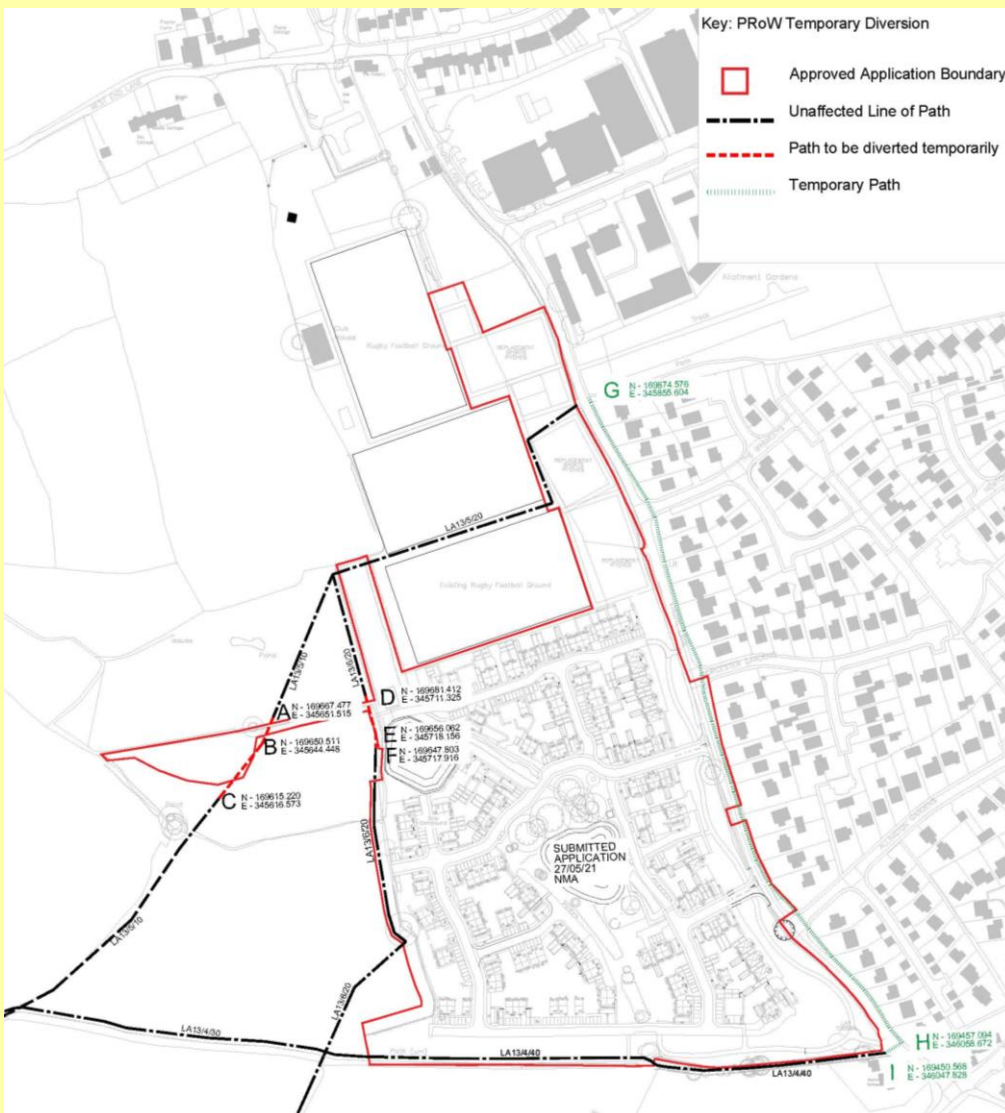
To Whom it May Concern,

Temporary PRoW Closure & Diversion for Paths LA13/5/10 and LA13/6/20

We are writing to advise that we have submitted an application to temporarily close and divert the sections of path between A to C (LA13/5/20) D to F (LA13/6/20) on the plan below. We propose temporarily diverting the route along the footway of engine lane and joining the Bridleway LA13/4/40.

