

Ms Jenny Service
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To Councillors:

Peter Goater (Committee Chair), Laura Wolfers (Committee Vice Chair), Alison Horgan, Neil Howiantz, Andy Leafe, Terry Napper and Bruno Reina.

Members are reminded of their duty under the Code of Conduct:

The 7 principles of public life: Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty, and Leadership.

You are summoned to attend a **Meeting of the Planning Advisory Committee** to be held at Crispin Hall at **6pm on Tuesday 14th January 2025**. The business to be transacted is set out in the agenda below.

**** Members are reminded that the council has a general duty to consider the following matters in exercise of any of its functions: equal opportunities, crime and disorder, health and safety, human rights, and biodiversity. ****

Yours Sincerely,

Jenny

Clerk of Street Parish Council

Date: 8th January 2024

Photographing, recording, broadcasting, or transmitting the proceedings of a meeting by any means is permitted unless the public are excluded by reason of the confidential nature of the business or where publicity would be prejudicial to the public interest.

PUBLIC PARTICIPATION SESSION

Before the Planning Committee meeting begins there will be a public participation session.

Halton Planning Services, the developer for Brooks Farm, Brooks Road (2024/2118/OUT), have been invited to the meeting to answer questions and present in relation to the outline planning for this consultation.

Curo, the developer for Somerton Road (2023/2354/REM), have been invited to the meeting to answer questions and present, on behalf of the reserved matters for the application.

Public Question Time

Parishioners are invited to direct questions or comments to the Committee Chairman who will invite each person to speak for up to 3 minutes on any subject/s of concern. Please note that the Council is unable to make formal decisions under this item. Members of the public are requested to raise any matter during public question time as the rest of the meeting is not open to public participation (providing that prior notice has been given by noon on the day of the meeting to email: street.parish@street-pc.gov.uk or telephone: 01458 440588).

AGENDA

1. Apologies for absence

To receive and accept apologies for absence. *LGA 1972 s85(1)*

2. Declarations of Interests and Grant of Dispensations

To receive any Declarations of Interest, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Parish Council’s Code of Conduct and to consider any requests from members for Dispensations that accord with Localism Act 2011 s33 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464.

Note: this does not preclude any later declarations

3. Confirmation of minutes

RECOMMENDED – That the draft minutes of the Planning Committee meeting held on 10th December 2024 (circulated) are approved as a correct record and direction given to be signed by the Vice Chair. *LGA 1972, Schedule 12, paragraph 41(1).*

4. Planning Applications

To consider the following Planning Applications and agree a Planning Advisory Committee Response.

Applicant & Application No(s)	Application Details & Somerset Council Planning Portal Link	Address
2024/2118/OUT JD Clark 1984 Trust	Application for Outline Planning Permission with some matters reserved for up to160no. dwellings with details of access. 2024/2118/OUT Application for Outline Planning Permission with some matters reserved for up to160no. dwellings with details of access. Land At 347506 135184 Higher Brooks Street Somerset	Land At 347506 135184 Higher Brooks Street Somerset
2023/2354/REM P Roberts	Application for approval of reserved matters (appearance/landscaping/layout/scale) following outline approval 2019/2946/OTS for 280 dwellings, vehicular and pedestrian access, Sustainable Urban Drainage, open space, landscaping & associated infrastructure (revised information received 22.11.24). 2023/2354/REM Application for approval of reserved matters (appearance/landscaping/layout/scale) following outline approval 2019/2946/OTS for 280 dwellings, vehicular and pedestrian access, Sustainable Urban Drainage, open space, landscaping & associated infrastructure (revised information received 22.11.24). Land At 348795 135704 Somerton Road Street Somerset	Land At 348795 135704 Somerton Road Street Somerset
2024/2317/FUL Mr S Patel	Change of use from the Shop to the takeaway and restaurant. Erection of fascia and projecting sign. 2024/2317/FUL Change of use from the Shop to the takeaway and restaurant. Erection of fascia and projecting sign. 1 The Bayliss Centre 147 High Street Street Somerset BA16 OEX	1 The Bayliss Centre 147 High Street Street Somerset BA16 OEX

N.b. (i) Where applicable (and appropriate), planning consultations relating to the same project will be grouped together to streamline discussions and ensure the scope of the application is considered.

(ii) The role of Street Parish Council, as a Planning Committee, is to work as a **statutory consultee**; therefore, we can only make representations and/or recommendations (if any) to the planning authority, at Somerset Council, who are responsible for all decisions relating to planning matters.

(iii) The Planning Advisory Group can recommend approval; recommend refusal OR defer to the Somerset Council Planning team. Any refusals or objections need to be qualified by relevant material consideration(s).

Planning Notifications

N.b. notification documents are not for discussion or comment by the Parish Council, in line with Somerset Council's Constitution and their adopted Scheme of Delegation & Terms of Reference, the decision for this application is delegated to Somerset East's Planning Officers. A notification is therefore, a matter of courtesy and for information only.

Applicant & Application No(s)	Application Details	Address
2024/2313/CLP A Moreby	Lawful Development Certificate of Proposed Use for the siting of a mobile home (caravan) for ancillary use.	31 Poplar Road Street Somerset BA16 0RZ

5. Information to raise at next meeting

Members are asked to put forward pertinent suggestions to be considered for the next meeting and/or future agenda(s). A Motion Request Form must be submitted to make a **proposal** for consideration.

6. Assistant Clerk's Report

To receive a short verbal report from the Assistant Clerk on any pertinent details relating to the Planning Advisory Committee.

- Somerset Council Validation Consultation – ACCE has circulated the details to members and has requested an extension so this can be discussed in more detail at this meeting. This has been agreed and ACCE will update by eop Wednesday 15th January 2025.
- Please revisit the links to documents below and bring your comments to this meeting for ACCE to collate.

[Local validation checklist consultation - Somerset Council - Citizen Space](#)

7. Date of Next Meeting

The next meeting of the Planning Advisory Committee will be Tuesday 11th February 2025, 6pm, Room 6, Crispin Community Centre.