



Brean Parish Council

Hazel Brinton, Clerk to the Parish

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Notice of Meeting

26th February 2024

To all residents of Brean

A meeting of Brean Parish Council will be held on **Monday 4th March 2024 at 19.00 at the Village Hall, Brean** where the business below will be discussed.

Hazel Brinton
Clerk to the Council

AGENDA

69/23 To receive apologies for absence and approve the reasons given
Cllr Hutchinson

70/23 To consider application/s for co-option to the parish council

71/23 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.

72/23 Approval of minutes

To approve the minutes of the meeting held on 8th January 2024

73/23 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).

74/23 To hear from Somerset Councillor/s and the police

75/23 To receive the clerk's report

76/23 Portrait of King Charles

To consider whether the parish council wishes to apply for a free portrait of King Charles for the Village Hall

77/23 Highways Matters

- i. To consider if there are any redundant road signs in Brean which could be removed by Somerset Council Highways
- ii. To consider if the parish council wishes to put forward any Parking Amendment Orders to Somerset Council as per email from Somerset Council Traffic Engineer

78/23 Finance Matters

- i. To approve payments for the current month's expenditure
- ii. To receive the bank reconciliations for January and February 2024
- iii. To receive an income and expenditure statement as at 29th February 2024
- iv. To consider applications for funding from the Joan Jackman legacy
None to consider at time of agenda
- v. To consider the grant application from Mendip Community Transport (attached)

79/23 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
06/23/00011	Application Type: Cert. of Lawfulness for Proposed Use/Dev Applicant: Mrs J Walton Location: Ocean Drive, Warren Road, Brean, Burnham On Sea, Somerset, TA8 2RP 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."	Granted permission
06/23/00013	Application Type: Full Planning Permission Applicant: J. Holland & Sons Ltd Location: Carefree Amusements, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD Proposal: Demolition of existing amusement arcade and first floor flat and the erection of a new building comprising of amusement	Application under consideration: Comments submitted by clerk under delegated authority after consultation with members: "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

	<p>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>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 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</p>	<p>Application is under consideration.</p>

	<p>Permission</p> <p>Applicant: Brean Leisure Park Limited</p> <p>Location: Brean Leisure Park, Coast Road, Berrow, Burnham On Sea, Somerset, TA8 2RB</p> <p>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:</p> <ul style="list-style-type: none"> - 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 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
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		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.
06/23/00016	<p>Application No: 06/23/00016</p> <p>Application Type: Full Planning Permission</p> <p>Case Officer: Mr C Mitchell</p> <p>Applicant: Mr R Pearson</p> <p>Location: Manor View, Warren Road, Brean, Burnham On Sea, Somerset, TA8 2RP</p> <p>Proposal: Erection of a single storey extension to the rear West elevation on site of existing (to be demolished) with a balcony above and the raising of the roof including the installation of dormer windows.</p>	<p>Comment submitted by clerk under delegated authority on behalf of the council:</p> <p>No comment or observation</p>
06/24/00001	<p>Application No: 06/24/00001</p> <p>Application Type: Full Planning Permission</p> <p>Case Officer: Pending Officer Allocation</p> <p>Applicant: Hudson Leisure Limited</p> <p>Location: OCEAN HOLIDAY PARK, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD</p> <p>Proposal: Erection of storage building and staff accommodation on site of existing (to be demolished).</p>	<p>Pending Officer Allocation</p> <p>Comments submitted under delegation to clerk on behalf of the parish council:</p> <p>Brean Parish Council makes the following comment on this application - the parish council does not have a view either for or against the building change but wishes officers to note that this application is for new residents for which no parking provision has been made. Current parking spaces on Ocean Bar plans lodged recently with the build of 4 flats above the bar stated that 4 parking spaces had been earmarked for those flats and 11 have already been marked for the existing caravans totalling 15. The total shown on previous plans for the 4 flats where the parish council queried the allocation of parking, showed 15 spaces in total. This leaves no new parking allocation and it would appear that no electric charging provision has been made for these dwellings either. The parish council is</p>

		concerned that developers are submitting planning applications with little parking allocation or existing parking being removed. This just pushes visitors to park in residential areas rather than pay the high price for parking at existing public car parks. This impacts the residents of Brean rather than being considered and dealt with by the planning applications coming forward.
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80/23 To review new planning applications and Licensing Act Premises Licences

None at time of agenda

81/23 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 including levelling the site, signage and benches

II. Village Hall

To receive an update on the Village Hall management

III. Bus Shelters

To receive an update on application for funding from EDF Community Fund – Cllr Hutchinson, not present

82/23 To raise matters for future agenda items

(no decisions can be made on these at this meeting) – for discussion/decision at May 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.

83/23 To note the date of the next Parish Council Meeting

Monday 13th May 2024 at 7.00 p.m.

Hazel Brinton

Clerk to the Council

26th February 2024