



Brean Parish Council

Hazel Brinton, Clerk to the Parish

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Notice of Meeting

2nd January 2024

To all residents of Brean

A meeting of Brean Parish Council will be held on **Monday 8th January 2024 at 19.00 at the Village Hall, Brean** where the business below will be discussed.

Hazel Brinton
Clerk to the Council

AGENDA

54/23 To receive apologies for absence and approve the reasons given

55/23 Declaration of Interests

Where members consider they may have a potential interest in any topic for discussion and decision they should declare an interest and withdraw from the discussion and decision making process.

56/23 Approval of minutes

To approve the minutes of the meeting held on 13th November 2023

57/23 Questions and comments from members of the public

This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chairman) to participate at a specified part of the meeting by asking questions, raising concerns or making comments on matters affecting Brean. No decision can be taken during this session¹ but the Chairman may decide to refer any matters raised for further consideration.

¹N.B Councils cannot lawfully decide items of business that is not specified in the summons/agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

58/23 To hear from Somerset Councillor/s and the police

59/23 To consider if the parish council wishes to take on services from Somerset Council as per the attached letter from the Leader of Somerset Council regarding asset and service devolution

60/23 Finance Matters

- I. To consider the second draft of the budget and precept for 2023/24 **NB: Should members wish to discuss confidential matters relating to staff as part of the**

budget/precept debate, then the council MUST pass the following resolution and go into an “in camera” session

Resolution to be passed: To resolve that members of the press and public be excluded from the meeting during consideration of the following agenda items by reason of the confidential nature of the items of business to be transacted, in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960

- II. To approve payments for the current month’s expenditure
- III. To receive the bank reconciliations for November and December 2023
- IV. To receive an income and expenditure statement as at 31 December 2023
- V. To consider applications for funding from the Joan Jackman legacy
- None to consider at time of agenda

61/23 To discuss the Council’s Vision/Mission statement and 3-5 year plan

Cllr Hutchinson to lead debate.

62/23 Frequency of meetings

To consider the frequency of meeting for the municipal year 2024-25 NB – the clerk would not be available for additional meetings over that agreed during 2023-24 (6 per year) due to other commitments.

63/23 Review of current co-option situation

The parish council has 3 casual vacancies. The council is legally obliged to consider valid co-option requests as they arise under Local Government Act 1972 schedule s12.

64/23 To note progress with on-going planning applications and applications for premises licences

Application No	Address	Decision
06/22/00017	Warren Farm, Warren Road, Brean, Burnham On Sea, Somerset, TA8 2RP - Erection of 1no. dwelling with integral double garage, formation of new access and landscaping	Application under consideration
06/23/00010	A G Hicks Ltd Location: Southfield Farm Park, Weston Road, Brean, Burnham On Sea, Somerset, TA8 2RL Proposal: Change of use of existing touring field to site 30 static caravans (revised scheme).	Application under consideration. Brean PC comments submitted under delegated authority after consultation with members: “Brean Parish Council supports this application as it believes it will enhance the location and offering. The parish council notes however that there is very little provision for EV charging given the number of units to be located in the field and believes more will be required with the forthcoming ban on the sale of new diesel and petrol cars. This would future proof the site.”
06/23/00011	Application Type: Cert. of	Granted permission

	<p>Lawfulness for Proposed Use/Dev</p> <p>Applicant: Mrs J Walton</p> <p>Location: Ocean Drive, Warren Road, Brean, Burnham On Sea, Somerset, TA8 2RP</p> <p>Proposal: Certificate of Lawfulness for the proposed removal of existing hut and erection of a Sun Room measuring approx. 4 x 6m of a height approx. 2.5m to eaves, 3m to ridge. This is to include a decking BBQ area, toilet with shower and kitchenette area."</p>	
06/23/00013	<p>Application Type: Full Planning Permission</p> <p>Applicant: J. Holland & Sons Ltd</p> <p>Location: Carefree Amusements, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD</p> <p>Proposal: Demolition of existing amusement arcade and first floor flat and the erection of a new building comprising of amusement arcade at ground floor with six holiday lets and a single replacement flat at first floor alongside associated access, pavement and parking provision.</p>	<p>Application under consideration:</p> <p>Comments submitted by clerk under delegated authority after consultation with members:</p> <p>"Under delegated authority to the clerk, Brean Parish Council submits the following comments objecting to this planning application and asks that the planning authority refuse permission: - Increase in Traffic Congestion: The proposed development is likely to increase traffic in the area, exacerbating congestion issues. The narrow access point to Knoll Park and lack of sufficient infrastructure to accommodate increased vehicular movement pose a threat to road safety and accessibility. - Visual Dominance and Lack of Consistency with Street Scene: The scale and design of the proposed development are out of keeping with the existing street scene and architectural character of the neighbourhood. Its visual dominance would adversely affect the aesthetics of the area. - Insufficient Parking Provision: The proposed development fails to adequately address the parking demands it would generate. Insufficient parking facilities are likely to result in</p>

		<p>overspill onto already limited on-street parking spaces, causing inconvenience and congestion for residents and visitors alike. - Lack of Electric Vehicle (EV) Chargers: In an era where the transition to electric vehicles is paramount, the absence of provisions for EV charging infrastructure within the development is concerning. This overlooks the necessity to facilitate eco-friendly transport solutions and discourages the adoption of electric vehicles. - Overlooking and Privacy Concerns: The design of the proposed development may compromise the privacy of neighbouring properties at Ash House in Knoll Park due to overlooking issues. This could result in a loss of amenity for existing residents, impacting their quality of life”.</p>
06/23/00014	<p>Application No: 06/23/00014 Application Type: Full Planning Permission Applicant: Brean Leisure Park Limited Location: Brean Leisure Park, Coast Road, Berrow, Burnham On Sea, Somerset, TA8 2RB Proposal: Variation of Condition 2 of Planning Permission 06/13/000014 as amended by Non-material Minor Amendment 06/23/00004 (Change of use from part of golf course to holiday accommodation, siting of static caravans) to alter approved plan in Schedule A.</p>	<p>Under delegated authority to the clerk, Brean Parish Council submits the following comments objecting to this planning application and asks that the planning authority refuse permission: - Increase in Traffic Congestion: The proposed development is likely to increase traffic in the area, exacerbating congestion issues. The narrow access point to Knoll Park and lack of sufficient infrastructure to accommodate increased vehicular movement pose a threat to road safety and accessibility. - Visual Dominance and Lack of Consistency with Street Scene: The scale and design of the proposed development are out of keeping with the existing street scene and architectural character of the neighbourhood. Its visual dominance would adversely affect the aesthetics of the area. - Insufficient Parking Provision: The proposed</p>

		<p>development fails to adequately address the parking demands it would generate. Insufficient parking facilities are likely to result in overspill onto already limited on-street parking spaces, causing inconvenience and congestion for residents and visitors alike. - Lack of Electric Vehicle (EV) Chargers: In an era where the transition to electric vehicles is paramount, the absence of provisions for EV charging infrastructure within the development is concerning. This overlooks the necessity to facilitate eco-friendly transport solutions and discourages the adoption of electric vehicles. - Overlooking and Privacy Concerns: The design of the proposed development may compromise the privacy of neighbouring properties at Ash House in Knoll Park due to overlooking issues. This could result in a loss of amenity for existing residents, impacting their quality of life</p>
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65/23 To review new planning applications and Licensing Act Premises Licences

None at time of agenda

66/23 To consider matters of interest to the Village

- I. **Public Toilet Block – Brean Village Hall**
To consider next steps to make good the surface left following the demolition of the public toilet block
- II. **Village Hall**
To receive an update on the Village Hall management and the possible rebuild/refurbishment of the Village Hall with a grant from the EDF Community Fund – from Cllr Chatterton
- III. **Speed Indicator Device**
To receive an update from the clerk on the proposal to use a Speed Indicator Device (SID) in the village.
- IV. **Bus Shelters**
To receive an update on application for funding from EDF Community Fund – Cllr Hutchinson
- V. **Police drop-in session**
To consider possible dates in April 2024 following the next drop in session at East Brent in February 2024
- VI. **Communication**

To consider how the parish council wishes to communicate with residents including consideration of a one off newsletter

67/23 To raise matters for future agenda items

(no decisions can be made on these at this meeting) – for discussion/decision at March 2024 meeting NB – these must be new items, not ones already discussed and agreed by the council in the preceding six months. This is **not** to be considered Any Other Business.

68/23 To note the date of the next Parish Council Meeting

Monday 4th March 2024 at 7.00 p.m.

Hazel Brinton

Clerk to the Council

2nd January 2024