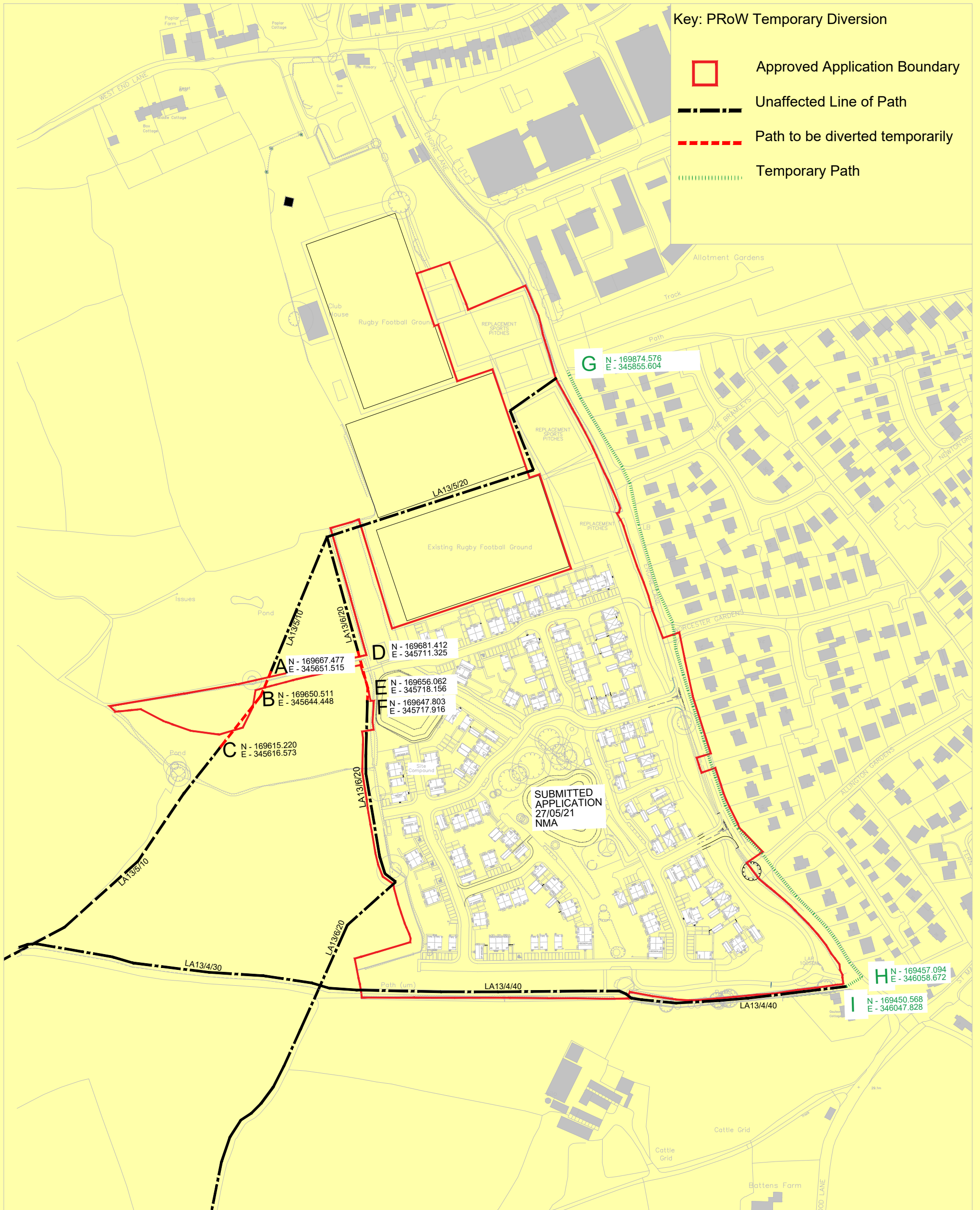
We are hoping to have the closure in place for the 20th June 2022 for a period of 2 weeks.

The reason for the closure is to allow the formation of a drainage ditch in the field.



Yours Sincerely,

Barratt Homes



Engine Lane Nailsea - Public right of Way Temporary Diversion Option A
 Scale 1:2500 @ A3

NAILSEA TOWN COUNCIL
TOWN CENTRE WORKING PARTY

Minutes of the Town Centre Working Party held on
Tuesday 18 January 2021 at 1pm via Zoom.

PRESENT: Cllrs Barber, Bird, Frappell, Hunt, Kushner, Lees, Miller and Steel. Alison Morgan, Kerry Lester, Ian Thompson, Jo Duffy and Trudy Hollow.

No	Subject	Action
1.	Apologies: Cllrs Houlbrook and Packham	
2.	Declarations of Interest Cllr Steel declared an interest as he is a tenant of a unit managed by Praxis. Cllr Frappell declared an interest as she owns a property in the High Street.	
3.	Confirmation of the minutes of 29 September 2021 The minutes were approved.	
4.	Shopping Centre a) Lettings 7b Crown Glass Place has just been renovated and is ready to let. This week, 19 Colliers Walk, will also be refurbished with full electrical work completed and after that the old HSBC unit will be renovated. Units are leased quite quickly once they have been revamped. Office space, above Dominos, has been rented by Sirona Health Care. Hopefully they will be able to take over the whole floor in the Sion building and eventually have one central headquarters. There are talks in progress regarding planning for the old Esso site but nothing has been confirmed as yet. It was queried why, according to the latest North Somerset statistics, empty units in Nailsea were at 14%. It is dependent on what the empty unit is. Although they appear vacant there are still paying tenants and therefore cannot be leased until the tenancy has expired. Praxis has two letting agents that look for new tenants. There will be a feasibility study soon for a new tenant in the old New Look premises. There is only one unit available in the High Street presently. There needs to be a strategy for shopping in Nailsea, especially as there will be more housing and therefore more people shopping. The Placemaking scheme will bring in ideas and there may be some project funding, although that is not confirmed. Nailsea should be more resilient due to free parking and less of a threat from online shopping as it is convenient to travel into Town. Praxis are hoping to purchase a blanket Street Trading licence that will cover the whole year. The Town Council will be recruiting a Weddings and Event Co-ordinator who could work with Praxis and other organisations to promote events in the Town. b) Weston College and Library Plans are evolving but the contractor wants to submit planning permission by the end of March. The initial proposal was reviewed and the pros and cons of the design were discussed as well as issues regarding building warranty as it is a conversion not a new build.	

5.	<p>Anti-Social Behaviour (ASB) – Somerset Square</p> <p>ASB has been an issue for a while with groups gathering and causing a nuisance. North Somerset Council and the Police are looking into it and hopefully the mobile CCTV camera will be installed shortly. The police are being proactive in the area and returning under sixteens home and moving people on. There is also an Anti-Social Behaviour Order in place. Kerry reported there has been a slight change since measures have been introduced however there was an instance this weekend where people entered a building. A lot of residents aren't aware to contact the CCTV department to report issues. It would be beneficial to have a police update letter for residents with telephone numbers included. There are also rising issues in other areas in the town. Nailsea School want to be kept updated as they will deal with it from a school perspective. It was highlighted that the Neighbourhood Beat Team do not have the resources as they are increasingly dealing with response calls.</p> <p>Kerry stated that there is a gate between Iceland and the car park and hoping to get funding to install an access gate to the residential properties. However, that would be at a large cost but she will review it and obtain a quote. It was asked if CCTV could be installed on the stairwells. There is a camera at both ends of Colliers Walk and also in the middle of the precinct but they do not cover the top of the steps. It was suggested to talk to Chris Harrison from the CCTV unit and ask for the mobile camera to be moved to the top of Iceland.</p> <p>It was recognised that although the town has a youth club there is not much for older teenagers to do. Perhaps a youth service aimed at the older age group could be considered. Foreal has some good ideas for older teens and there is also liaison with Nailsea School to create a youth council for ideas for more youth focussed initiatives. A multi-agency approach is vital as the level of violence is concerning. The Police have been proactive in the past by organising events for young people.</p>	<p>Kerry Lester to research installing an access gate for residents and feasibility of installing the mobile camera to cover line of sight of stairwells</p>
6.	<p>Chamber of Trade & Commerce</p> <p>Ian reported that there is not very much enthusiasm for running it and it is difficult to plan meetings.</p>	
7.	<p>Nailsea Farmers, Craft and Community Market</p> <p>No update.</p>	
8.	<p>Nailsea In Bloom</p> <p>The beds to the rear of Waitrose will be worked on by the Friends Together group who are based at 65 High Street.</p> <p>Wildflowers are to be planted around the tree bases in the Town Centre. All flowers have been ordered with a white and blue theme to celebrate the Jubilee.</p> <p>All hanging basket poles have now been straightened and tested.</p>	
9.	<p>Station Road Car Park</p> <p>North Somerset Council have liaised with the Town Council and are proposing to improve the car park and will produce an amended design including an additional crossing point, re-aligning parking bays resolve maintenance issues and damages to trolley parks. The designs haven't been submitted yet and there are discussions about who will be funding</p>	

	<p>the different areas. North Somerset Council will be working at restricting parked cars on pavements and yellow lines. However, work will not commence until next year but the weight restriction and 20mph zone will be implemented in the next few months. Traffic Regulation Orders will be advertised this with week with a consultation period ending in April. It was asked that North Somerset Council are contacted for a confirmed start date.</p>	<p>The clerk to contact North Somerset Council to confirm start date for weight and speed restrictions in the High Street.</p>
10.	<p>High Street</p> <p>a) 65 High Street Citizens' Advice will be re-starting again and an SLA agreement has been submitted. Hires have increased at No.65 and there is regular footfall with enquiries and signposting.</p> <p>b) Christmas Lights The town centre will have some lights re-strung this year and will be doing some tree wrapping. There were additional locations lit in the High Street and around the town. A working party will be organised shortly to discuss plans for 2022.</p> <p>c) 20mph and weight limit proposal Agenda item already discussed.</p>	
11.	<p>CCTV Update There have been a couple of outages which the Council weren't made aware of however North Somerset Council has provided reassurances that contact will be made in future once an outage occurs. The outages occur due to bandwidth as it is the link that fails. Ensure that any faults are reported to the contractor and faults and rectifications reported to the Council. It was confirmed that the SLA is with North Somerset Council. The police link is being actively worked on and hopefully in the next 2 weeks the Police will have a live link at their headquarters.</p>	
12.	<p>Matters for Information A site visit was held at Lions Green with the tree sculptor. The tree stump will be transformed into a children's bench. The fallen tree will be made into a lion. This will be started in February.</p>	
13.	<p>Dates of next meetings: 6th April 2022 6th July 2022 5th October 2022 11th January 2023</p>	

NAILSEA TOWN COUNCIL
TOWN CENTRE WORKING PARTY

Minutes of the Town Centre Working Party held on
Wednesday 6 April 2022 at 1pm via Zoom.

PRESENT: Cllrs Barber, Bird, Hunt, Lees and Miller. Alison Morgan, Ian Thompson, Louise Hall and Trudy Hollow.

No	Subject	Action
1.	Apologies: Cllrs Frappell, Kushner and Packham and Jo Duffy.	
2.	Declarations of Interest None.	
7.	<p>Nailsea Farmers, Craft and Community Market</p> <p>The agenda item was brought forward and Louise gave a verbal update. There have been 14 events so far in the High Street and the number of stalls has increased from 27 to approximately 40. Two thirds of stalls are food, drink and plants with a quarter for crafts and the remainder being community stalls. Craft stallholders that hired a stall at the previous markets operated by the town council are still trading.</p> <p>Somerset Farmers Market works hard to maintain quality rather than quantity therefore stallholders are able to profit and a lot of energy goes into building customer numbers and footfall. 5000 leaflets have been printed this year and posted through resident's letterboxes. Social media is used extensively to promote as well as a newsletter produced before each market encouraging people to sign up. There were 40 members before the newsletter distribution and now there are 180.</p> <p>Footfall is consistently good even if the weather is adverse and it reflects that people are supporting the market and it has customer loyalty. Dropout rate is very low; most traders are still part of the market which is a sign of a healthy market. They are gradually altering layout so stalls that need shade are accommodated and liaising with shops to ensure they are happy to accommodate stalls outside of their premises.</p> <p>There are challenges with the layout at times as sometimes there are parked cars on the High Street and had to allow for this in planning. It was asked if it was worth putting signs on the lamp posts to warn of the road closure each month. There are residential flats so may be cars parked overnight.</p> <p>The only complaint received was from a shop owner who would like to have a market outside their unit. In addition, if the market were to start at the beginning of the High Street it would be visible to people driving around the roundabout to car park. Louise is considering the changes but not able to commit to extending the market just yet.</p> <p>It was asked if there are suppliers that sell the same produce and Louise commented that some similar stalls are encouraged. It was asked if traders could trade at the Tuesday market. Louise said she can certainly signpost stallholders or if people don't meet their criteria she could refer</p>	

	<p>them to another market. Louise thanked the Council and Trudy for all the help with initially setting up the market in the High Street.</p>	
3.	<p>Confirmation of the minutes of 18 January 2022 The minutes were approved. It was agreed that the Town Centre action from the January meeting be carried over to the July meeting. It was also requested to keep the anti-social behaviour update on the agenda.</p>	
4.	<p>Shopping Centre a) Lettings No update. b) Weston College and Library There is a meeting on Monday with North Somerset Council and their consultants. Mike will pass on any pertinent information from the meeting to the working party.</p>	
5.	<p>Anti-Social Behaviour (ASB) – Somerset Square The CCTV camera box in the Weston College site has been vandalised however a cage has now been fitted to protect it.</p>	
6.	<p>Chamber of Trade & Commerce Ian reported that a meeting was held with the Treasurer and other members last month but no further action as yet.</p>	
8.	<p>Nailsea In Bloom No update. It was agreed to remove the item from future agendas unless there is a specific update.</p>	
9.	<p>Station Road Car Park No update.</p>	
10.	<p>High Street a) 65 High Street Trudy is working with David Francis and Sue Hardill, a local resident to arrange Ukrainian Refugee drop-ins and a possible Facebook support group. Nailsea Disability Initiative are hoping to set up a debt advice service alongside their other support services. The Town Council signed up for the Solar Together scheme to install solar panels at 65. However, the quote received was unprofessional with no terms and conditions, warranty details or specification provided. The council will be sourcing additional quotes from other suppliers. It was suggested to feedback to North Somerset Council and copy in Cllr Bridget Petty. b) Christmas Lights A working party has been scheduled for Friday. There will need to be direction as to what can be achieved this year as well as a 5-year plan. There are eco lights and options to be considered so that the lighting scheme can be as eco-friendly as possible.</p>	

	<p>c) 20mph and weight limit proposal</p> <p>The proposal has gone through public consultancy. One official complaint has been received but has been resolved. It will be initiated in the next couple of months and the funding is in North Somerset Council's budget for this year.</p>	
11.	<p>CCTV Update</p> <p>There has been some vandalism around Weston College however there is uncertainty as to the best location for the mobile camera. Some town councillors visited North Somerset Council's CCTV department and it was noted that Cllr Steel has put a lot of work into the scheme as well as rectifying the issues and he has done a great job.</p>	
12.	<p>Matters for Information</p> <p>A number of drain covers have been removed and stolen around the town, the meeting was asked to be aware and take care.</p>	
13.	<p>Dates of next meetings:</p> <p>6th July 2022 5th October 2022 11th January 2023 5th April 2023</p>	



NAILSEA TOWN COUNCIL
PLANNING COMMITTEE 18 MAY 2022

CLERK'S REPORT

5. b) Planning Decisions

22/0973/NMA – Tower House Medical Centre, Stock Way South, Nailsea

Non material amendment to planning permission 21/P/2584/FUL - addition of external lighting to DDA - compliant access ramp and entrance steps.

North Somerset Council APPROVED this application.

Nailsea Town Council was unable to comment on this application as the decision from North Somerset Council had been made prior to the Town Council's Planning Committee meeting.

22/P/0508/FUH - 21A Ash Hayes Road, Nailsea

Erection of single storey and two storey extensions to front elevation. Alterations to the garage roof line and widening of existing driveway.

Nailsea Town Council recommended for refusal due to the lack of clarity with discrepancies on the plans and a question of the extension interrupting the existing building line of the street.

The Town Council have objected on the grounds that the proposed front extension would disrupt the build line of the street. Ash Hayes does not have a strict build line with dwellings set back at various depths from the highway. The area is not uniform with regards to the building designs or types and as proposed development would not be considered an intrusive or out of character alteration to the dwelling. Therefore the proposal would not unacceptably harm the characteristics of the existing building or the character of its surroundings.

In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 and DM38 of the Sites and Policies Plan (Part 1) and guidance in the Residential Design Guide (Section 2: Appearance and Character of house extensions and alterations).

Agenda item 11 - Trees and Tree Orders

Decisions for Tree Works

22/P/0416/TRCA - Old Kingshill Court, Kingsmead, Nailsea

T1 - Conifer – Fell

No objection.

22/P/0587/TPO - 25 Westway, Nailsea

T1 - Oak - Repollard to previous points

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **REFUSE PERMISSION** for the above proposal for the following reasons:

- 1 The proposed reduction would have a detrimental effect on the health of the tree;
- 2 The proposed crown reduction would have a detrimental effect on the visual amenity value of the trees;
- 3 No reasons have been given to justify the proposed specification.

Jo Duffy, Town Clerk
11 May 2022

