

PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 7TH SEPTEMBER 2016

PRESENT: Councillor Cottrell - in the Chair

Councillors Mitchell, Clark, M.Cruse, R.Cruse,
Koops, Lord, Mason, Oyns,

S.Sherborne - Assistant Clerk

APOLOGIES: Councillors Burden, Huffadine-Cooper

There were 6 members of the general public in attendance and no representatives from the Press.

Councillor Cottrell, as the Chairman of Portishead Town Council opened the meeting in the absence of Councillor Burden the Chairman of the Planning & Regulatory committee. She welcomed everyone and invited proposals from the committee to elect a Chairman for the meeting. Councillor Oyns proposed that Councillor Cottrell chair the meeting. Councillor Koops seconded the proposal. All were in favour.

PL474 DECLARATIONS OF INTEREST

Councillor R. Cruse
Personal Interest
Planning Application 16/P/1820/F, 16/P/1778/F, 16/P/1886/F
Neighbour

Councillor M.Cruse
Pecuniary Interest
Planning Applications 16/P/1820/F, 16/P/1778/F, 16/P/1886/F
Owns property nearby

Declaration by members who serve on both the Town and District Council

Councillor Oyns stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

Councillor Cottrell took a brief moment to explain public participation to members of the public.

There were 5 members of the public addressing the meeting:-

1. Mr Dunn spoke in respect of Down Road safety issues following the school expansion over the years. He urged the Town Council to formally support him and local residents by writing to North Somerset Council and asking them to consider the installation of more double yellow lines, particularly at the junction where The Downs/Deans meets Down Road. He felt that an additional 10m of double yellow lines on the road opposite the entrance to The Downs/Deans and an extension of double yellow lines on the right hand side of Down Road would help to improve visibility for cars coming out of The Downs/Deans. He understood that North Somerset Council would not be reconsidering road markings until 2019.
2. Mr Bull supported Mr Dunn, he urged the Town Council to support local residents to improve the visibility when pulling out on to Down Road from The Downs/Deans by facilitating a no parking zone either side of the school to give open space.
3. Mr Hardman noted that Councillor Pasley was not present at the meeting and his apologies were not recorded at this or on previous Planning meetings. Mr Hardman questioned if Councillor Pasley was a core member of the Planning and Regulatory committee? Councillor Cottrell confirmed that Councillor Pasley was a core member of the committee and his apologies had not been received in respect to this meeting. Councillor Cottrell took the time to mention that Councillor Pasley has had a family bereavement and so his apologies may have been overlooked.

Mr Hardman gave his frustration that a utility company dug up part of Down road on Monday when the contractors who had been resurfacing the road for the last three weeks only finished the road last Friday.

Mr Hardman believes that the Parent Governors of Highdown School should have more input in getting North Somerset Council to extend the double yellow lines.

Mr Hardman gave his objection to planning application 16/P/1820/F. He felt that it would still be noisy for local residents.

Mr Hardman asked if a verbal update would be given in respect to agenda items 5.1, 5.2, 5.5 and 5.6 or deferred to another date?

Councillor Cottrell advised that there would be a brief verbal update in respect to all of these items.

4. Mr R Jenkins spoke against planning application 16/P/1863/F. He believed that this second application on the site provides less green space than before. The first application was declined by North Somerset Council as it did not meet policy number DM37 (in respect to layout, street scene and the plot sizes not being in keeping with nearby properties). He believes the street scene will be affected and it will be an overdevelopment of the site. He urged the Town Council to support his objection.
5. Andrea Vine spoke on behalf of Roger Trundle, who is her neighbour and who is currently away. She gave four reasons for objecting; loss of privacy, overdevelopment of the site, the close proximity of the proposed dwelling to the road and a negative impact on the street scene.

The Chairman changed the order of the meeting.

SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PL476 PLANNING APPLICATIONS

16/P/1863/F LAND ADJACENT TO 98 HILLSIDE ROAD, PORTISHEAD, BS20 8LQ

Erection of new dwelling on vacant site.

The meeting viewed the online site location plan, street view and noted that there were 10 objections. A discussion took place regarding access to the property on a bend, the size of the development and the impact on the street scene.

Councillor Lord proposed objecting on the grounds of:-

- overdevelopment and detriment to the street scene,
- the property will be significantly different from the neighbouring area with little green space,
- cars will exit onto a difficult bend with minimal visibility,
- concern for lack of privacy for residents at number 120,
- North Somerset Council's own statement (previous application 16/P/0491/F) that *the council also looked for solutions to enable the grant of planning permission. However, in this case the proposal is not sustainable development for the reasons set out above and the council was unable to identify an appropriate way of securing a development that improves the economic, social and environmental conditions of the area and complies with the relevant planning policies.*

Councillor Koops seconded the proposal.

Vote recorded: majority in favour

RESOLVED that object on the grounds of:-

- overdevelopment and detriment to the street scene,
- the property will be significantly different from the neighbouring area with little green space,
- cars will exit onto a difficult bend with minimal visibility,
- concern for lack of privacy for residents at number 120,
- North Somerset Council's own statement (previous application 16/P/0491/F) that *the council also looked for solutions to enable the grant of planning permission. However, in this case the proposal is not sustainable development for the reasons set out above and the council was unable to identify an appropriate way of securing a development that improves the economic, social and environmental conditions of the area and complies with the relevant planning policies.*

PL477

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

5.2 HIGH DOWN ROAD TRAFFIC

Councillor R Cruse:

- firstly apologised that despite her asking, this matter had not previously been included for discussion, following the request made by residents at the annual meeting.
- discussed the recently resurfaced Down Road. The situation with the utility company digging up the road only days after it had been resurfaced has been investigated by North Somerset Council.
- reported that so far only the double yellow lines have been replaced, the white H bars have not. The Leader of the Council and David Bailey (North Somerset Council Senior Traffic Officer) visited the school at 8.30am this morning. The Leader is proposing areas that would benefit from double yellow lines and detailed plans are yet to be drawn up. However, the replacement of white H bars that were removed during the resurfacing scheme will not form part of these works. North Somerset Council's H bar policy states that with local council support residents will be able to apply for white H bars across their drive at a charge of £95.00.

A discussion took place as to whether Portishead Town Council could give financial assistance to residents to reinstate the white H bars making the area by the school safer. It was understood that residents were made aware of the new policy relating to H bars before the resurfacing work was undertaken and the charges should they decide to reinstate the H bars outside of their homes.

The meeting felt that it would be appropriate for Portishead Town Council to write to the Leader of North Somerset Council, sending a copy to David Bailey, giving its disappointment at the removal of white H bars on Down Road and requesting North Somerset Council reinstate the white H bars that were removed as a consequence of resurfacing Down Road.

RECOMMENDATION for Portishead Town Council to write to the Leader of North Somerset Council, sending a copy to David Bailey, giving its disappointment at the removal of white H bars on Down Road and requesting North Somerset Council reinstate the white H bars that were removed as a consequence of resurfacing Down Road.

SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PL478

PLANNING APPLICATIONS

16/P/1820/F LAND TO THE REAR OF THE POACHER PUBLIC HOUSE, 106 HIGH STREET, PORTISHEAD, BS20 6AJ

Application for the relocation of car wash bay and associated storage building (in different position to that originally approved by permission 15/P/1750/F)

The meeting understood that some local residents previously complained about the initial application (15/P/1750/F) but had not taken the opportunity to register their comments online in respect to this particular application. It further noted formal comments made by Mr Richard Allard of North Somerset Council's Environmental Protection that *this application is contrary to paragraph 123 of the National Planning Policy Framework (2012) and Policy CS3 of the North Somerset Core Strategy and recommends that the application is refused.*

Councillor Lord proposed objecting on the grounds that the application is contrary to paragraph 123 of the National Planning Policy Framework (2012) and Policy CS3 of the North Somerset Core Strategy, as outlined by Mr Richard Allard (NSC Environmental Protection) internal memorandum

Councillor Koops seconded the proposal.

Vote recorded: majority vote in favour, Councillors R Cruse and M Cruse took no part in the discussion or voting

RESOLVED that objection on the grounds that the application is contrary to paragraph 123 of the National Planning Policy Framework (2012) and Policy CS3 of the North Somerset Core Strategy, as outlined by Mr Richard Allard (NSC Environmental Protection) internal memorandum

16/P/1894/F 52 KITTIWAKE DRIVE, PORTISHEAD, BS20 7PL

Integral garage conversion to habitable space, with addition of new door to side and window to rear and associated provision of an off-road replacement parking space to side of property

The meeting viewed the application online and there were no objections. It noted the report from North Somerset Council's Highways department that they did not envisage the development causing any detrimental impacts on local traffic volumes and that the access and parking were suitable. A discussion did take place regarding the level of light that would be available in the home as a result of the development.

Councillor Koops proposed no objection subject to no valid objection from neighbours

Councillor Lord seconded the proposal.

Vote recorded: majority vote, 1 against

RESOLVED that no objection subject to no valid objection from neighbours

**16/P/1923/ADV UNIT 1 BLOCK 1, NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7DF**

Installation of three fascia signs, one hanging sign, four window graphics and one directory panel (one window graphic to be retained)

The meeting viewed the online images (food, drink and opening times) and noted an observation from a local resident Cherry Froude regarding noise disruption relating to the A4 advertisement signs that are rolled in/out daily.

Councillor Lord proposed objecting to graphic no. 1 in which a glass of wine is advertised but no objection to all of the other graphics.

Councillor Clark seconded the proposal.

Vote recorded: 4 in favour, 5 against

Councillor M.Cruse proposed no objection. Portishead Town Council should draw attention to the advertisement no. W5, which states opening times are Monday to Friday, 7am to 11am.

Councillor Mitchell seconded the proposal

Vote recorded: majority in favour

RESOLVED that no objection. Portishead Town Council should draw attention to the advertisement no. W5, which states opening times are Monday to Friday, 7am to 11am.

**16/P/1974/F LAND ADJOINING, 48 BRENDON ROAD,
PORTISHEAD, BS20 6DH**

Erection of a semi-detached dwelling. Creation of a new vehicular access

The meeting viewed online plans and noted that there were no objections. It considered access to neighbouring properties and that there was provision for parking.

Councillor Koops proposed no objection subject to no valid objections from neighbours.

Councillor Lord seconded the proposal.

Vote recorded: majority in favour

RESOLVED that no objection subject to no valid objections from neighbours

16/P/1982/F 28 WOODHILL ROAD, PORTISHEAD, BS20 7EZ

Part removal of rear external walls, stone window surrounds and some internal walls to allow for proposed single storey rear extension to existing ground floor flat

The meeting viewed online proposed plans and noted that there were no objections.

Councillor R Cruse proposed no objection subject to no valid objection from neighbours.

Councillor Mitchell seconded the proposal.

Vote recorded: majority in favour

Extension to front porch, installation of a rear dormer window and internal alterations.

The meeting noted that there were no online objections to consider.

Councillor Lord proposed no objection subject to no valid objection from neighbours.

Councillor Koops seconded the proposal

Vote recorded: majority in favour

RESOLVED that no objection subject to no valid objection from neighbours.

PL479

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

5.1 PORTBURY WHARF NATURE RESERVE

The Assistant Clerk informed the meeting that Portishead Town Council had now written to the five parish council's within the Gordano Valley. They were informed that a group of local people are hoping to form a community Trust to look after the Nature Reserve and they would like the opportunity to make a presentation to the parishes and discuss the matter further. So far Pill Parish Council wish to send 3 representatives, Portbury wish to send 2 representatives and Weston-in-Gordano were discussing the matter at a forthcoming meeting.

Now that positive interest has been gauged the meeting felt it appropriate to contact the volunteers of the prospective Trust to establish a timescale for them to make a presentation.

It was agreed that the meeting should be held at the Folk Hall and facilitated by Portishead Town Council.

RECOMMENDATION for Portishead Town Council

1. to contact the volunteers of the prospective Portbury Wharf Nature Reserve Trust to inform them that there are parishes within the Gordano Valley that are interested in coming along to receive a presentation and to establish when they would like to hold the meeting to make their presentation,
2. subject to 1 above, book the Folk Hall with the specified date,

3. to write to the five Gordano Valley parishes advising them of the date the presentation will be held, requesting RSVP

5.3 CAR PARKING

The meeting understood that this item had now remained on the Agenda at the request of members for almost 12 months. It was agreed that the item remain on the agenda for the foreseeable future.

5.4 NORTH SOMERSET COUNCIL – LOCAL PLANNING APPLICATION REQUIREMENTS

The meeting noted that North Somerset Council is consulting upon a draft updated version of its local Planning Application Requirements and discussed:

1. Affordable housing threshold being amended from 5 to 11

Assistant Clerk note: Councillor R Cruse left the meeting 9.02pm

2. Broadband capability statement, this should be across the board
3. Employment led statement is only being required in certain areas within Weston, why?
4. Health Impact Statement, only required on developments over 200 homes, why?

Assistant Clerk note: Councillor R Cruse returned to the meeting 9.03pm

Planning and Regulatory Committee 7 9 2016

RECOMMENDATION that Portishead Town Council responds with the following comments

Item 5

A Broadband Capability Statement should be required for every development, regardless of size. Broadband is now an essential utility for living and working.

Item 8

An Employment Led Statement should be a requirement for the whole authority, not just Weston-super-Mare. The economic and environmental burden of commuting is a one that N Somerset Council should be seeking to reduce.

Item 15

The threshold of 200 dwellings before a Health Impact Statement is needed is far too high. Health services are already stretched, and any

development will put a further strain on the service, and affect the care given to the whole community. This needs to be measured and recognised.

5.5 EMPLOYMENT LAND

Councillor Clark understood that less than 1% of Portishead residents are currently unemployed and seeking employment. He believes this fact raises questions as to how the council deal with planning applications on land that has been designated employment land. There are offices on Newfoundland Road that have been empty for years, which could make for good affordable flats if not a school. There is land next to the Mirage building.

The meeting had mixed views, it understands the need for affordable housing but there is no guarantee that entry level accommodation would be provided in exchange for employment land and the need for employment land for the future.

The meeting agreed to review any future applications on its own merit.

Councillor Oyns advised that he would enquire within North Somerset Council if they still have an officer that generates business contacts and development within local areas and report back to the meeting.

RECOMMENDATION – there was no recommendation made

Assistant Clerk note: Councillors R Cruse and M Cruse left the meeting 9.20pm

5.6 S106 FUNDING

Councillor Cottrell informed the meeting that Portishead Town Council is working closely with North Somerset Council to progress how the funding is going to be utilised.

5.7 NORTH SOMERSET COUNCIL – PROPOSED COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE

The meeting noted that North Somerset Council has published its draft Charging Schedule consultation.

It understood that Community Infrastructure Levy is taking money from developers as opposed to Section 106 money and a proportion would be returned to the parish. It is suggested that there is a zero rate Community Infrastructure Levy in central Weston-super-Mare, which would make it more attractive than Portishead for developers.

Councillor Oyns reported that Section 106 and Community Infrastructure Levy would be run parallel for a period of time.

Councillor Cottrell proposed that the Town Council makes a comment about decisions being made in favour of Weston-super-Mare and not necessarily for the benefit of other areas within North Somerset.

RECOMMENDATION that Portishead Town Council responds with the following comments

Question 1 (Abridged)do you think that CIL rates proposed strike an appropriate balance between

- *The desirability of funding from CIL the estimated total of the infrastructure to support the development and*
- *The potential effects of the imposition of the CIL on the economic viability of the development?*

It is difficult to comment on the balance, as the required spend is so much greater than the combined income from S106 and CIL. Unless more income can be generated from another source, then the reading of these figures is that we cannot afford development without damage to existing communities or the CIL (and S106) rates are increased greatly.

The rates proposed for Weston-super-Mare of 0% and 40% compared to the rest of the district at 80% will have a distorting effect. All areas in the north of the district have a need for entry level and smaller houses. Fixing rates to encourage this would be welcome – for example, a variable rate dependant on the number of bedrooms.

Question 2 Do you agree with N Somerset's proposals not to introduce a policy for phasing of CIL payments?

Yes. Infrastructure is needed from the earliest occupations of developments – school places, health services, transport – and there is a damaging gap for the community if these are not provided. Portishead speaks from bitter experience of these problems.

Note: respondents are asked to indicate at this stage if they wish to be heard by the Infrastructure Examiner

5.8 PROPOSED NEW BASE STATION INSTALLATION AT VF 12801 – HANNOVER HOUSE, FRIARY ROAD, PORTISHEAD, NORTH SOMERSET, BS20 6LP

The overview from Craig Horn, Maxema Limited was noted.

The meeting understood that this was an upgrade of the current equipment.

Councillor Lord proposed no objection providing this is replacing existing equipment and not providing additional equipment.

RECOMMENDATION that Portishead Town Council responds to Craig Horn of Maxema Limited that it has no objection providing this is replacing existing equipment and not providing additional equipment.

PL480

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Delegated decisions made by the Planning & Regulatory Chairman on the attached tables under delegated powers were noted.

Vote recorded: all in favour

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1757/LUP	3 West Hill, Portishead, BS20 6LF	Application for a lawful development certificate for the erection of a rear single storey extension, loft conversion with dormer windows and roof windows	No objection subject to no valid objections from neighbours
16/P/1776/F	151 Heron Gardens, Portishead, BS20 7BN	Erection of a first floor side extension over existing garage	No objection subject to no valid objections from neighbours
16/P/1778/F	55 High Street, Portishead, BS20 6AG	Retrospective application for change of use from vets practice to butchers shop	No objection subject to no valid objections from neighbours
16/P/1791/F	266 Down Road, Portishead, BS20 8HY	Demolition of existing bungalow and construction of 2 no. detached 3 bedroom houses with associated landscaping works, hard-standing and boundary treatments	No objection subject to no valid objections from neighbours
16/P/1809/F	77 Woodacre, Portishead, BS20 7EH	Retrospective application for flue on front of house,	No objection subject to no valid objections from neighbours
16/P/1811/MMA	12 Beach Road West, Portishead, BS20 7HR	Application for variation of a condition on application 16/P/0866/F (Loft Conversion with the erection of a front and rear dormer) to allow for the existing hip to be replaced with a gable	No objection subject to no valid objections from neighbours
16/P/1814/F	93 Eastcliff, Portishead, BS20 7AD	Application to install a amateur radio antenna previously approved on application 08/P/1619/F	No objection subject to no valid objections from neighbours
16/P/1827/F	86 Combe Avenue,	Erection of a two storey side extension.	No objection subject to no valid

	Portishead, BS20 6JX	Erection of raised decking area at side of extension	objections from neighbours
16/P/1844/F	32 Frobisher Avenue, Portishead, BS20 6XB	Erection of a two storey side and single storey front extension	No objection subject to no valid objections from neighbours
16/P/1861/F	24 Woodhill Road, Portishead, BS20 7EU	Part demolition of existing flat roof rear extension. Erection of two storey and single storey rear extension	No objection subject to no valid objections from neighbours
16/P/1886/F	59 High Street, Portishead, BS20 6AG	Proposed change of use from A1 (retail) to D1 (non-residential institution) chiropractic/sports massage centre	No objection subject to no valid objections from neighbours
16/P/1897/F	116 Nore Road, Portishead, BS20 8EX	Proposed additional storey added onto existing split level dwelling with new balcony to rear. Construction of "bridge" to front elevation. Alterations to doors and windows	No objection subject to no valid objections from neighbours
16/P/1919/F	28 Mendip Road, Portishead, BS20 6DD	Erection of a Front Porch and loft conversion with 2no. rooflights and rear dormer permitted development. Proposed French glazed doors in place of window/glazed door to existing rear extension	No objection subject to no valid objections from neighbours
16/P/1924/F	St Joseph's Catholic Primary, Bristol Road, Portishead, BS20 6QB	Erection of a single storey extension to include a new entrance lobby on the south west elevation	No objection in principle but the future concern of the neighbour (No. 5 Lipgate Place) should be taken into consideration.
16/P/1969/NMA	38 Down Road, Portishead, BS20 8BH	Non material amendment to application 14/P/1708/RM (Submission of reserved matters of appearance, landscaping and	No objection subject to no valid objections from neighbours

		scale for the erection of a dwelling pursuant to outline planning permission 12/P/1420/O (Outline application for the erection of a dwelling with the layout and access not reserved for subsequent approval)) amending position of car park to avoid conflict with underground services.	
16/P/1985/ADV	55 High Street, Portishead, BS20 6AG	Application for consent to display 2 No. Illuminated fascia signs	No objection subject to no valid objections from neighbours

TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1821/TPO	Woodland behind Sage Close, Portishead	T1 - Beech - Crown thin by 15%. T2 - Beech - Crown thin by 15%. T3 - Field Maple - Crown thin by 20%.	No objection subject to the approval of the North Somerset Council Tree Officer.
16/P/1911/WT	67 Woodhill Road, Portishead, Bristol, BS20 7HA	T1 Yew - Fell. T2 Conifer - Fell	Portishead Town Council was not consulted. Assistant Clerk note: refer to Assistant Clerks email dated 18.08.16 - due to an error by North Somerset Council's admin contractors deemed approval applied.
16/P/1870/TPO	18 The Rowans, St Marys Park, Portishead, Somerset, BS20 6SR	T1 cypress - fell, T2 eucalyptus - fell or greatly reduce	Objects to the felling of T1 Cypress. There is no Arboriculturist report advising that the tree is damaged or could cause a risk. As with any felling of a preserved tree, a native tree should be planted in replacement.

16/P/1893/TPO	Land at Seville Road, Portishead, Somerset, BS20 7BE	T1 sycamore - fell and T2 sycamore - remove stem	No objection to removing stem on T2 Sycamore. Objects to the felling of T1 Sycamore as there is no supporting Arboriculturist report advising that the tree is unsafe. As with any felling of a preserved tree, a native tree should be planted in replacement.
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PL481 OTHER PLANNING MATTERS

8.1 THE FOLLOWING NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL WERE NOTED:

A. ENFORCEMENT CASES

2016/0358

Aldi, Wyndham Way, Portishead, BS20 8LR

Unauthorised signage being investigated

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

Report not received

C. PLANNING CONSENT GRANTED

Delegated reports in relation to the following consents:

16/P/1332/F Third State Pizza Company Limited, 26 High Street, Portishead, BS20 6EN

16/P/1911/WT 67 Woodhill Road, Portishead, BS20 7HA

D. PLANNING CONSENT REFUSED

Delegated reports in relation to the following refusal:

16/P/1048/F 22 St Peters Road, Portishead, BS20 6QT

E. PLANNING APPLICATIONS WITHDRAWN

No report received

F. APPEAL DECISIONS

No report received

G. LICENCE APPLICATIONS

A report received on 31.08.16.

H. ROAD CLOSURE

No reports received

i) TREE PRESERVATION ORDER

The formal notice relating to trees on land at rear of 40-46 Woodhill Road.

8.2

**LOCAL GOVERNMENT ASSOCIATION GUIDE TO THE HOUSING AND PLANNING ACT 2016 PUBLISHED
On 26th July 2016 the Local Government Association (LGA) published a guide to the Housing and Planning
Act 2016 (ACT).**

The meeting noted the recently published guide.

8.3

EXMOOR LOCAL ACCESS FORUM

The meeting noted the email and literature received from Exmoor Local Access Forum giving details of the vacancy opportunities.

9.

MATTERS FOR THE NEXT MEETING

9.1

Car parking

9.2

Portbury Wharf Nature Reserve

Meeting closed 9.33pm