

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 3<sup>rd</sup> JULY 2013**

**PRESENT:** Cllr G Hill – Committee Chairman in the Chair  
 Cllrs B Hatch, A Shopland, G Watkins, C Wring.  
 Mrs I Johnson Deputy Town Clerk

**IN ATTENDANCE:** Cllrs C Bussey, P McNeill, D Shopland

7.30 pm **INFORMAL BUSINESS – APP NO 13/P/0983/F CLEVEDON POTTERY**

Mr Rogers of 2 Court Lane, next door to the application site, raised objections to the application for a single storey dwelling some 15 foot from his garden boundary. The development would overlook his property with a consequent loss of privacy. He emphasised that drainage problems are a serious issue in this vicinity. The soakaways do not work efficiently due to high water table levels during winter months. Part of Mr Rogers' garden floods periodically during the winter months. He felt this planning application would only increase these problems.

8.00pm **FORMAL BUSINESS**

**P/13/567 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs C Francis-Pester, R Garner, A Giles-Townsend, C Hall, L Knott, J Norton-Sealey – other commitments and holidays.

**P/13/568 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 made at the meeting.

**P/13/569 MINUTES OF THE PLANNING COMMITTEE HELD ON 12 JUNE 2013**

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

**P/13/570 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA**

There were not updates on actions not elsewhere on the agenda.

**P/13/571 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

*13/P/0983/F* Clevedon Pottery, Court Lane - Erection of single storey dwelling with parking and erection of detached single garage.

The NSC Councillor for East Ward queried whether this development is in the Green Belt. He also had concerns about drainage. VOTE 5 AGAINST 0 FOR

**RESOLVED:** RECOMMEND REFUSAL considered inappropriate over development in this location which is outside the settlement boundary.

*13/P/0991/O* Land to rear of 40-42 Griffin Road - Outline planning permission for the erection of 1 no dwelling house with access, with appearance, landscaping, layout and scale reserved for subsequent approval. VOTE 4 AGAINST 0 FOR

**RESOLVED:** RECOMMEND REFUSAL considered inappropriate over development which would set a precedent for back land development in this already dense residential area. Also loss of off street parking.

**P/13/571 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued...

13/P/0993/F 4-6 The Triangle - Change of use from shop (A1) to café (A3)

It was pointed out there are now 20 places where people can eat in the Triangle Area. VOTE: 4 AGAINST 0 FOR

**RESOLVED:** RECOMMEND REFUSAL Consider the Triangle Area has an over proliferation of cafes and question the economic viability of permitting more cafes in the area.

13/P/0941/F 37 Longacre - Erection of first floor extension

13/P/0994/NMA 40 Shelley Ave - Non-material amendment to planning permission 12/P/2210/F (Erection of a single storey rear extension) to build extension off separate wall away from the boundary line.

13/P/1012/F 70 Oldville Avenue - Erection of single storey side extension in place of existing garage.

13/P/1048/F First & Second Floors 21-25 Old Church Road - Conversion and change of use of first and second floor offices to 5 no flats.

Concern raised about fire exits etc, however this had been dealt with in the design and access statement. VOTE 4 FOR 0 AGAINST

**RESOLVED:** NO OBJECTIONS to the above four planning applications.

**ACTION: Deputy Town Clerk**

**P/13/572 TO RE-CONSIDER NSC'S REQUEST FOR PAPERLESS PLANNING**

P/13/495

Members reviewed the last 3 months of online planning applications. It was felt the system was not trouble free, some plans were not on the planning portal and there were still poor quality plans, despite NSC working with agents on this problem. Members were informed that from April 2014 there would be no paper planning applications. Local councils would still receive paper planning applications for major developments. The legality of this action was questioned. It was generally agreed that the projector provided by NSC was not adequate for a meeting situation and the images produced were not of a high resolution.

**RESOLVED:** To defer making a decision to adopt paperless planning until the quality of the service provided by the planning portal has been consolidated. To raise again concern that the plans are not adequately decipherable.

**ACTION: Deputy Town Clerk**

**P/13/573 TO CONSIDER INITIAL DRAFT OF RESIDENTIAL DESIGN GUIDE DEALING WITH APPEARANCE AND CHARACTER OF HOUSE EXTENSIONS AND ALTERATIONS**

This initial draft was noted with appreciation. Members felt it would eventually be a good aid to the committee.

**RESOLVED:** To thank NSC for providing guidance on these important planning issues.

**ACTION: Deputy Town Clerk**

**P/13/574 TO CONSIDER NSC RENEWABLE AND LOW CARBON ENERGY GENERATION SUPPLEMENTARY PLANNING DOCUMENT**

Deadline for this consultation 12 July 2013. The initial guidance document relates to solar photovoltaic arrays and does not apply to small domestic installations but larger renewable energy developments often sited in rural areas.

**RESOLVED:** To thank NSC for setting out appropriate criteria for these developments.

**ACTION: Deputy Town Clerk**

**P/13/575 NSC PARISH VOICE P/13/547.3**

Two representatives (Cllrs Hill and Wring) had previously agreed to speak about Clevedon Seafront at the North Area Committee Parish Voice Session on 11 July 2013. Cllr Wring provided some initial notes for this presentation mainly on the history and heritage of Clevedon seafront. It was general felt an application for nomination for World Heritage Site Status would encourage tourism and improve the economy of Clevedon and North Somerset.

**RESOLVED:** 1. Cllrs Hill and Wring to finalise their presentation.  
2. To inform NSC that there will be two speakers at the Parish Voice session. **ACTION: Cllrs Hill, Wring and Deputy Town Clerk**

**P/13/576 TO CONSIDER THE FORMATION OF A SUB-COMMITTEE OF THE PLANNING COMMITTEE TO CONSIDER FUTURE PLANS/POLICIES FOR USE OF EMPTY INDUSTRIAL UNITS AND BROWNFIELD SITES IN THE TOWN P/13/518**

The Deputy Town Clerk reported that Mr Quick, NSC Planning Policy had indicated that an officer from NSC Economic Development could be involved in discussing the findings of a Sub-Committee. The Members present were concerned as to how much time would be required for this work which could involve surveying industrial estates for empty properties and writing to appropriate commercial estate agents. It was suggested that the whole Planning Committee could investigate the present situation and consider future plans at an additional meeting, rather than form a separate Sub-Committee.

**RESOLVED:** To defer this item to the next meeting of the Planning Committee when more Members would be present. **ACTION: Deputy Town Clerk**

**P/13/577 FOR INFORMATION** To receive and note;

577.1 PLANNING APPLICATIONS determined since 12 June 2013.

577.2 SEVERN ESTUARY FLOOD RISK MANAGEMENT STRATEGY CONSULTATION  
Deadline for comments 31 July 2013. Two paper copies in the Town Council Office, also available online at [www.environment-agency.gov.uk/severnestuary](http://www.environment-agency.gov.uk/severnestuary).  
To be considered at the next Planning Committee meeting on 17<sup>th</sup> July 2013.

577.3 NOTIFICATION OF PLANNING APPEAL APP NO 12/P/1107/F Land Between 29A & 31 Dial Hill Road by written representations.

**P/13/578 CHAIRMAN ITEMS FOR INFORMATION**

578.1 COMMUNITY RESILIENCE TEAM BUILDING STRATEGIES AND SHARING GOOD PRACTICE – Meeting on 17 July 2013 7.00 pm Castlewood, Room G0.8.  
This is the evening of the next Planning Committee meeting.  
NB: Power point presentation of the previous meeting attended by Cllrs Hill and Giles-Townsend available on the NSC website.

**P/13/579 PART 1 ITEMS** There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.50 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL