

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 30th APRIL 2014

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs C Bussey, A Giles-Townsend, C Hall, B Hatch, J Norton-Sealey,
 A Shopland from 7.35 pm, G Watkins, C Wring.
 Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllrs T Morgan, D Shopland – from 7.35 pm.

P/14/738 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs C Francis-Pester another appointment; R Garner; L Knott – out of Clevedon.

P/14/739 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.

App No 14/P/0706/F – Cllr T Morgan declared a personal interest as a member of his family is the applicant. He took no part in the discussions on this item and did not vote.

P/14/740 MINUTES OF PLANNING COMMITTEE HELD ON 9th APRIL 2014

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

P/14/741 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0676/LB & 14/P/701/F Highdale Farm East, Highdale Avenue - Conversion of loft including installation of stairs and roof lights. Replacement of existing windows with softwood timber, replacement of plastic guttering with aluminium and other internal alterations/repairs to building. VOTE: For Unanimous

RESOLVED: NO OBJECTIONS however endorse the comments of The Society for the Protection of Ancient Buildings.

Cllr A Shopland and Cllr D Shopland joined the meeting

14/P/0741/NMA The Regent, 26 Hill Road - Non-material amendment to 12/P/1749/F (mixed use development including restoration of former Regent Hotel building for retail use (Use class A1 & A2) at ground and lower ground levels and 20 residential dwellings (Use class C3) retention of existing access to serve associated parking, landscaping and external works. Demolition of extension to rear and extension and fire escape to north west elevation) to allow changes to external materials to side and rear facades; alteration to shop front fascia; alteration to "conservatory" structure at level 5 south west elevation. VOTE: 8 For 0 Against
RESOLVED: NO OBJECTIONS request the finish of the rear exterior walls of this development be light in colour to reflect light into the block of apartments off of Gardens Road.

14/P/0695/F 9 Copse Road - Raise lean-to on rear extension and build up party wall to form parapet wall between No 9 and No 11 Copse Road.
 VOTE: For Unanimous

14/P/0698/F 6 Oldville Avenue - Erection of a single storey rear extension.
 VOTE: For Unanimous

14/P/0706/F 24 Turner Way - Erection of a single storey side extension.
 VOTE: For Unanimous

P/14/741 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS cont'd...

14/P/0714/F Campbell's Landing, 21 The Beach - Erection of first floor extension and creation of a roof terrace with glass guarding and stainless steel handrail. Changes to fenestration to include folding/sliding windows on the ground floor front elevation. Relocation of entrance porch and provision of a fire exit on the rear elevation. Internal alterations to include a new staircase and more accessible facilities.

It was noted the Civic Society had some minor concerns about the blank wall of the proposed extension as seen from the Pier Copse viewpoint.

VOTE: For Unanimous

14/P/0721/F 21 Thackeray Road - Erection of a two storey side extension.

VOTE: For Unanimous

14/P/0737/F 6 Old Street - Change of use from retail (A1) and hot food takeaway (A5) to café (A3) and hot food takeaway (A5).

It was noted the Estate Agent had written stating that since this property had been offered for let in June 2013 there had been no other interest apart from the applicant for this change of use application. VOTE: 8 For 0 Against

14/P/0742/MMA Holdland House, 30 Old Street - Minor material amendment to 11/P/0342/F (Proposed change of use from Class B1 (offices) to Class C3 (dwelling house) to create 7 no dwellings including the demolition of existing single storey flat roof building and the erection of a two-storey rear extension) to reduce height, add gates and adjust location of the refuse store. VOTE: 7 For 0 Against

14/P/0759/F 20 Brookfield Walk - Erection of first floor side extension over existing single storey side extension. VOTE: For Unanimous

14/P/0760/F Marson House, Marson Road - Window alterations to the north elevation, the removal of the existing tower to the north elevation, replacement door to front (east) elevation.

Some concerns about overlooking of the first residential house on Marson from windows in the North elevation. VOTE: For Unanimous

14/P/0787/F 1 Orme Drive - Erection of a front and side single storey extension.

VOTE: For Unanimous

14/P/0805/F Unit 11, Hither Green Trading Estate - Change of use from B1c and B8 to B1c, B8 and B2 retrospective.

There was some concern about possible noise nuisance. It was noted the hours of operation are 7.00 am – 6.00 pm Monday-Friday and 8.00 am – 12noon Saturday.

VOTE: For Unanimous

RESOLVED: NO OBJECTIONS to the above eleven planning applications.

P/14/742 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0673/WT 31 Hill Road - T1 Pittosporum remove 0.3m T2 Holm Oak remove 0.4-0.7m T3 Ornamental Yew remove 0.4m-0.7m T4 Ornamental Holm Oak remove 0.4-0.7m. *The Clevedon Tree Warden had no objections to these works.*

RESOLVED: NO OBJECTIONS.

Action: Deputy Town Clerk

P/14/743 NORTH SOMERSET CALL FOR SITES 2014 P/14/736.1

NSC had written requesting the Town Council identify potential sites and broad locations which might be suitable for a range of uses including residential and economic uses such as retail, leisure, cultural, office and warehousing.

RESOLVED: To suggest that some of the industrial estates in the town could be considered for residential use if the current units in use on these estates could be

P/14/743 NORTH SOMERSET CALL FOR SITES 2014 continued...

transferred to business estates out of town ie Kenn Business Park or St Mowdens on the boundary with Kenn or even a new industrial estate off Lower Strode Road. Also request that affordable housing is included on the Clevedon Hall Estate.

Action: Deputy Town Clerk

P/14/744 APP 14/P/0121/F 3 FEARNVILLE ESTATE P/14/722.1

NSC had replied providing more detailed reasons for overriding the Town Council's comments on this planning application. Members still did not accept the reasons given.

RESOLVED: To confirm with NSC that the Town Council has a right to query planning application determinations.

Action: Deputy Town Clerk

P/14/745 APP 14/P/0169/LDE LAND AT THE BUILDINGS COURT LANE P/14/735

The NSC Senior Planning Enforcement Officer had confirmed that she has asked the applicant to provide a statutory declaration to cover the fact that the maintenance of good vehicles will be confined to the goods vehicles detailed on the VOSA licence and not for commercial maintenance use.

RESOLVED: To keep this item on forthcoming Planning Committee agendas.

P/14/746 PROPOSED EXTENSION TO CLEVEDON COURT ALLOTMENT SITE IN NORTONS WOOD LANE P/14/730

It was reported that the site had been cleared.

RESOLVED: To defer this item to a future meeting. **Action: Committee Chairman**

P/14/747 FOR INFORMATION The Committee received and noted;

747.1 PLANNING APPLICATIONS determined since 9th April 2014.

747.2 NSC Development Management Parish Workshop – Wednesday 14th May 2014
Agenda available.

P/14/748 CHAIRMAN ITEMS FOR INFORMATION

748.1 PROPOSALS TO RESTRUCTURE THE NSC AREA COMMITTEE SYSTEM

Clevedon NSC Councillors present indicated that a report had been written for consideration by NSC in a month's time.

RESOLVED: To obtain a copy of the report for consideration by the Committee.

Action: Deputy Town Clerk

748.2 ITEM REFERRED FROM TEA COMMITTEE – SECTION 106/COMMUNITY INFRASTRUCTURE LEVY

Arising from the enquiries about section 106 funding for the provision of toilets at Pier Copse, the Head of NSC Development Management has been invited to make a presentation on the criteria for this funding and how and when it is paid. NSC have replied that this could be added to the Parish Workshop agenda (748.1 above) however no Clevedon Town Councillors are able to attend. The other suggestion is for representatives to meet Officers during normal office hours.

RESOLVED: To reply 1) An evening meeting would be more acceptable; 2) Request that section 106 funding from Clevedon developments allocated for affordable housing in Clevedon is banked and kept for this purpose until sites within the town can be identified.

Action: Deputy Town Clerk

P/14/749 PART 1 ITEMS There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.40 pm

DATE: