

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 20th JANUARY 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, A. Giles-Townsend, S Hale, C Hall,
 A Shopland, G Watkins.

Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland, Mr & Mrs Bright, Mrs Wadsworth, Mrs Wharry.

7.30 pm INFORMAL BUSINESS – APP NO 15/P/2720/F CRABTREE FARM,
TWEED ROAD

Mrs A Wadsworth a resident of Stickland emphasised that her main objection was the new access road where children walk to school and the fact there were now two access roads to the site from Fosse Way. She provided photographs of this congested area of Fosse Way taken at school times. She requested the public footpath adjacent to the site be kept open.

Also that conditions be placed on the construction of this development to preserve the amenities of the neighbouring properties.

Mrs S Warry a resident of Blackmoor also had concerns about the traffic generated by this development and suggested that the access should be reverted back to Tweed Road.

Mr J Bright the applicant answered the points raised by the residents at this meeting and the last meeting concerning the number of planning applications for this site. His comments on the current plan were as follows;

- Joining the three plots in a row was a sensible proposition for developers with easy access to Fosseyway.
- The driveways would be fenced/walled off to prevent use of both accesses.
- Construction work would be controlled with time restraints. Mr Bright emphasised that he too lived on the site.
- HGVs would be eliminated from the driveway adjacent to the School and residential traffic movements on this driveway would be reduced by 50%.

7.40 pm FORMAL BUSINESS
P/16/1137 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Francis-Pester work commitment; Cllrs B Hatch and J West out of Clevedon; Cllr J. Norton-Sealey unwell.

P/16/1138 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 15/P/2720/F Cllr C Hall declared a personal interest as he is known to both the applicant and objectors.

App No 15/P/2880/F Cllr C Hall declared a personal interest as he is known to the applicant.

App No 16/P/0071/F Cllr G Watkins declared a personal interest as he is known to the applicant.

P/16/1139 MINUTES OF PLANNING COMMITTEE ON 21st DECEMBER 2015

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

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/16/1140 LIST OF PLANNING APPLICATIONS DEFERRED FROM LAST MEETING;

15/P/2720/F Crabtree Farm, Tweed Road - Erection of 2no dwelling with access from Fosseyway (partial amendment to 14/P/1738/MMA, 10/P/438/F4 and 08/P/1994/RM resulting in reduction of numbers). See Informal Business above.

NSC had replied as follows;

- *Neighbour notifications of this planning application were restricted to those sharing property boundaries with the application site however neighbours beyond have commented on the plans. No site notice was considered necessary in this case. NSC consider the proposal has been adequately advertised.*
- *NSC Highways have not commented on the application to date. The Highways Officer has been asked for her views on the concerns raised.*
- *Deadline for decision 21st January 2016.*

Members were aware of parking problems outside St John's School at school times and the Transport & Highways Committee had requested an extension of the zig zag lines or double yellow lines to prohibit parking on one side of Fosse Way outside of the school. The need to stop traffic cutting through this development was emphasised.

The members of the public left the meeting.

RESOLVED: VOTE: 5 FOR 2 ABS 1) NO OBJECTIONS however in view of the close proximity of this development to the school request a traffic restriction preventing traffic cutting through the development using the two entrances on Fosse Way. 2) To raise at the next NSC Parish & Town Council Planning Workshop concerns that planning applications are adequately advertised and request details of the criteria used.

15/P/2702/F 3 Fearnville Estate - Variation of condition 1 (approved plans) & condition 2 (sample of materials) and removal of condition 4 (obscure glazing to east elevation) amended plans revised to remove window to the east elevation of permission 15/P/1224/F (Application to remove Condition 6 attached to planning permission 14/P/0121/F (erection of a chalet bungalow) to allow for removal of the requirement to construct the dwelling to a minimum of Code Level 3 of the Code of Sustainable Homes).

It was noted that most of the amendments have already been incorporated into this development.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

15/P/2793/HHPA 32 Shelley Avenue - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.5 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.3 metres high.

This application has been determined by NSC - prior approval is not required – NOTED.

ACTION: Deputy Town Clerk

P/16/1141 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

15/P/2781/F 9 Edward Road West - Erection of a two storey rear extension.

The request from a neighbouring property owner for a hipped roof was discussed.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

P/16/1141 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

15/P/2804/F 105 Chipping Cross - Erection of a two storey at side and single storey at rear extension following the demolition of existing garage and conservatory.
RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this side extension to be overdevelopment of the site which may set a precedent resulting in these dwellings becoming a terraced housing.

15/P/2813/F 19 Oldville Avenue - Single storey extension to the rear of the property.
It was reported that a Clevedon South Ward Town Councillor had no objections to this development. Some concerns about the length of the extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

15/P/2839/F 34 Dial Hill Road - Two storey side extension to replace existing lean to garage.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

15/P/2841/NMA Royal Pier Hotel, Marine Parade - Non-material amendment to permission 10/P/2083/F (The restoration, partial demolition, alteration, extension and conversion of the former Royal Pier Hotel, into 17no flats with associated parking provision) to allow an amendment to the height and position of balustrading to northern roof terrace.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

15/P/2844/F Flat 8, Elton Road - Extension to garage following demolition of existing porch and front wall of garage.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

15/P/2880/F 45 Hill Road - Installation of 2 no wall mounted air conditioning units to the side elevation.

Some concerns raised about the high noise level for the external air conditioning units.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS concern about the high noise level of the external air conditioning unit therefore request a condition in the planning permission restricting the hours of use up to 6.00 pm only each day.

15/P/2889/PDA Land Off Lake Farm Track, Off Colehouse Lane - Application for prior notification of a proposed agricultural building.

It was NOTED NSC had determined that prior approval is not required.

15/P/2891/F Land and Buildings at Court Lane - Change of use of an agricultural building to equestrian use to include 5no stables and 1no tack room. Change of use from agricultural land to mixed equestrian and agricultural use. Construction of a manege.

The NSC Councillor for Clevedon East Ward had sought information from NSC concerning; animal welfare – horses are often kept out on muddy fields; conflict of interest with all the other lawful uses for this site; highway safety issues for children riding along the adjacent fast road.

P/16/1141 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...**15/P/2891/F Land and Buildings at Court Lane**

RESOLVED: VOTE: 8 FOR 0 AGAINST Defer awaiting further information.
Request an extension of the deadline for comments.

16/P/0005/F 38 Oldville Avenue - Erection of a two storey side extension and conversion of garage to living accommodation at ground floor level and a first floor balcony to rear elevation.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL consider this to be overdevelopment of the site that will set a precedent and change the street scene.

16/P/0009/F 57 Strode Road - First floor rear extension.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

16/P/0022/HHPA 24 Westbourne Avenue - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.5 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.3 metres high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/0062/F 138 Old Street - Erection of a shed to rear of property.

RESOLVED: VOTE: 7 FOR 1 ABS NO OBJECTIONS

16/P/0067/F 21 Griffin Road - Proposed single storey side extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/0071/F 49 Dial Hill Road - Demolition of existing attached garage and rebuilding to form single garage with adjoining habitable accommodation.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/16/1142 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/0030/TPO 20 Sercombe Park - T1 Oak crown lift to 2m and clean out crown and thin by up to 15%; T2 Hawthorn - reduce crown by approximately 1.5m.

RESOLVED: VOTE 7 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/16/1143 STREET NAMING AND NUMBERING

1143.1 APP 15/P/1538/MMA SOUTH FIELD CLEVEDON HALL ESTATE P/15/1130
At the last meeting a suggestion had been to name the development after the first owner of Clevedon Hall. A further suggestion was made to name the road Salisbury Close after Salisbury Farm which was on the southern boundary of Clevedon Hall Estate. The possibility of naming the North Field after Rosa Burden who lived at Clevedon Hall in the 1920s and 1930s and contributed much to Clevedon ie the YMCA building.

RESOLVED: VOTE: 7 FOR 0 AGAINST To put forward the names Salisbury Close and Burden Park.

ACTION: Deputy Town Clerk

1143.2 BYWAYS STRODE ROAD NSC had now confirmed the following naming and numbering for this development; 142, 140, 134 Strode Road and 1-11 Strode Court. NOTED.

P/16/1144 TO REPORT NSC PLANNING ENFORCEMENT REPLIES

1144.1 34 TENNYSON AVENUE - NSC currently working with the site owner to seek to secure suitable remedial action through informal negotiation prior to considering formal enforcement action.

1144.2 79 WALTON ROAD – NSC carried out a recent site visit. As the conservatory is still insitu this is being followed up with the agent.

1144.3 WALTON PARK HOTEL – NSC carried out a recent site visit. Gabions still in place. To be followed up.

1144.4 WAGGON & HORSES OLD STREET – This case has recently been transferred to another NSC Officer who has yet to review this case and decide on a plan of action. Updates on the case will be via the Town & Parish Council list.

ACTION: Cllr C Hall

P/16/1145 WEST OF ENGLAND JOINT SPATIAL PLAN P/15/1107.1

Deadline for comments 29 January 2016. It was noted that ALCA is compiling a regional response for this consultation and the Joint Transport Study and were asking North Somerset Town & Parish Councils to inform them of any key issues raised in response to this consultation for North Somerset.

RESOLVED: NO COMMENTS.

P/16/1146 WEST OF ENGLAND JOINT TRANSPORT STUDY P/15/1107.2

Deadline for comments 29 January 2016.

RESOLVED: NO COMMENTS.

P/15/1147 FOR INFORMATION The Committee RECEIVED AND NOTED;

1147.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 21ST December 2015.

1147.2 NSC LICENSING – Notification of applications made for various licences – None.

P/15/1148 CHAIRMAN ITEMS FOR INFORMATION

1148.1 NSC SITES & POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES Deadline for comments 2nd March 2016. To be discussed at the next meeting. Members asked to research the schedule of main modifications and the Plan with the Modifications marked up at www.n-somerset.gov.uk/sandpexamination prior to the Planning Committee meeting on 17th February 2016.

ACTION: All Councillors

P/15/1149 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.56 pm DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL