



Brean Parish Council

Clerk to the Council Hazel Brinton, clerk@breanparishcouncil.org

Minutes of the Brean Parish Council Meeting held on 8th January 2024 at Brean Village Hall

Present

Chairman Cllr M Chatterton
Councillors Cllrs K Ford, M Ford and N Hutchinson

Also present: the clerk and Somerset Council Councillor Tony Grimes. Four members of the public attended.

56/23 Apologies

None, all present. Somerset Councillor Bob Filmer was unable to attend due to attendance another parish council meeting.

57/23 Declaration of Interests

None declared.

58/23 Minutes

Resolved: that the minutes of the meeting held on 4th September 2023 were approved as a correct record of the meeting after noting a correction to the date of the next meeting.

59/23 Public Participation

An email had been sent to the parish council in relation to the site where the bus shelter and toilets used to be located and the council's plan for tidying up the area.

"Welcome to Brean" signs and new benches would be future agenda items.

Councillor Grimes advised that if a community wished to have highways works such as a reduction in speed limits, the parish council would be asked to pay and these funds would usually have to come from the precept raised against local residents.

60/23 Reports from Somerset Councillors and the police

Somerset Councillor Tony Grimes reported on the following matters:

- Somerset Council financial position – projected budget gap of £100m for 2024-25. The council was consulting on the council's finances and services.
- End of charges for DIY Waste – a change in legislation would lead to an end of charges for disposing of construction and demolition materials from household DIY projects. Quantities free of charge would be limited and anything above these amounts would be chargeable.
- Change to waste collection dates – recycling and rubbish collection days may change. If a household's collection days changed, they will receive a letter in January making this clear.
- Phosphate mitigation
- The Range in Taunton – fined for food hygiene offences.
- School Appeals Panel Members – Somerset Council was looking for new volunteers to become Independent Panel Members for School Appeals. Panels met online, no

Signed by Chairman.....

4th March 2024

qualifications were needed and full training would be given. Those interested were asked to apply on Somerset Council's website.

Councillor Grimes had no further news on Pontins and had received no further complaints.

A question on the amount of Somerset Council investment in Brean was asked.

61/23 Services by and from Somerset Council

The Chairman explained the background to the item which meant that parish and town councils were being asked if they wished to take on services formerly undertaken by Somerset Council due to the financial pressures at Somerset. Services were likely to be cut if parishes did not take them on.

Resolved: to contact Somerset Council with a view to obtaining further information on the devolution of services in future years.

Resolved: to contact Burnham-on-Sea regarding the setting up of a highways stewards' scheme.

62/23 Finance Matters

i. Budget and precept 2024-25

A discussion took place around the setting of the budget, precept and the use of reserves for 2024-25 after the clerk had recirculated the draft budget with the changes requested at the November parish council meeting. A discussion also took place on the devolution of services from Somerset Council including past management of the beach and the income generated and how the precept was communicated to the community.

Resolved: to set the budget at £15,582 for the financial year 2024-25

Resolved: to set the precept at £15,582 for the financial year 2024-25

ii. Resolved: to approve payments for the current month's expenditure as presented by the clerk.

iii. Resolved: to note and agree the bank reconciliations for November and December 2023 as circulated by the clerk.

iv. Resolved: to note and agree the income and expenditure statement as at 31st December 2023 as provided by the clerk.

v. Joan Jackman Fund – no further applications received. The King Alfred Boxing Club and Burnham on Sea Sea Cadets had received their grants and had expressed sincere thanks to the parish council.

63/23 Council's Vision/Mission statement and 3-5 year plan

Councillor Hutchinson explained the background to the item and asked members to consider setting a Council Vision and a 3-5 year plan for Brean. Examples given would be to make the granting of funds from the Joan Jackman legacy in year 1; the aesthetics of the village in year 2. She would bring a draft of a 3-5 year plan and vision statement to a future meeting. The Chairman explained that a small council such as Brean was restricted in the activities it could carry out with so few members although he had been trying to encourage members of Discover Brean to put forward individuals to be co-opted to the parish council. Councillor Hutchinson would investigate co-opting members of Discover Brean further as she had contacts within the organisation

64/23 Frequency of meetings

The clerk explained that to keep the precept rise at a minimum for 2023-24, she had proposed to reduce her hours from 11 to 9. As a consequence, the council had agreed to meet 6 times a year instead of the previous 11. The clerk was not able to offer more hours

until at least 2025-26 as she had made commitments as a result of reducing her hours. The Chairman advised the councillors could meet between themselves informally as many times as they wished provided they don't make formal decisions.

Resolved: that the parish council would meet 6 times per year formally but would meet informally as and when necessary to consider matters without making decisions at these meetings.

Councillor Hutchinson asked for one informal meeting before the next meeting in March which she would set up via email.

65/23 Co-option situation

The current vacancy situation with co-options was discussed and noted.

66/23 Planning and premises licenses' applications

The current status of applications was noted:

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 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	Granted permission

	height approx. 2.5m to eaves, 3m to ridge. This is to include a decking BBQ area, toilet with shower and kitchenette area."	
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:</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

		<p>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 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</p>

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67/23 New planning and premises licenses applications.

There were no new planning and premises licenses applications to consider.

68/23 Matters of interest to the village

- **Public Toilet Block – Brean Village Hall.** The Chairman noted that the hire period of the temporary fencing had been extended. He further advised that he had looked at the site with a groundworks contractor who had provided ideas on what could be done with the site including digging down, blocking off the sewer outlets, adding chippings level with the car park and making safe the area around by the bus stop including a mini support wall and fences from where the benches were located to the beach access footpath. Quotations would be required. This would be a temporary solution to make the area safe not a permanent change. The Chairman would ask for a specification from the groundworks contractor which could then be circulated to other members via email for comment after which a tender process could take place.

Concern was expressed if the parish council decided not to rebuild the toilets as per the planning permission granted. A temporary solution of installing sleepers and turning the area into a garden was put forward. Should grants be obtained to carry out the toilet rebuild, preparation of the area would just involve scraping back the planting. Members expressed concern that a change of use via planning would be required if the area was to be used for parking.

It was agreed the clerk would contact Somerset Council Planning to ask their opinion on the proposals and the impact on the planning permission granted.

- ii. **Village Hall** The Chairman updated members that before grants could be applied for from the EDF Community Fund, all the appropriate paperwork for the village hall needed to be in place. This was not currently the case. An offer of help to put this in place had fallen through just before Christmas. An additional person had joined the management committee.

A local Cubs and Beavers group would be using the hall every Wednesday from 23 February having relocated from a local school. A local handyman had repaired two doors and would re-install the parish council noticeboard on an outside wall of the village hall.

A proposal had been put forward for the Cubs and Beavers to use the cupboard currently used by the parish council for its paperwork. The clerk advised that meeting minutes had to be kept in perpetuity but could be archived at Somerset Archives and that 7 years of finance paperwork also needed to be kept but all planning documents could be disposed of.

A question was raised on the insurance value of the hall. The Chairman advised that this was in hand and someone was coming to give a figure for the rebuild of the hall for insurance purposes.

A discussion was held on applying for grants for the refurbishment or rebuild of the village hall and for new bus shelters. It was agreed that an arrangement would be made for Councillors Chatterton and Hutchinson to meet with the contact at EDF in respect of the Community Fund and applying for grants. The clerk advised that two separate entities were asking for grant money; the parish council and the Village Hall Management Committee and this needed to be explained to the EDF contact.

- iii. **Speed Indicator Device** – the clerk advised that she had now received the go ahead from Somerset Council and asked whether the council wished her to apply for a grant from the Avon and Somerset Police to cover the cost.

Resolved: the clerk to apply to the Avon and Somerset Police for a grant to cover the cost of the SID.

- iv. **Bus Shelters** – covered in point ii above

- v. **Police drop-in session** – the clerk explained the background to the request. The Chairman would contact the bookings clerk to obtain suitable dates. Councillor Hutchinson advised councillors that members of the National Coastwatch Institute would like to come along to a parish council meeting to speak about its services which covered monitoring who was in or on the water to prevent deaths.

A discussion was held around posting news items on local Facebook pages.

- vi. **Communication** – a discussion took place on communication methods and the difficulties of engaging with residents, both permanent and temporary with the parish council and its plans. **Resolved:** to send out a newsletter half yearly beginning in April 2024.

69/23 Future agenda items

Welcome to Brean Village signs; new benches; 3-5 year plan; Council Mission Statement; funding and grant applications from EDF.

70/23 Date of next meeting

The next parish council meeting would be on Monday 4th March at 19.00 at the Village Hall.

The Chairman declared the meeting closed at 21.05.