

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 5th March 2014

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, A Giles-Townsend, C Hall, L Knott, A Shopland,
 G Watkins, Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllr D Shopland

7.30 pm INFORMAL BUSINESS

1. APP 13/P/2400/F 22 MARINE PARADE

Mr Hamilton-
 hasised that whilst the new revised plans were a step in the right direction however
 the plans were still contrary to a number of NSC planning policies. To summarise;

- No gaps between the roof lines of the development. Out of keeping with the existing street scene. Contrary to NSC Core Strategy Policies DM37; CS5 section 3.80; DM48 and the Planning Inspectorate's report.
- The increase in height of the development at the top end of Marine Parade and takes no account of the views into and out of the Conservation Area. The height exceeds that approved by the Planning Inspectorate for the previous development. The Inspector's report states 'The ridge heights shall not exceed those shown on the approved plans'. Also contrary to Core Strategy Policy CS5 and CS21.
- Considered the new development at The Royal Pier Hotel would wipe out an extensive gap that used to provide good views of the Pier, therefore the view of the Pier from the top of Marine Parade must be maintained.

Mr Paul Richards of Marine Parade provided Members with photographs taken from the Marine Parade conservation area towards 22 Marine Parade currently and an artist's impression of the development. Mr Richards emphasised the impact of the proposed wall and projection of the proposed building.

Mr John Tranter spoke on behalf of Clevedon Civic Society. He reiterated some of the points made by the first speaker and suggested that ridge heights be lowered. He also pointed out that a crane had been erected on site that day and emphasised the need for a construction management plan bearing in mind the current redevelopment of the Pier Hotel also on Marine Parade. He asked that the interests of residents be protected.

2. APP 14/P/0422/F 45 OLD PARK ROAD

Mr Darrell Hinder of Rippleside Road highlighted his objections to the two storey extension on the boundary line of his property. He observed that the proposed building would be overbearing to his property and place his courtyard patio in total shade as well as blocking out any sunshine in his living room. He had concerns that the building work would be very disruptive and would require scaffolding on his property. Also the extension may affect the power generated by the solar panels on his roof.

7.40 pm FORMAL BUSINESS

P/14/711 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs Wring and Hatch – family commitments; Cllrs Norton-Sealey and Francis-Pester – other meetings.

P/14/712 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 made by Members present at the meeting.

P/14/713 MINUTES OF PLANNING COMMITTEE HELD ON 5th MARCH 2014

The minutes of the above Planning Committee meeting were approved and signed.

P/14/714 REVISED PLANNING APPLICATIONS See Informal Business above

13/P/2400/F 22 Marine Parade – Erection of 9 no dwellings, new access point from Marine Parade and provision of associated car parking. Demolition of existing property. **Amendments include** decrease in overall height of the development and some change of external materials. *Other issues considered included concerns about visibility for vehicles exiting the development and the sight line of vehicles coming up Marine Parade. The NSC North Ward Councillor had spoken with the NSC Applications & Consents Service Manager and the application will be considered by the NSC North Area Committee. The Councillor will be emphasising the loss of the world famous view - he produced the cover of a Daily Telegraph magazine dated 2011 showing the view from the top of Marine Parade. He is also investigating with NSC the need for conformity with planning policies.* VOTE: 7 FOR 0 AGAINST

RESOLVED: RECOMMEND REFUSAL consider the revised application does not fully address the loss of the public view and is incompatible with a significant number of NSC printed planning policies.

P/14/715 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0422/F 45 Old Park Road - Erection of a two storey side and rear extension with a first floor balcony to front elevation. *See Informal Business above. It was noted this extension is approximately 15 ft from the property at 6 Rippleside Road.* VOTE: 7 FOR 0 AGAINST

RESOLVED: RECOMMEND REFUSAL consider the extension will have an overbearing effect on the adjacent property at 6 Rippleside Road which will result in a significant loss of light and privacy and therefore affect the amenities of the property owners.

14/P/0456/CUPA The Buildings, Court Lane - Prior approval for the change of use from agricultural buildings (sui generis) to light industry (class B1 use) and storage and distribution (class B8 use). *It was noted this application concerned two buildings on the site only.* VOTE: 3 FOR 4 ABS

RESOLVED: NO OBJECTIONS however request inclusion of a condition to the permission that nothing hazardous is stored at this site.

14/P/0490/F 172 Old Church Road - Change first floor flat roof to pitched roof and insert dormer windows to east and west elevations and a first floor balcony to north elevation and a single storey extension to east and south elevation. VOTE 7 FOR 0 AGAINST

RESOLVED: RECOMMEND REFUSAL consider the vehicular access should be maintained off Long Avenue as it is considered that the new access on Old Church Road is too near the junction and exiting would be difficult onto this busy road, adjacent to the seafront park and used by many pedestrians.

P/14/715 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

14/P/0429/F 150 Old Church Road - First floor rear extension over existing single storey reading room. New rear window to proposed landing and raised timber decking to rear garden. VOTE: 4 FOR 2 ABS

14/P/0439/F 22 Kings Road - Erection of a part two storey extension with a rear balcony following demolition of existing lower ground floor extension and modifications to existing first floor dormer. VOTE: 7FOR 0 AGAINST

14/P/0440/LB Curzon Cinema, Old Church Road - Listed Building application to remove perspex box sign and replace with timber headboard to match existing; Replace obscure single glazing in Oak Room on first floor with clear double glazing (only replacing glass not frames, frames to be retained and refurbished). VOTE: 6 FOR 1 ABS

14/P/0449/F & 14/P/0451/LB 27 Old Street - Construction of a timber framed front entrance gate. VOTE: 7FOR 0 AGAINST

14/P/0453/F The Regent, 26 Hill Road - Installation of an ATM. *Some concern that this would introduce additional parking and traffic to Hill Road.* VOTE: 3 FOR 2 AGAINST

14/P/0476/F 4 Madeira Road - Erection of a side garage with mezzanine storage following demolition of existing detached garage. VOTE 7 FOR 0 AGAINST

14/P/0481/ADV Clevedon School, Valley Road - Display of 1 no non-illuminated freestanding sign. *It was noted that this would be within the school boundary.* VOTE: 6 FOR 2 AGAINST

14/P/0499/F 18 Westfield - Erection of a single storey side extension. VOTE: 7 FOR 0 AGAINST

14/P/0511/F 9 The Croft - Alterations to roof to create additional living space with a full width dormer window. VOTE: 6 FOR 2 AGAINST

RESOLVED: NO OBJECTIONS to the above ten planning applications.

P/14/716 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0458/TPO 9 Linkside - 1 Pine – fell.

RESOLVED: NO OBJECTIONS subject to; 1) the NSC Tree Officer's report; 2) a tree is replanted in its place; 3) the wood from the felled Pine is burnt and not re-used.

Action: Deputy Town Clerk to forward all comments on applications to NSC

P/14/717 APP NO 14/P/0169/LDE – Land at the Buildings, Court Lane P/14/693

Following the Town Council's comments the Case Officer had indicated that she had seen a current VOSA licence. She is awaiting some additional information.

RESOLVED: To request a copy of the VOSA licence and additional information prior to consideration at the NSC North Area Committee.

Action: Deputy Town Clerk

P/14/718 APP NO 14/P/0221/F 59 HILL ROAD P/14/693

The Town Council had received three communications regarding their comments on this planning application along with a reference at public participation at full Council. They were noted by Members. Concern had been expressed by these residents that the Committee had considered the application before Committee Members were party to all the objections. Individuals on the Planning Committee confirmed that they

P/14/718 APP NO 14/P/0221/F 59 HILL ROAD continued... P/14/693

carried out their own research prior to meetings however the comments of town and parish councils are required by the Case Officer before the closing date and the timescale is dependent on the calendar of meetings for the Planning Committee.

The NSC Councillor for North Ward reported that he had spoken with the Case Officer who was carefully considering the proposals for extraction; fire escape and the balcony railings.

P/14/719 PETITION TO AMEND THE NATIONAL PLANNING POLICY FRAMEWORK

The Committee NOTED correspondence from Warwickshire and West Midlands Association of Local Councils concerning the objective of the Government to build more homes and asking that this be achieved without damage to rural communities.

P/14/720 DRAFT SUPPLEMENTARY PLANNING DOCUMENT FOR WIND TURBINE DEVELOPMENTS

The consultation period ends 14th April 2014 and the document is available on NSC website; http://consult-ldf.n-somerset.gov.uk/consult.ti/wt_dspd/consultationHome - NOTED.

P/14/721 TO CONSIDER POSSIBLE BREACH IN PLANNING CONSENT RAISED AT THE LAST MEETING P/14/709.3

The Committee Chairman reported that a NSC Compliance Monitoring Officer had visited the site following the erection of steel at the rear of the property. The new development can be clearly seen from the Conservation Area.

RESOLVED: To write to NSC Compliance and Monitoring Department requesting a copy of the officer's report following the site visit to 29 Dial Hill Road.

Action: Deputy Town Clerk

P/14/722 FOR INFORMATION The Committee received and noted;
722.1 Planning applications determined since 5th March 2014.

RESOLVED: To query with the Head of NSC Development Management the reasons given for overriding the Town Council comments for app no 14/P/0121.

Action: Deputy Town Clerk

722.2 Community Resilience Workshop/Open Surgery on 18th March 2014 7.00pm Town Hall WSM – The Committee Chairman to attend and report back to the Committee.

It was noted that the NSC Community Resilience Team will be making a presentation at a future meeting of full Council.

Action: Deputy Town Clerk

722.3 Severn Estuary Partnership February E News available via email.

722.4 Historic Towns Forum – Events.

P/14/723 CHAIRMAN ITEMS FOR INFORMATION

723.1 APP NO 14/P/0302/F UNIT 2A KIMBERLEY ROAD – Objection received from resident of Clifton Court. NOTED.

P/14/724 PART 1 ITEMS There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.25 pm

DATE:.....

DRAFT MINUTES OF SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL