

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 21st DECEMBER 2011**

**PRESENT:** Cllr J Norton-Sealey – Committee Chairman in the Chair  
 Cllrs C Francis-Pester, G Hill, L Knott, D Shopland, C Wring.  
 Mrs I Johnson Deputy Town Clerk

**IN ATTENDANCE:** Cllr C Bussey

**P/11/215 APOLOGIES**

Apologies were received and accepted from Cllrs Garner and Hall – other commitments.

**P/11/216 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

App 11/P/2187/F Cllr Francis-Pester declared a personal interest as he is known to the applicant.

App 11/P/2204/ADV Cllr Shopland declared a personal interest as a client of the bank.

App 11/P/2209/F Cllr Shopland declared a personal interest as the property can be seen from his property.

**P/11/217 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee held on 30<sup>th</sup> November 2011 were approved and signed.

**P/11/218 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

There were no updates on action items not elsewhere on the agenda.

<b>PART 2</b>
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**P/11/219 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

11/P/2169/F 17 Tennyson Avenue – Erection of a two storey side extension and single storey front extension.

**RESOLVED:** NO OBJECTIONS provided the garage provision remains.

11/P/2183/F Marine Hill House, Marine Hill - Subdivision of Grade II listed building into 8 flats with 1 no adjacent house and construction of 5 no homes with associated parking and landscaping. Change of use from mix of sui generis (residential convent) / D1 (non-residential institutions) and B1 (Business) to C3 dwelling houses.

**RESOLVED:** NO OBJECTIONS to the subdivision of the grade II listed building, the proposed adjacent house and the change of use. However; RECOMMEND REFUSAL to the 5 no homes on Lea Grove Road considered to be overdevelopment of this part of the site.

11/P/2184/LB Marine Hill House, Marine Hill - Subdivision of Grade II listed building into 8 flats with 1 no adjacent house. Demolition of extensions and various outbuildings.

**RESOLVED:** NO OBJECTIONS to the subdivision of the grade II listed building, the proposed adjacent house and the demolition of extensions and various outbuildings.

11/P/2187/F 3 Old Park Road – Erection of a two storey side extension.

**RESOLVED:** NO OBJECTIONS subject to an integral garage being incorporated into the proposed extension.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/11/219 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONTINUED**

11/P/2204/ADV 2 Linden Road – Display of externally illuminated ATM housing, 9no internally illuminated fascia lettering and logo signs and 1 no internally illuminated projecting sign.

**RESOLVED:** NO OBJECTIONS to the externally illuminated ATM housing however RECOMMEND REFUSAL to the other internally illuminated fascia signs, logos and projecting sign.

11/P/2233/F 115 Old Street – Proposed change of use from A1 retail to A5 hot food takeaway and associated minor alterations including the installation of a flue to side elevation.

**RESOLVED:** RECOMMEND REFUSAL for the following reasons;

- sufficient hot food takeaways in this area
- possible adverse effect of this change of use on residential property above in terms of noise/nuisance/smells.
- lack of parking
- proximity of the premises to bus stops; pedestrian and school crossings.

11/P/2188/F 18 Kenn Road – Change of use from B1 office to two residential flats and associated external alterations.

11/P/2192/F 8 Lime Kiln Lane – Replacement of windows to front and rear.

11/P/2124/LB 9 Highdale Road – Replace rotten wooden shutters to first floor windows of front elevation.

11/P/2156/F 110B Kenn Road – Erection of a single storey front extension (west elevation) and a detached garage.

11/P/2209/F 26 Beaconsfield Road – Erection of a single storey rear extension.

11/P/2230/F 4 Fearnville Estate – Proposed two storey side extension and a single storey rear extension.

11/P/2246/F 9 Esmond Grove – Erection of single storey extension to the rear and dormer window to the side.

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

**Action: Deputy Town Clerk**

**P/11/220 REPORT OF THE TOWN & PARISH COUNCIL DEVELOPMENT MANAGEMENT WORKSHOP – 14 DECEMBER 2011**

Cllr Hill and the Deputy Town Clerk had attended the workshop and provided Committee members with a copy of the power point presentation. Subjects covered included; Enforcement Procedure; Employment-led growth in Weston; Paperless working in practice; Update on Asset & Service Transfer; Accredited Agents Scheme; Changes in the planning system including the National Policy Framework; Localism Act 2011 and Neighbourhood Plans.

**P/11/220 REPORT OF THE TOWN & PARISH COUNCIL DEVELOPMENT  
MANAGEMENT WORKSHOP – 14 DECEMBER 2011** continued...

PAPERLESS WORKING IN PRACTICE (New NSC Procedures for Sending Applications)

Members discussed the presentation at the Workshop by the Clerks of Weston Town Council, Winscombe and Congresbury Parish Councils. Weston Town Council now link with the NSC planning website live (via wireless) at their Planning Committee meetings. Subsequently Weston TC has changed to daytime Planning meetings held monthly rather than fortnightly as the consultation deadline has been extended to 28 days for paperless working. Hard copies of planning applications are still available for major planning applications. The Winscombe and Congresbury Clerks download applications for their Planning meetings however they deal with a smaller number of applications. NSC is willing to provide training to Clerks to works towards paperless working. It was noted that the IT equipment had now been received from NSC. Members did not feel some of the practices adopted by the three local councils above would necessarily be appropriate for Clevedon. Members also wished to determine what financial savings would be made by NSC as a result of these changes.

**RESOLVED:** To invite Jason Beale, Performance & Customer Manager, NSC to a Committee meeting to discuss; Paperless Working and Neighbourhood Plans.

**Action: Deputy Town Clerk**

**P/11/221 COMMITTEE BUDGET 2012/13**

The Planning Committee had made no budget provision for the past two years. Members considered whether to allocate funding in the next financial year for the following items;

TRAINING FOR COUNCILLORS following the introduction of new planning legislation. The Deputy Clerk reported that more Councillors had attended Workshops this year and already there were details of various courses run by Action for Market Towns, Historic Towns Forum and the CPRE dealing with the Localism Act and Neighbourhood Planning in 2012. Members felt there should be an onus on NSC to provide training.

**RESOLVED:** 1. To refer the need for possible additional funds for training in 2012/13 to the Finance & General Policy Committee for consideration.

2. NSC Councillors to highlight the need for training for Towns and Parish Councillors on the new planning legislation at NSC.

**Action: Deputy Town Clerk**

NEIGHBOURHOOD PLANNING NSC Officers at the Planning Workshop had estimated the cost of a neighbourhood plan would be £10,000 for the consultation/preparation process and £10,000 for the referendum and examination of the plan and that there is no further Government funding for additional Neighbourhood Plans in NSC at present - Long Ashton and Backwell are part of the pilot Neighbourhood Planning scheme. Also there is no deadline for the production of a Neighbourhood Plan.

**RESOLVED:** Not to include a specific sum for the preparation of a Neighbourhood Plan for Clevedon in the budget for the next financial year.

**P/11/222 CLEVEDON HALL ESTATE**

A North Ward Town Councillor reported on his attendance at the presentation of proposals for the Clevedon Hall Estate on 14 December 2011. He felt it had been very useful. A formal planning application is expected in the new year. NOTED.

**P/11/223 FOR INFORMATION** To receive and note the following items available at the meeting;

- 223.1. PLANNING APPLICATIONS determined since 30 November 2011.
- 223.2. NATIONAL GRID – HINKLEY POINT C CONNECTION PROJECT – Response from Wraxall and Failand Parish Council previously emailed to the Planning Committee.
- 223.3 TREE PRESERVATION ORDER 77 Old Park Road – Map and Information.

**P/11/224 PLANNING COMMITTEE SCHEDULED FOR 4 JANUARY 2012**

The Planning Committee Chairman had cancelled this meeting as there were only two planning applications for consideration and these had long consultation deadlines. NOTED.

**P/11/225 CHAIRMAN ITEMS FOR INFORMATION** There were no items.

**P/11/226 TO DETERMINE PART I AND PART II ITEMS**

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.00 pm

DATE:.....