

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 13th APRIL 2016

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

IN ATTENDANCE: Cllr D Shopland from 7.47 pm
 4 residents.

7.30 PM INFORMAL BUSINESS
APP NO 16/P/0706/MMA 53A DIAL HILL ROAD

Mrs Graham who lives next to the application site addressed the meeting highlighting her concerns about the addition of a dormer window in the pitched roof on the north elevation. This window would be 17.4m from her bedroom window and overlook her bed. Mr Dow of 53 Dial Hill Road had written stating that the proposed dormer would be 6.8 metres from his bedroom window with a direct view into his bedroom. Both Mrs Graham and Mr Dow had provided photographs to support their objections.

Mrs Graham had attended the Planning Committee on 2nd March 2016 raising concerns about possible breaches of planning permission at this site. The Clevedon NSC Councillor for Walton Ward had requested a NSC Enforcement Officer visit the site.

7.47pm FORMAL BUSINESS

P/16/1184 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr G Watkins – another commitment; Cllr J Norton-Sealey – unwell; Cllr A Giles-Townsend – work commitment.

P/16/1185 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.*

Cllr B Hatch declared a personal interest in app no 16/P/0722/F as she is known to the applicants; Cllr C Francis-Pester declared a personal interest in app no 16/P/0764/F as he is known to the architect.

P/16/1186 MINUTES OF PLANNING COMMITTEE ON 23rd MARCH 2016

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

PART 1

P/16/1187 NORTH SOMERSET SITE ALLOCATIONS PLAN P/1175.3

RESOLVED: TO RECOMMEND that Council accept the list of sites for designation as Local Green Spaces in Clevedon shown as 2) below and submit this to NSC as part of the response from Clevedon Town Council on the North Somerset Site Allocations Plan. See also P/16/1175.

1) NORTH SOMERSET LIST

Salthouse Fields
 Wains Hill (Poets Walk)
 Church Hill
 Alexandra Gardens

Pier Copse
 Herbert Gardens
 Dial Hill
 Strawberry Hill
 Land at Old Park Road
 Land at Green Beach (Bandstand)
 Sunhill Park
 Highdale Hill
 Land near River Blind Yeo (along M5 and river)
 Land at Crabtree Path
 Marshalls Field
 North east of Walton Park Hotel
 Millennium Orchard
 Herbert Gardens – Town Council trustees
 Land between Highdale Road and Highdale Avenue – Town Council land

2) SITES IDENTIFIED BY COUNCILLORS

East Ward

Brookfield Walk - – Open Space adjacent to Millennium Orchard
 Land east of Moor Lane allotments
 Play area on Walton Road
 All Saints Church and School Playing Field – Glebe Field
 Clevedon Court Hill
 Land at Teignmouth Road/Beaconsfield Road junction
 Teignmouth Road Play Area
 Cherry Avenue Play Area
 Land by Land Yeo River at Somerset Road / Kingston Avenue
 Bowling Green – Princes Road
 Walton Road in front of Conygar Close

West Ward

Westbourne Housing Estate open spaces
 Coleridge Fields Playing Fields
 Clevedon Tennis Club, Princes Road
 Promenade Bowling Green – Elton Road
 Field behind houses on Coleridge Vale Rd South/Wordsworth Road – site entrance
 Coleridge Vale Rd South
 Clevedon Hall development – open space
 Churchill Avenue – field to the north - Clevedon South Playing Fields
 Green area and gardens – Jesmond Road
 Junction of Victoria Road with Old Church Road (Jesmond Road side)

South Ward

Kenn Moor Drive/ Hazell Close Football Field and Play Area
 Newlands Green/Tutton Way – green area
 Elgar Close next to no 6
 Hillview Avenue grass patch by ring path

Walton

Clevedon Cricket Field and play area – Esmond Grove
 Land at Walton Castle
 Clevedon Golf Course – Castle Road
 Old Park Road – Wooded areas adjacent to; 1) Thackeray Road; 2) Esmond Grove

P/1188 TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES P/16/1182.1

The full document can be viewed at

www.gov/government/consultation/implementation-of-planning-changes-technical-consultation . A summary of this 64 page consultation has been provided by ALCA

indicating the proposed changes and the implications for Parish/Town Councils. This document has been emailed to all Committee members and a paper copy is available in the Town Council Office. The deadline for comments is 15th April 2016 and ALCA has now provided a copy of their detailed objections and is urging Town and Parish Councils to respond.

RESOLVED: TO RECOMMEND THAT COUNCIL write to the MP for North Somerset emphasising the concerns of this Council about the proposed changes to the planning system in particular the incentivised system of fees, commercial operators and fast track planning applications. This could result in removing any means of objecting to planning applications by the local community ie local councils, residents and organisations that have local knowledge and expertise on application sites in their town/parish and the likely effect of development on local infrastructure etc. The MP to be asked to draw this to the attention of the Government prior to the June deadline.

Action: Deputy Town Clerk

PART 2

P/16/1189 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

The Committee agreed to consider app 16/P/00706/MMA as the first application to be considered as a resident with an interest in the application was present.

16/P/0706/MMA 53A Dial Hill Road - Minor material amendment to vary condition 6 14/P/0860/F (Erection of single and town storey extensions, raise level of roof , construction of dormer windows and balcony and erection of a conservatory) to allow for the addition of a dormer window in the pitched roof on the north elevation. *A letter from Mr Dow had been circulated to Committee members. Members were keen to hold a Site Visit prior to making their comments to NSC.*

RESOLVED: To hold Site Visit at 6.30 pm prior to the next Planning Committee meeting on 27th April 2016. The NSC Case Officer to be invited to attend.

16/P/0655/LB & 16/P/0657/F 28 Copse Road - Erection of a rear single storey extension to include internal alterations following the demolition of the existing rear extension, rebuild and increase height of rear boundary wall to 2.5m.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/0658/F The Barn, Great Western Road - Form new door opening in external wall for fire escape.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS request the safety of pedestrians who may be walking past when the doors are suddenly opened is safeguarded.

16/P/0722/F 18 Thackeray Road – Erection of a side and rear loft extension.

Some Members raised concerns about the roof line of the extension from the front.

RESOLVED: VOTE: 3 FOR 3 AGAINST CHAIRMAN'S VOTE FOR NO OBJECTIONS

16/P/0728/F15 Argyle Road - Erection of a two storey side extension.

Members felt that although this is a large extension there is space on the site and the extension would be inkeeping with the other houses.

RESOLVED: VOTE: 6 FOR 1 AGAINST NO OBJECTIONS

PART 2**P/16/1189 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** continued...

16/P/0752/F 12 Seavale Road – Erection of a single storey rear extension and covered outdoor solar space.

A member raised concern about construction traffic accessing the site on this narrow road with double parking. There were also concerns that it may be overdevelopment of the site but it appeared that there was some garden beyond the extension.

RESOLVED: VOTE 6 FOR 0 AGAINST NO OBJECTIONS

16/P/0764/F East End Cottage, Nortons Wood Lane – Enlarged porch and erection of a single storey garden room to side (North West) elevation.

The NSC Councillor for East Ward felt the extension would transform the front of this historic cottage.

RESOLVED: VOTE: 6 FOR 1 AGAINST NO OBJECTIONS

16/P/0768/F 19 Kelting Grove – Erection of two storey side extension.

It was noted that the extension was against the footpath boundary.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/0786/CUPA – 80C Kenn Road – Prior approval for a change of use from A2 Financial & Professional Services offices to 2no., two semi-detached houses, with parking for 4no., cars on adjacent land. Building operations to include alterations to windows and doors: insertion of rooflights.

It was reported that one of the neighbours had some concerns however there were no objections on the NSC website.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

P/1190 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/0726/NMA 24 Edward Road - Non-material amendment to permission 15/P/0882/F (Erection of a two storey front extension and an enlarged dormer window to the rear) to change the approved roofing materials.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1191 FOR INFORMATION The Committee RECEIVED and NOTED the following;
1191.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 23rd March 2016.

1191.2 NSC has commenced consultation on the application from Clevedon Town Council to designate a neighbourhood area to be covered by a neighbourhood plan for Clevedon. Deadline for comments 18th April 2016. This is now under the remit of the Neighbourhood Plan Group.

1191.3 NSC Licensing notification of applications made for various licences. A list had been received that day. It included the following;
Jenny's Café 4 Station Road – Street Café application
Tiffin @ The Pier, Clevedon Pier – New premises application
Clevedon Hall – Variation of Premises Licence application
Burger Grill – Salthouse Fields – Street trading application NB This will be on the agenda for the next Planning Committee meeting.

P/16/1192 CHAIRMAN ITEMS FOR INFORMATION

1192.2 NALC Petition – Give local councils the right to appeal planning decision. The petition is available at <https://petition.parliament.uk/petitions/110489> by 19th April 2016. If there are 10,000 signatures the government will have to respond. If there are 100,000 signatures then this will be considered for debate in parliament.

1192.2 CLEVEDON HALL SOUTH FIELD

NSC is suggesting Salisbury Grove rather than Close to the Developer. This is acceptable to the Committee.

1192.3 SYSTEM OF NOTIFICATION BY NSC OF APPLICANTS AND NEIGHBOURING RESIDENTS OF PLANNING APPLICATIONS

Concerns expressed that residents did not know how the planning system works or that they have an opportunity to attend Town Council Planning Committee meetings.

RESOLVED: To write to NSC and request details of their policy for notifying residents and applicants.

Action: Deputy Town Clerk

1192.4 TOWN AND PARISH FORUM on 20th APRIL 2016 however this is the same time as the full Council meeting.

1192.5 ESTATE AGENT – HILL ROAD Reports of additional signage on the shop windows in this Conservation Area.

RESOLVED: To inform NSC Planning Enforcement.

Action: Deputy Town Clerk

P/16/1193 TO DETERMINE PART I ITEMS

North Somerset Site Allocations Plan. Technical Consultation on Implementation Of Planning Changes

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.55 pm

DATE:.....