



DECISION OF COUNCILLOR ELFAN AP REES

THE EXECUTIVE MEMBER FOR STRATEGIC PLANNING, HIGHWAYS, ECONOMIC
DEVELOPMENT AND HOUSING.
WITH ADVICE FROM
THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

DECISION NO 15/16 DE 223

SUBJECT: Community Right to Build Order new village hall/community centre Congresbury

Background: The Congresbury village hall/community centre Community Right to Build Order (CRtBO) was submitted to North Somerset Council on 17 November 2015.

The draft Order is similar to an outline planning application. It seeks to build a new community/village hall on the King George V Playing fields in Congresbury. The Order is being promoted by the Congresbury New Village Hall Development Trust.

The draft Order contains a list of conditions similar to an outline planning application to cover layout, scale, design and external appearance, noise, ecology, tree protection, landscape, lighting, drainage, highways and access and other matters, which mean that the necessary details must be submitted to North Somerset Council for permission.

The Basic Condition Statement submitted with the Order outlines fully how the Order would comply with national and strategic and local planning policies and contributes toward sustainable development and the Council does not dispute the conclusions drawn.

Officers from North Somerset Council have met with Trust representatives on a number of occasions to discuss procedure and the proposals themselves as they evolved. Comments on any outstanding matters were also made on the consultation draft Order. These were in relation to the need to undertake a bat survey of the recreation buildings, additional conditions relating to noise attenuation and tree matters. The Council's officers were satisfied that the proposal conforms to CS11 and other necessary highway provisions and the only outstanding matter was the desirability of provision for minibus drop off facilities. These recommendations have been taken into account in the preparation of the submitted order and there are no outstanding matters of concern to council officers.

DECISION: The above comments can be forwarded to the Examiner, who should be advised that North Somerset Council has no outstanding concerns about the proposals as submitted.

Reasons: The submission complies with Schedule 4C as it applies to 4B of the 1990 Town and Country Planning Act (as amended).

Other Alternatives Considered: No other possible alternatives

Risk Assessment: It is in the Councils interests and the interests of proper planning that North Somerset Council indicate to the Examiner that there are no outstanding concerns with the Order proposals.

Financial Implications: North Somerset Council can retrospectively claim £20k to cover the costs of processing the submitted CRtBO to referendum.

Implications for Future Years:

£20k can be retrospectively claimed following a successful examination of the CRtBO.

Signed..... The Executive Member for Strategic Planning,
Highways, Economic Development and Housing

Dated.....

Confirmation of Advice Given

Signed.....Director of Development & Environment

Dated.....