



## PLANNING COMMITTEE

A meeting of the Planning Committee will be held on  
Wednesday 27 September 2023 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 27 September 2023 at 7:30pm** at Tithe Barn, Church Lane, Nailsea, BS48 4NG

### AGENDA

**Please turn off mobile phones before the meeting**

1. Apologies
2. Declarations of Interest
3. Public Participation
4. Confirmation of minutes of Planning Committee meetings held on 16 August and 6 September 2023 – **encl**
5. **Planning**
  - a) Presentation from the Vistry Group with regard to the development of allocated land off of Causeway View (150 new homes on a site allocated for 400)  
<https://vistry-northwestnailsea.com/>
  - b) Consideration of plans received from North Somerset Council
  - c) Decisions made by Planning Officers, July/August 2023, see Clerk's report
  - d) Nailsea licensing applications – Posh Spice – **encl**
  - e) Woodstock Homes, The Perrings – Cllr Lees  
Street scenes.  
*A street scene is a view that depicts the buildings and layout of the street surrounding the property in question. They are normally required for works that will be visible from the road. This applies in particular to new buildings or large side extensions that will be near to a boundary/neighbouring building, or where there is a notable difference in heights between the proposed works and neighbouring dwellings/buildings.*  
*Street scenes should:*
    - show a scale bar or a measured dimension
    - be of a scale of 1:100 or 1:200
    - as a minimum, accurately show the height and outline of neighbouring dwellings/buildings and the position and size of windows/doors
    - accurately show any differences in levels
    - include written dimensions for gaps between buildings
6. **Financial Matters**
  - a) Statement of Income and Expenditure to 19 September 2023 – **encl**
  - b) Report on Specified Reserves – **encl**
  - c) Consideration of the 2024/25 budget - **encl**
7. **Highways**  
Report on speeding on Whiteoak Way - **encl**
8. Trees and Tree Preservation Orders, see Clerk's report
9. **Reports of Committees and Working Parties**
  - a) The Town Centre Working Party minutes of a meeting held on 30 August 2023 – **encl**
10. Clerk's report – **encl**

11. Opportunities for Communications and Press Releases

12. Matters for information



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

20 September 2023

NTC REF #	APPLICATION #	LOCATION ROAD	LOCATION #	PROPOSAL
6237	<a href="#">23/P/1715/FUL</a>	Crown Glass Palace	15B	<b><u>Pywell (HSBC C/O CBRE)</u></b> Proposed alterations to the existing shop front including the installation of a Community Cash Pod and a new door to service the CCP.
6238	<a href="#">23/P/1588/NMA</a>	High Street	96	<b><u>Mr Karl Fearnley</u></b> Non-material amendment to application 21/P/2305/FUH (Proposed erection of a two storey side extension) to allow for a single storey garage instead of a two storey garage.
6239	<a href="#">23/P/1822/FUH</a>	Hazelbury Road	4	<b><u>Mr J Bird</u></b> Proposed erection of a single storey annex attached to existing detached garage.
6240	<a href="#">23/P/1860/LBC</a>	Nailsea Court/ Chelvey Road	Perceval Place	<b><u>Mr Philip Solomons</u></b> Removal of modern partition wall and associated fireplace and flue to former Grand Chamber of Perceval Place, Nailsea Court.
6241	<a href="#">23/P/1919/FUH</a>	Engine Lane	50	<b><u>Mr Kenneth Daniells</u></b> Proposed erection of a two storey front extension, single storey rear/side extension and first floor rear extension including the installation of 3no. roof lights. Installation of automatic gates at the West boundary.
6242	<a href="#">23/P/1621/FUH</a>	Turnbury Avenue	50	<b><u>Claire and Peter Aston</u></b> Proposed demolition of existing conservatory, garage conversion, replacement of existing garage doors and 1no. door with 3no. windows and replacement of 1no. window with patio doors. Erection of a single storey rear extension and single storey side extension to facilitate new garage.



## **NAILSEA TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on  
Wednesday 16<sup>th</sup> August 2023 at 7.30pm at the Tithe Barn, Church Lane, Nailsea.

**These minutes are in draft form and remain subject to approval**

**Present:** Cllrs Barber, M Bird, M Blatchford, C Crispin, A Hobbs, T Mazur, I Presland, A Smith and J Tonkin (Chair).

**Also present:** The Clerk, 65 High Street Manager and 4 members of the public.

It was unanimously agreed by the committee that Cllr J Tonkin would chair the meeting in lieu of the presiding committee Chair.

### **70/23 APOLOGIES:**

Apologies received from Cllr R Lees and Cllr S Rogers.

### **71/23 DECLARATIONS OF INTEREST**

Cllr J Tonkin declared that he was acquainted with the applicants in respect of three planning applications, 23/P/0980/OUT - 73 High Street, 23/P/1388/FUH - 12 Blakeney Grove and 23/P/1387/OUT - Lydcott, Lodge Lane.

### **72/23 PUBLIC PARTICIPATION**

A member of the public explained that he has made several representations to the Council regarding the Council's footpath map. To the rear of his property is public open space but no footpath as land drainage has been mistaken as a path. The resident asked the Council to consider his letter and to review if the footpath is accurate and that the map is illegal. He also requested for the map to be taken out of circulation and amended. In addition, adequate signage to be installed for cyclists. It was agreed for the resident's letter to be added to the relevant Committee for consideration.

### **73/23 MINUTES OF THE MEETING OF THE COUNCIL HELD ON 5<sup>TH</sup> JULY 2023**

There was a query regarding agenda number P62/23 as the minute reference could not be correlated. The Clerk will review and amend once the correct minute reference is identified. It was asked when the letter will be drafted to North Somerset Council as per item P65/23 and the Assistant Clerk will be asked regarding its progress.

Subject to the minute reference clarification, the Committee resolved to accept the minutes of the 5<sup>th</sup> July 2023 as an accurate record of the meeting.

Record of Voting: For – 8, Against – 0, Abstentions – 1, Absent/Apologies – 2.

### **74/23 PLANNING**

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

6211 23/P/0980/OUT - 73 High Street, Mr Wayne Hill – outline application for the demolition of existing large three-storey commercial premises and proposed erection of a new mixed-use development.

The applicant explained the reasons for the application including issues of viability of his business and the resulting financial implications. By developing the property, it will allow for the retention of both the commercial properties and staff.

Recommended for approval; following a proposal by Cllr A Smith, seconded by Cllr I Presland and with the following record of voting: For – 7, Against – 0, Abstentions 2, Absent/Apologies – 2

6216 23/P/1381/FUH 21 North Lane, Mr/Mrs Matt and Cathy Hood - erection of two storey front extension and a single storey side extension.

Recommended for approval; following a proposal by Cllr J Barber, seconded by Cllr A Smith and with the following record of voting: For – 9, Against – 0, Abstentions 0, Absent/Apologies – 2

6217 23/P/1388/FUH - 12 Blakeney Grove, Mr/Dr Flanagan & McGill - erection of a single-storey front extension to form new entrance porch.

Recommended for approval; following a proposal by Cllr M Bird , seconded by Cllr T Mazur and with the following record of voting: For – 8, Against – 0, Abstentions 1, Absent/Apologies - 2

6222 23/P/1371/DABA 1A Somerset Square Roof to Rear of, Mr Watson – PRAXIS - for prior approval of a proposal to construct one additional floor on top of existing terrace of commercial buildings to create 4no. self-contained flats.

Recommended for refusal on the grounds of a loss of light and privacy for the neighbouring properties and a lack of parking; following a proposal by Cllr A Smith, seconded by Cllr J Barber and with the following record of voting: For – 8, Against – 0, Abstentions 1, Absent/Apologies – 2.

6223 23/P/1387/OUT Lydcott, Lodge Lane, Mr A Gould - Outline planning permission for the demolition of existing bungalow and proposed redevelopment of up to 9 no. residential dwellings, with access for approval; and appearance, layout, landscaping and scale for subsequent approval.

Recommended for refusal on the grounds of traffic access and potential dangers for entry and exit for the site; following a proposal by Cllr M Bird, seconded by Cllr A Hobbs and with the following record of voting: For – 5, Against – 1, Abstentions 3, Absent/Apologies – 2.

6224 23/P/1434/HHPA 11 Dunkery Close, Mr M Glover - Prior approval request for the erection of a rear conservatory with a pitched roof.

Recommended for approval; following a proposal by Cllr M Bird , seconded by Cllr T Mazur and with the following record of voting: For – 9, Against – 0, Abstentions 0, Absent/Apologies - 2

6225 23/P/1488/FUH 27 Sunnymead Road, Mr and Mrs J Harper - erection of a single storey rear extension.

Recommended for approval; following a proposal by Cllr T Mazur , seconded by Cllr C Crispin and with the following record of voting: For – 9, Against – 0, Abstentions 0, Absent/Apologies - 2

6215 23/P/1389/ EA1 Land off Netherton Wood Lane, Jason Tait- Planning Prospects Ltd - Screening Opinion request to determine as to whether proposed development is EIA development – not a planning application.

It was proposed by Cllr I Presland and seconded by Cllr T Mazur: Nailsea Town Council requests that a full Environmental Impact Assessment (EIA) is carried out on this site. This is due to the anticipated impact on the local ecology and the highways particularly with the cumulative effect of multiple development sites in and around Nailsea.

The vote was For – 9, Against – 0, Abstentions 0, Absent/Apologies – 2.

6221 23/P/1392/ EA2 Land to Wraxall and Failand North of Nailsea East of Clevedon Road West of Bristol Road, Oliver Ansell- Grass Roots Planning - Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a future application for a proposed mixed-use development – not a planning application.

It was proposed by Cllr I Presland and seconded by Cllr T Mazur: Nailsea Town Council requests that a full Environmental Impact Assessment (EIA) is carried out on this site. This is due to the anticipated impact on the local ecology and the highways particularly with the cumulative effect of multiple development sites in and around Nailsea.

The vote was; For – 9, Against – 0, Abstentions 0, Absent/Apologies – 2.

6228 23/P/1533/FUH 52 Ridgeway, Mr Stefan Dewer - erection of a first-floor side extension.

Recommended for approval; following a proposal by Cllr T Mazur , seconded by Cllr C Crispin and with the following record of voting: For – 9, Against – 0, Abstentions 0, Absent/Apologies - 2

231 23/P/1555/FUH - 93Station Road, Marshall - demolition of existing rear porch and erection of a part two storey, part single storey side extension.

6232 23/P/1556/LBC - 93 Station Road, Marshall - demolition of existing rear porch and erection of a part two storey, part single storey side extension.

Recommended for refusal on the basis that the proposal does not safeguard the special architectural and historic interest of this important Nailsea house, neither does the proposal enhance the historic fabric of the building.; following a proposal by Cllr T Mazur, seconded by Cllr A Hobbs and with the following record of voting: For – 9, Against – 0, Abstentions 0, Absent/Apologies – 2.

- b) Decisions made by Planning Officers, May/June 2023  
Noted.
- c) Nailsea licensing applications  
There were no licensing applications.

## **75/23 FINANCIAL MATTERS**

- a) Statement of Income and Expenditure to 8 August 2023  
Noted.
- b) Report on Specified Reserves  
Noted.

## **76/23 HIGHWAYS**

To install the Electric Vehicle Charging Points in Station Road Car Park will cost in the region of £105,000 and therefore it is not feasible for the Town Council to cover the expenditure. North Somerset Council has applied for funding via the Local Electric Vehicle Infrastructure (LEVI) Fund which has a November deadline. If it is granted then work can commence immediately. It was asked if consideration should be given for cheaper alternatives however as the car park has a 3-hour maximum stay, rapid charging points are required. Cllr M Bird will ask North Somerset Council to confirm, in writing, that Nailsea will be the recipients of the funding.

There are still muddy areas around the car park and Cllr S Rogers will be making a recommendation for wildflower seed to be planted.

**77/23 TREES AND TREE PRESERVATION ORDERS**

Noted.

**78/23 CLERK'S REPORT**

Noted.

**79/23 MATTERS FOR INFORMATION**

It was reported that work on the dropped kerbs for the Clevedon Road crossing have commenced.

A concern was raised regarding the closed Library building in Somerset Square and it was asked why North Somerset Council did not liaise with the Town Council on the option to purchase the building. It was noted the Town Council had not expressed an interest to purchase. It was reported that there were complications with the site due to shared ownership and ideally the same proprietor would own both the Library and the Weston College site. However, the Town Council could ask, on future planning applications, for developers to be sympathetic to the site.

The meeting closed at: 8.50pm

Chair's signature: \_\_\_\_\_ Date: \_\_\_\_\_



## NAILSEA TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on  
Wednesday 6<sup>th</sup> September 2023 at 7.33pm at the Tithe Barn, Church Lane, Nailsea.

**These minutes are in draft form and remain subject to approval**

**Present:** Cllrs Barber, M Bird, M Blatchford, C Crispin, A Hobbs, R Lees (Chair), T Mazur, I Presland, S Rogers, A Smith and J Tonkin.

**Observers:** Cllrs K Bird, J Blatchford, R Collins, B Kushner and C Taylor.

**Also present:** The Clerk, Assistant Clerk and three members of the public.

**P80/23** **APOLOGIES**  
All members of the Committee were present.

**P81/23** **DECLARATIONS OF INTEREST**  
None.

**P82/23** **PUBLIC PARTICIPATION**  
None.

**P83/23** **LICENSING APPLICATIONS**  
None.

**P84/23** **PLANNING**  
a) **Consideration of plans received from North Somerset Council**  
**23/P/1697/FUH – 37 Meadway Avenue (Mr Flower) – Proposed demolition of existing detached garage and erection of a single storey rear extension, single storey front extension and two storey side extension. Recommended for approval**

**23/P/1690/FUL – Land Adjacent to Sweet Briar, West End Lane (Freemantle Developments Ltd.) - Erection of 9no. Dwellings with associated access improvements; hard/soft landscape works and drainage. Recommended for refusal, on the grounds that (i) the proposal would result in a biodiversity net loss of 70%, with the only compensation being small garden spaces. The Committee was not satisfied with the proposal that mitigation be achieved through an environment broker by way of Section 106 agreement, mitigation should be on-site; (ii) 90% of the land surface would be concrete or tarmac, leading to considerable surface water run-off; (iii) nine houses would be overdevelopment of the site; (iv) there was no information on the proposed finish; and (vi) the previously approved plan for six houses was preferable. The developer should be provided with the Council’s policy document ‘Nailsea New Build Recommendations at a Glance’**

**23/P/1793/AOC – Land at The Uplands - Discharge of conditions (not a planning application). Noted**

The meeting closed at 7.45pm

Chair’s signature: \_\_\_\_\_

Date: \_\_\_\_\_





## **Notice of an application made under the Licensing Act 2003 to North Somerset Council**

**Application Reference:** NSC/063184                      **Date of Notice:** 30/08/2023  
**Type of application made:**                                      Grant of a Premises Licence  
**Date application made:**    1 September 2023  
**Name of applicant:**    Mr Ashequl Bari Numan  
**Address of application premises:**                                      Posh Spice

86 High Street, Nailsea, Somerset, BS48 1AS

### **Licensing activities proposed:**

Supply of alcohol  
Provision of late night refreshment

### **Date by which representations have to be made as agreed with applicants agent:**

1 October 2023

### **Further Information**

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

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

T/P 01934 426 800

Email: [licensing@n-somerset.gov.uk](mailto:licensing@n-somerset.gov.uk)

### **Representations**

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

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

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



## Detailed Income &amp; Expenditure by Budget Heading 19/09/2023

Month No: 6

## Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<b>PLANNING</b>								
<b>600 BUS SHELTERS</b>								
5000 REPAIRS	0	0	400	400		400	0.0%	
5180 CLEANING	2,134	880	2,200	1,320		1,320	40.0%	
BUS SHELTERS :- Indirect Expenditure	<b>2,134</b>	<b>880</b>	<b>2,600</b>	<b>1,720</b>	<b>0</b>	<b>1,720</b>	<b>33.8%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(2,134)</b>	<b>(880)</b>	<b>(2,600)</b>	<b>(1,720)</b>				
<b>620 MARKETS</b>								
5225 FARMERS MARKET	4,850	0	0	0		0	0.0%	
MARKETS :- Indirect Expenditure	<b>4,850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Net Expenditure</b>	<b>(4,850)</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>630 PLANNING SERVICES</b>								
4300 PROFESSIONAL FEES	6	0	0	0		0	0.0%	
PLANNING SERVICES :- Indirect Expenditure	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Net Expenditure</b>	<b>(6)</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>640 STREET LIGHTING</b>								
4210 ELECTRICITY	3,719	1,466	6,000	4,534		4,534	24.4%	
4220 MAINTENANCE	0	0	250	250		250	0.0%	
STREET LIGHTING :- Indirect Expenditure	<b>3,719</b>	<b>1,466</b>	<b>6,250</b>	<b>4,784</b>	<b>0</b>	<b>4,784</b>	<b>23.5%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(3,719)</b>	<b>(1,466)</b>	<b>(6,250)</b>	<b>(4,784)</b>				
<b>650 TOWN CENTRE IMPROVEMENTS</b>								
4220 MAINTENANCE	522	1,670	1,000	(670)		(670)	167.0%	
5280 NOTICE BOARD ELEC	929	3,639	0	(3,639)		(3,639)	0.0%	
5290 STREET FURNITURE	1,107	0	0	0		0	0.0%	
5291 MILLENNIUM TOWN CLOCK	745	0	0	0		0	0.0%	
TOWN CENTRE IMPROVEMENTS :- Indirect Expenditure	<b>3,303</b>	<b>5,309</b>	<b>1,000</b>	<b>(4,309)</b>	<b>0</b>	<b>(4,309)</b>	<b>530.9%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(3,303)</b>	<b>(5,309)</b>	<b>(1,000)</b>	<b>4,309</b>				
PLANNING :- Income	0	0	0	0			0.0%	
Expenditure	14,011	7,655	9,850	2,195	0	2,195	77.7%	
<b>Movement to/(from) Gen Reserve</b>	<b>(14,011)</b>	<b>(7,655)</b>						

## Detailed Income &amp; Expenditure by Budget Heading 19/09/2023

Month No: 6

## Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Grand Totals:- Income	0	0	0	0			0.0%	
Expenditure	14,011	7,655	9,850	2,195	0	2,195	77.7%	
<b>Net Income over Expenditure</b>	<u>(14,011)</u>	<u>(7,655)</u>	<u>(9,850)</u>	<u>(2,195)</u>				
<b>Movement to/(from) Gen Reserve</b>	<u>(14,011)</u>	<u>(7,655)</u>						

## Specified & Restricted Reserves

As at 19 Sept 2023

B/F 1 April 2023	Receipts	Expenditure	Remaining Balance	Comments
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### Specified Reserves

Skateboard Project	1,190			1,190	
Climate Change Projects	6,897			6,897	
Community Emergency Fund	59,944		23,333	36,611	£3,333 Grant Junior Park Run. £20,000 to Wellbeing Projects
Wellbeing Projects	0	20,000		20,000	£20,000 transferred from Community Emergency Fund
Consultancy for Town Strategy	10,000			10,000	
Millennium Park	10,000			10,000	
Capital Projects	32,227			32,227	For capital expenditure only
Ash Die Back Treatment	29,950		3,400	26,550	£3,400 Tree Work.
Election Expenses	15,000		3,774	11,226	Election expenses £3774.
Consultancy and Legal Contingency	38,518	4,000	11,617	30,901	PEP Professional Fees £2,500, Coronation Fayre £9111. £6 Land Search Receipt of Lottery Grant £4,000
<b>Total Reserves</b>	<b>203,726</b>	<b>24,000</b>	<b>42,123</b>	<b>185,603</b>	

### CIL Income

CIL Income 2021/22	260,686		8,690	251,996	Grove Play Area £8,630, Signs for Fun Day £60, £25,500 Play Equipment at The Grove (costs refunded)
CIL Income 2022/23	19,369	107		19,476	CIL receipt £106.70
<b>Total CIL Income</b>	<b>280,055</b>	<b>107</b>	<b>8,690</b>	<b>271,472</b>	

### Capital Receipts

Engine Lane Receipts	3,742,590			3,742,590	
<b>Total Capital Receipts</b>	<b>3,742,590</b>	<b>0</b>	<b>0</b>	<b>3,742,590</b>	

<b>TOTAL SPECIFIED RESERVES</b>	<b>4,226,371</b>	<b>24,107</b>	<b>50,813</b>	<b>4,199,665</b>	
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### Restricted Funds

Tithe Barn Capital Fund	48,580		1,962	46,618	Wall repairs £1962.
Backwell Lake - Path	1,842			1,842	
Friends of Trendlewood Park	952			952	
Tree Wardens	185			185	
Youth House (No 65)	3,469			3,469	
Young Persons Grant	8,355			8,355	NSC Grant. Can now fund service/equipment @ No 65
Wellbeing	46,781		11,756	35,025	Wellbeing costs @ No 65
Living Room Project	66		56	10	Living Room Costs @ No 65
Lottery Grant: Coronation Fayre	4,000		4,000	0	Grant monies moved to Consultancy & Legal Contingency
<b>TOTAL RESTRICTED RESERVES</b>	<b>114,230</b>	<b>0</b>	<b>17,774</b>	<b>96,456</b>	

## Supplementary to Specified & Restricted Reserves

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

Items to be taken out of reserves	B/F 1 December 2022	Agreed additional changes to reserve	Expenditure *	Current Balance	Comments
Car Parks	15,191			15,191	
Play Equipment	28,000		8,690	19,310	Expenditure: Grove Play Area: fencing £8,630, Signs £60, (£25,500 for Play Equipment refunded)
No 65 Improvements	19,936	11,975	4,000	27,911	£4,000 Prof Serv re refurbishment. Emergency Lighting £1,102.23. Staircase upgrade £10,872.50
Road Crossings	25,000			25,000	
Middle Engine Pit	20,000			20,000	
New Christmas Lights	30,000	47,671		77,671	Overall festive light agreed budget £77,670.60 . Includes costs to supply and install festive lighting columns £37,900, 21 pole motifs £11,570 (Aug 23).
<b>TOTAL FROM CIL INCOME</b>	<b>138,127</b>	<b>59,645</b>	<b>12,690</b>	<b>185,082</b>	

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

### As at 19 Sept 2023

<b>Total CIL Income Remaining</b>	271,472
<b>Earmarked expenditure</b>	<u>185,082</u>
<b>Total remaining CIL Income</b>	<u><u>86,389</u></u>

**PLANNING**

	Budget 2023/2024	Forecast Adjustments	Revised F/Cast 2023/2024	Budget 2024/2025	Comments
<b>600 BUS SHELTERS</b>					
5000 REPAIRS	400	0	400	400	
5180 CLEANING	2200	-21	2,179	2,290	20 x bus shelters. 1x £880 and 3x £433 cleans. Total £2,179 x 5% = £2,287.95
<b>Overhead Expenditure</b>	<b>2,600</b>	<b>-21</b>	<b>2,579</b>	<b>2,690</b>	
<b>630 PLANNING SERVICES</b>					
4300 PROFESSIONAL FEES	0	0	0	0	£5000 removed from budget as agreed at Finance Committee 19 Oct 22 and added to earmarked reserve Legal Contingency reserve
<b>Overhead Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>640 STREET LIGHTING</b>					
4210 ELECTRICITY	6,000	-2200	3,800	4,000	Unmetered. Suppliers reluctant to fix a tariff but prices have not risen as much as expected. Forecast based on current expected usage £3,700 plus 5% increase
4220 MAINTENANCE	250	0	250	250	
<b>Overhead Expenditure</b>	<b>6,250</b>	<b>-2,200</b>	<b>4,050</b>	<b>4,250</b>	
<b>650 TOWN CENTRE IMPROVEMENTS</b>					
4220 MAINTENANCE	1000	1218	2,218	1,670	Maintenance of Glassblower statue £550, town clock service £248, Cherry Picker £300. Also ad-hock repairs of clock and other street furniture est. £500. Total £1590 x 5% = £1669.5
5280 NOTICE BOARD ELEC	0	1,441	1,441	0	Keep at 'zero'. Transfer of tenancy taking longer than expected but should be complete before the start new budget year.
5285 STREET SIGNAGE	0	0	0	0	Reduced to 'zero' in 23/23. Use reserves for purchases.
5290 STREET FURNITURE	0	0	0	0	Reduced to 'zero' in 23/23. Use reserves for purchases.
<b>Overhead Expenditure</b>	<b>1,000</b>	<b>2,659</b>	<b>3,659</b>	<b>1,670</b>	
<b>PLANNING - Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Expenditure</b>	<b>9,850</b>	<b>438</b>	<b>10,288</b>	<b>8,610</b>	
<b>Net Cost</b>	<b>9,850</b>	<b>438</b>	<b>10,288</b>	<b>8,610</b>	

# Nailsea Town Council

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## Report to the meeting of the Planning Committee to be held on 27<sup>th</sup> September 2023

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### Whiteoak Way Speeding

#### 1. Purpose of Report

To consider next steps with regards to reports of speeding vehicles on Whiteoak Way, Nailsea.

#### 2. Recommendation(s)

**That the Council approves the cost of commissioning a speed survey from North Somerset Council (NSC) at a cost of approximately £250 (as at 2021).**

Or

**John Hunter of Nailsea Speedwatch is asked to carry out a manual survey of speeds on Whiteoak Way.**

#### 3. Background

3.1 A member of the public attended the Councillor drop in session at No. 65 on Saturday 16<sup>th</sup> September 2023. They stated that cars are speeding from The Perrings into Whiteoak Way. The member of the public contacted NSC and was advised that the Town Council needs to work with the gentleman on getting proof of speeding.

3.2 There are two options for collecting data on speeding. John Hunter of Nailsea Speedwatch, if available can take speed readings, using a handheld speed gun. This process is backed by Avon and Somerset Police. The speed readings are not on a 24 hour a day 7 days a week basis and the camera may not be able to capture speeds in low light levels.

3.3 The second alternative would be to request that NSC temporarily installs a speed counter along Whiteoak Way. The counter is usually in place for a period of 1 week and monitors the volume of traffic, the direction, the speed and the time of the day of travel. The last time the Town Council commissioned a survey the cost was £250 + VAT. It is likely that this cost has increased, confirmation is currently awaited from officers at NSC.

3.4 If a survey is commissioned, the data will be shared with both NSC and Avon and Somerset Police, with a view to finding a viable solution to any speeding issue identified.

#### 4. Financial Considerations

Cost options: - likely to be greater than £250 + VAT for the full survey  
Budget – Professional fees.

#### 5. Other Considerations



- Crime and Disorder – Avon and Somerset Police can be notified of the results from either speed survey.
- Environmental – No issues identified
- Equality and Diversity – No issues identified
- Health and Safety – Third parties will identify risks from any survey conducted
- Other Risk – No other risk identified

Jo Duffy  
Clerk

19<sup>th</sup> September 2023



**NAILSEA TOWN COUNCIL**  
**TOWN CENTRE WORKING PARTY**

Minutes of the meeting of the Working Party held  
at 1.00pm on Wednesday 30<sup>th</sup> August 2023 via Zoom.

**These minutes are in draft form and remain subject to approval**

**Present:** Cllrs Barber, K Bird, M Bird, Kushner, Mazur, Parsons

**Also Present:** Liz Frappell, Louise Hall, Alison Morgan, Ian Thompson and 65 High Street Manager.

No.	Subject	Action
1.	<b>Election of Chair:</b> Liz Frappell was elected to serve as Chair of the Working Party without opposition, subject to confirmation from the Clerk that a resident may be Chair of a Council working party.	65 High Street Manager/ Clerk
2.	<b>Apologies:</b> Apologies were received from Cllr Tonkin and Kerry Lester.	-
3.	<b>Declarations of Interest:</b> Liz Frappell declared an interest as she owns a property in the High Street.  Ian Thompson declared an interest as he advises on lettings within the town.	-
4.	<b>Terms of Reference</b> The working party moved on from the item as a draft reference was not available and it was agreed to add the item to the next agenda.	65 High Street Manager/Clerk
5.	<b>Confirmation of the minutes of the meeting of 5<sup>th</sup> April 2023</b> There was a query regarding the notice board in the town centre as Praxis are to take on the MPAN for the meter. Praxis are yet to take it over but the Finance Officer is liaising with the Town Centre Manager to ensure this is completed.  At the last meeting it was reported that the town council was applying for funding via the UK Prosperity Fund to assist with setting up a Business Improvement District (BID). The application was unsuccessful as there was a huge demand for the funding. Concerns were raised about the viability of a BID in Nailsea however it should be publicised better and it needs a re-think to move forwards.  The minutes were accepted by the meeting.	
6.	<b>Nailsea Farmers, Craft and Community Market</b> Louise gave an update; the market is still performing well and the publicity generated creates a buzz with lots of visitors and there are not many traders dropping out. A consultation was held with the traders to find out if there was interest to extend the year from February through to December. It will be the markets third birthday in October and it is proven that it can be sustained. Louise is completing the road closures and market licences to include February from next year. Louise stated that she could extend the market to hold more stalls however it is a careful balance to ensure interest and not to overwhelm current	

	businesses and traders. The Chair thanked Louise for all her work in organising and managing the market.	
<b>7.</b>	<p><b>Shopping Centre</b></p> <p><b>a) Lettings</b> No update on lettings from Praxis.</p> <p><b>a) Weston College and Library</b> The agenda item was brought forward. Ian Thompson reported that the developer for the old Weston College site is liaising with planners regarding a potential food store and there is a pre-application meeting in the diary for next week. However, Praxis has also shown an interest for siting a store. The developer has had to install hoarding at the request of North Somerset Council and the Police due to damage caused. The purchase of the library has not been completed as North Somerset Council are applying to Land Registry to register title of ownership.</p> <p>It was asked whether the town council could meet with Praxis to discuss the hoardings as well as the dilapidated state of the old petrol filling site in the car park. Councillors have met with the town centre management previously however, as the land is privately owned, there is little the council can achieve.</p> <p>Home Additions will be closing and Ian Thompson asked for feedback as to the type of business the council would like to see take over the premises.</p> <p><b>b) Notice board</b> Already discussed.</p>	
<b>8.</b>	<p><b>Anti-Social Behaviour</b> No update</p>	
<b>9.</b>	<p><b>Business Improvement District Update</b> Already discussed.</p>	
<b>10.</b>	<p><b>Station Road Car Park</b> North Somerset Council (NSC) has asked the contractors to return as the work has not been fully completed. NSC has applied for funding and if successful, EV points to be installed. The 20mph speed limit and weight limit cannot be enforced until the service road is finished. There was a concern raised regarding the bollards on the pedestrian footpath as the gaps either side make it difficult for wheelchairs, buggies and scooters to navigate. It was asked that the vegetation be kept in trim otherwise the overgrowth will narrow the access.</p>	
<b>11.</b>	<p><b>High Street</b></p> <p><b>a) 65 High Street</b> Consistent interest from hirers including NHS Talking Therapies, Bristol City Council, an eating disorders charity with a women of colour group commencing in September. Staircase works have started which will allow the ability to safely evacuate users from the first floor. Cllr Kushner asked for more information regarding usage to be included in the quarterly recording pack for council.</p> <p><b>b) Eat:Festival</b></p>	

	<p>Eat originally asked for £1500 to run the event in October however the town council has agreed that a donation of £750 would be acceptable. Praxis have agreed to split the amount with the council. It was raised that EAT are only able to offer a Spring Sunday or a Winter event for 2024.</p> <p><b>c) 20mph and weight limit</b> Already discussed.</p> <p>ClIr Barber left the meeting at 1.57pm</p> <p><b>d) Christmas lights</b> Progress is stalled as awaiting relevant permissions form North Somerset Council. Once granted the excavation works will be phased in order to lessen the impact on business in the High Street. New motifs have been procured with replacement decorations to be purchased shortly to replace the Christmas trees.</p> <p><b>e) Christmas Fayre</b> The item was debated at the last Events Working Party with a further discussion at the next Town Council meeting regarding the responsibilities of the council in regards to events and should the council run a Christmas Fayre this year.</p>	
12.	<p><b>CCTV Update</b> No update.</p>	
13.	<p><b>Matters for Information:</b> None.</p>	
14.	<p><b>Next meeting date:</b> It was agreed to hold the meetings face to face moving forwards.</p> <p>10<sup>th</sup> January 2024.</p>	

The meeting closed at 2.09pm.



**NAILSEA TOWN COUNCIL**  
**PLANNING COMMITTEE 27<sup>th</sup> SEPTEMBER 2023**

**CLERK'S REPORT**

**5b. Planning Decisions**

**23/P/1389/EA1**

Nailsea Town Council requested that a full Environmental Impact Assessment (EIA) is carried out on this site. This is due to the anticipated impact on the local ecology and the highways particularly with the cumulative effect of multiple development sites in and around Nailsea.

*North Somerset Council have recommended that the proposal does not constitute EIA development for the following reasons:*

*The proposed development is considered to be likely to have localised impacts only, which can be addressed through the planning application process. These will not give rise to significant environmental effects and are not of a scale or type that is likely to give rise to complex or hazardous consequences. On this basis, the proposed development does not constitute EIA development. However, to confirm this, the following assessments will be required as part of the planning application process.*

**Assessments to accompany the planning application must include:**

- *Cumulative Impact Assessment – to include traffic, flooding or drainage, historic landscape and character, ecology, noise and air quality.*
- *Details of Surface water drainage proposals and sustainable drainage methods.*
- *Construction Environment Management Plan.*
- *Construction Traffic Management Plan.*
- *Historic Environment Desk-Based Assessment.*
- *Settings assessment and geophysical assessment.*

**Agenda item .8 - Trees and Tree Orders**

**Application for tree works**

**23/P/1759/TPO 26 Caversham Drive**

T1- Robinia- Remove major deadwood. T2- Lime - Pollard to previous points.

**23/P/1774/TPO 10 Sherston Close**

Oak nearest to rear of 10 Sherston Close, Nailsea- reduce to 4m in height and reshape Second Oak to rear of Sherston Close, Nailsea - Reduce to 5m in height and reshape.

**23/P/1381/TPO Land to rear of 1 Bibury Close**

T1 Cherry, T2, T3 & T4 Beech fell to ground as causing subsidence damage to 1 Bibury Close.

**23/P/1928/TPO 25 The Perrings**

Oak (T1) Clear crown away from house by up to 2mtrs. Oak (T2) Clear crown away from house by up to 2mtrs. Reason: To avoid damaging property.

23/P/1575/TPO Land Adjacent Station Road

T1 Dead Cherry -fell. T2 Popular - Pollard to 5 meters at large union. T3 dying cherry - fell. T4 dying cherry - fell. T5 dead weeping lime-fell. T6 weeping lime -crown lift over road 5 m. T7 weeping lime - crown lift over road 5 m. T8 cherry - reduction by 1 to 1.5 mtrs depending on the shape and balance of the tree.

**Approval for tree works**

23/P/1113/TPO 16 Turnbury Avenue

Ash (T1) Crown reduce by up to 3m Oak (T2) Crown reduce by up to 3m Field Maple (T3) Reduce lateral spread towards the property by up to 3m.

23/P/1598/TPO 12 Paddock Rise

T1 Oak - remove dead limbs & crown lift to 3 mtrs, removing sub laterals.

**Refusal for Tree Works**

None.

**Jo Duffy – Town Clerk**

**19 September 2023**