

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 18th NOVEMBER 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, C Francis-Pester, A Giles-Townsend, S Hale, C Hall, B Hatch, J Norton-Sealey, A Shopland, G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland
 Ms L Lachenicht – App 15/P/2431/F
 Mr J Bruton – App 15/P/2396/LDE

7.30 pm INFORMAL BUSINESS

1. APP NO 15/P/2431/F 26 OLD CHURCH ROAD

Ms Lachenicht, the applicant provided further information on the application;

- The shop has been empty for a number of years and is in a very poor state.
- The shopfront that will be reinstated will be of a traditional design similar to what was there originally before the shopfront shutters were installed.
- The change of use is primarily;
 - D2** an indoor play area set up with learning resources including sensory play, role play and a variety of toys to support children's learning. There will be no child access to the small outdoor area where bins will be stored.
 - A1** retail to sell educational toys and resources and sharing of practical ideas with professionals.
 - A3** a small café area to sell refreshments – drinks and cakes to those visiting the facilities only.
- Staffing numbers up to 3 people depending on numbers using the facilities. Up to 25 children 0-5 years.
- Hours 9.00 am – 3.30 pm Monday to Friday with the option of after school or Saturday birthday packages.
- An internal buggy park is included to encourage users to walk.

Ms Lachenicht had spoken with other traders in the area and hoped to offer the opportunity for parents to visit the hairdresser or a nearby café while their child is cared for at the centre. The applicant is a Early Years Specialist Teacher.

2. APP NO 15/P/2396/LDE GELDER CARPETS, 29 OLD STREET

Mr Bruton who owns the upper floors of this building drew Members attention to his letter of objection which had been circulated to Committee Members. He therefore centred his presentation solely on the health and safety concerns regarding the garage area; 1) The lack of fire prevention or a fire door between the shop and garage where the gas boiler is housed; 2) In the absence of planning permission or building regulations for the double door entry to the garage. Mr Bruton had concerns about the structural integrity of the lintel above the doorway which supports the 1st and 2nd floor outer rear wall.

7.45 pm FORMAL BUSINESS

P/15/1102 APOLOGIES FOR ABSENCE

Apologies were received from Cllr D Flint – out of Clevedon.

P/15/1103 DECLARATIONS OF INTEREST

NOTE: District Councillors will reconsider applications, as they are on the NSC North Area Committee, taking into account all relevant evidence and representations. Any decision taken at the Town Council does not bind them at North Somerset Council.

There were no declarations of interest for items on the agenda.

P/15/1104 MINUTES OF PLANNING COMMITTEE ON 28th OCTOBER 2015

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

P/15/1105 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

The Committee agreed to consider app 15/P/2431/F and 15/P/23396/LDE as the first planning applications to be considered as residents with an interest in these applications were present.

15/P/2431/F 26 Old Church Road - Change of use of ground floor from retail (Class A1) to a mixed use of retail, childrens' play, café and educational resource (Class A1, A3 and D2 use) to include new shopfront. See informal business above. *Members generally felt the application was an innovative use of this derelict premise which could attract more people to the Triangle area and therefore create additional trade in the area.*

Two East Ward Councillors spoke in favour of the application however without A3 use. They were concerned that this use would create another café in this area which already had 9 cafes. Proposed by Cllr D Shopland seconded by Cllr A Shopland No objections subject to withholding the A3 use. VOTE: 4 FOR 7 AGAINST LOST.

RESOLVED: *Proposed by Cllr Francis-Pester seconded by Cllr Giles-Townsend NO OBJECTIONS VOTE: 7 FOR 3 AGAINST.*

15/P/2396/LDE Gelder Carpets, 29 Old Street - Certificate of lawful use existing for use of back room as a showroom for selling carpets. See informal business above. *Members felt they could not confirm continual use of garage over the past 10 years. The letters of support on the NSC website referred to the back room and do not specifically mention the garage. It was noted that NSC was not obliged to consult the Town Council on certificate of existing lawful use applications.*

RESOLVED: VOTE: 9 FOR 0 AGAINST Not to comment on the existing use as this could not be confirmed by members present. However request consideration be given to the operational use of this building and in particular ensure the appropriate building and fire regulations are observed.

The residents left the meeting.

15/P/2392/F Byways Caravan Park, Strode Road - Removal/variation of Condition 25 attached to planning approval 14/P/2562/MMA (minor-material amendment to 11/P/0382/F (Application for planning permission 08/P/0337/F (Erection of 14 dwellings, access road and parking following demolition of lodge)) to allow change of house types and position of car parking spaces) to remove conifer trees blocking sunlight 1 Millcross Road (retrospective).

Members considered an email from a resident concerning the change in house type on this development and the lack of consultation with the property owners on the perimeter of the development site by NSC.

P/15/1105 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED CONTINUED..**15/P/2393/F Byways Caravan Park, Strode Road**

RESOLVED: VOTE: 10 FOR 0 AGAINST 1. To note the removal of the trees without permission with regret and ask that no further trees are removed. Also to request action is taken to ensure the construction currently taking place is in accordance with the plans and conditions of the planning permission as the properties are extremely close to the boundaries of existing properties. 2. To forward a copy of the letter from the resident to NSC Development Management and enquire what procedures are in place to ensure that all adjacent residents are contacted concerning all applications and amendments for development sites.

15/P/2403/F & 15/P/2405/LB Flat 7, St Ediths, 30 Dial Hill Road - Erection of handrail for disabled person.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/2406/LB 79 Walton Road - Removal of concrete block work addition to carport and removal of low planter wall. Installation of timber door to store and car port. *The application also includes the removal of a tree. The Clevedon Tree Warden had reported that the tree is in a corner position close to an outhouse and boundary wall. She had no objections to the removal of the Sycamore tree. Following discussion it was;* **RESOLVED:** VOTE: 11 FOR 0 AGAINST RECOMMEND REFUSAL request no further planning application be considered until the applicant has complied with planning enforcement obligations.

15/P/2427/HHPA 1 East End Cottage, Tickenham Road - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 6 metres; 2) have a maximum height of 3.225 metres and 3) have eaves that are 2.39 metres high.

RESOLVED: VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

15/P/2460/MMA 1 Elton Road - Minor material amendment to 15/P/1393/F (Proposed loft conversion to provide 2 no additional bedrooms. Erection of 3 no dormer windows to the north elevation. Installation of 1 no rooflight to both the east and west elevations. Raise the central inverted roof well and installation of flat roof) to change dormer windows to north elevation from timber to UPVC. *The Town Councillor for West Ward reported that all the other windows in the building were UPVC windows. It was noted this property is in a Conservation Area.*

RESOLVED: VOTE: 9 FOR 1 AGAINST NO OBJECTIONS

15/P/2471/F 5 Oldville Avenue - Erection of a two storey side extension, conversion of loft and erection of a single storey rear extension following demolition of existing garage and car port.

It was reported that a South Ward Town Councillor not present at the meeting had no objections to this application.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS subject to the garage meeting the current car size criteria, as no dimensions are given on the planning application.

P/15/1105 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED CONTINUED..

15/P/2489/HHPA 32 Coleridge Vale Road South - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3.93 metres and 3) have eaves that are 2.79 metres high.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

P/15/1106 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;

15/P/2446/TPO 26 West Way - T2 - T3 Holm Oaks - crown thin by up to 3m.
15/P/2447/TPO Clevedon Hall Estate, Elton Road - T1 Holm Oak - crown thin and removal of dead branches by up to 3 m overhanging boundary of 24 West Way.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTION to the above two applications. **ACTION: Deputy Town Clerk**

P/15/1107 CONSULTATIONS**1107.1 WEST OF ENGLAND JOINT SPATIAL PLAN**

A NSC press release and information on the Issues and Options consultation from 9 November 2015 – **29th January 2016** had been circulated by email to all councillors.

1107.2 WEST OF ENGLAND JOINT TRANSPORT STUDY CONSULTATION

Information on the consultation from 9 November 2015 – **29th January 2016** had been circulated by email to all councillors. The need for a spur road from the east side of Junction 20 roundabout was raised. It was **AGREED** this should be highlighted as a s106 request.

Copies of the Joint Spatial Plan Issues and Options and Joint Transport Study documents will soon be available to view in local libraries and Council Offices. A series of 'road shows' will be taking place across the four Council areas, details of which will be publicised on the NSC website. These will provide the opportunity to talk to planners and transport officers about the issues raised. Noted

1107.3 NORTH SOMERSET CORE STRATEGY

As a result of a legal challenge the number of homes required over the plan period has increased to 20,985 from 14,000. It has therefore been necessary for NSC to review a number of policies and propose some changes to remitted policies CS6 Green Belt, CS14 Distribution of new housing, CS19 Strategic gaps, CS28 Weston-super Mare, CS30 Weston Villages, CS31 Clevedon, Nailsea and Portishead, CS32 Service Villages, CS33 Infill villages, smaller settlements and countryside.

Documents indicating the changes are available on the NSC website Core Strategy webpage. Consultation ends **Friday 18th December 2015.** The Committee Chairman read out some of the proposed changes.

RESOLVED: TO DEFER full consideration until the next meeting of the Committee. All Councillors to consider the proposed changes prior to the meeting to enable a response to be made to NSC. **ACTION: COUNCILLORS/DEPUTY TOWN CLERK**

1107.4 BRIEFING SESSION FOR TOWN AND PARISH COUNCILS ON 12TH NOVEMBER 2015

Cllr Hill gave a detailed account of his attendance at this event and showed the presentation slides. Subjects covered included; Core Strategy; Housing site allocations; 5 year supply; Long term West of England requirements to 2036; Joint Spatial Plan and Transport strategy. These provoked a lengthy discussion. The need for both housing and employment sites was highlighted. The local sites included in the Call for Sites were reported to the Committee as follows; Land north of Colehouse Lane 16.9 hectares; Tickenham Garden Centre 1.9 hectares; Golden Acres Garden Centre 0.9 hectares; Land off Millcross 1.1 hectares; Land north of Colehouse Lane 2.4 hectares, and Land west of Kenn Road 9.5 hectares. Copies of the slides and a paper copy are available from the Town Council Office.

P/15/1108 ST MODWENS SITE KENN P/15/1085

A reply from NSC was NOTED. NSC would 'endeavour' to ensure that Clevedon Town Council is consulted on any formal application for this site. The notes on the Kenn Village Meeting on 5th October 2015, produced by Kenn Parish Council, were circulated to all Councillors.

P/15/1109 FOR INFORMATION The Committee RECEIVED AND NOTED;

1109.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 28th October 2015.

APP NO 15/P/2097/F 34 TENNYSON AVENUE – A Yeo Ward Town Councillor not present at the meeting requested that NSC be asked to take urgent enforcement action to seek the removal of the shed and fence to allow access in the event of flood risk and to clear the bridge of obstructions.

RESOLVED: To contact NSC Enforcement Team who had dealt with this application. **ACTION: Deputy Town Clerk**

1109.2 NSC LICENSING - Notification of applications made for various licences
One application for Clevedon Continental Shop Ltd – New Premises application. No comments.

1109.3 CHANGES IN NSC DEVELOPMENT AND ENVIRONMENT SENIOR MANAGEMENT STRUCTURE – This information, previously emailed to all councillors, was NOTED.

1109.4 DATE OF DECEMBER PLANNING COMMITTEE MEETINGS The dates - 9th and 21st December not 23rd December (see FGP/15/552) were NOTED.

P/15/1110 CHAIRMAN ITEMS FOR INFORMATION The following items were raised by a Committee Member.

1110.1 SECTION 106 FUNDING 22 MARINE PARADE – The substantial reduction in s106 funding from this development had been highlighted in the local press. The decision had been taken by the NSC Planning & Regulatory Committee. Members felt that in future the Members of that Committee should be lobbied by local councillors who were perhaps more acquainted with the facts appertaining to Clevedon planning applications.

1110.2 MORRISONS - This was a matter for full Council.

P/15/1111 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.40 pm

DATE:.....