

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 29<sup>th</sup> APRIL 2015**

**PRESENT:**

Councillor G Hill – Chairman of the Committee  
 Councillors: C Bussey, C Francis-Pester, R Garner, A Giles-Townsend, L Knott,  
 A Shopland, G Watkins, J West, C Wring. Mrs I Johnson – Deputy Town Clerk.

**IN ATTENDANCE:**

Councillor D Shopland

As this was the last Planning Committee meeting before the May Elections, the Committee Chairman thanked Members of the Planning Committee for their commitment to this Committee particularly those who were not standing for election next month, some of whom had been members of the Committee for many years. Councillor D Shopland added that it was sad to be losing the knowledge and experience of these Members on the Committee.

**P/15/978 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllrs C Hall and J Norton-Sealey – other commitments; B Hatch – unwell.

**P/15/979 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 C Wring declared a prejudicial interest in app 15/P/0797/LB as the applicant and left the meeting when this application was considered. All Members of the Planning Committee declared personal interests in app 15/P/0797/LB as Cllr Wring is a fellow Councillor.

Cllr J West declared a personal interest in app no 15/P/0802/F as she is known to the applicant.

**P/15/980 MINUTES OF PLANNING COMMITTEE ON 15<sup>TH</sup> APRIL 2015**

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record subject to the deletion of the proposer and seconder under App 15/P/0657/F and the word 'lost'.

**P/15/981 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED**

**15/P/0761/RM Littlemead, 72 Walton Road** - Submission of Reserved Matters of access, appearance, scale and layout for erection of a two storey dwelling with detached single garage and access off Walton Road subsequent to outline application 13/P/1424/O.

**RESOLVED:** VOTE: 2 FOR 8 AGAINST NO OBJECTIONS therefore RECOMMEND REFUSAL concern that the initial outline planning consent proposed a smaller dwelling and query whether this size of development is appropriate for this sensitive site adjacent to the art deco dwelling.

7.45 pm Cllr C Wring left the meeting.

**15/P/0797/LB Gable Cottage, 5 Park Road** - Listed Building consent for relocation and replacement of gas meter and supply pipe to east elevation in semi-concealed box.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/15/981 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** continued...**15/P/0797/LB continued...**

*Members were reminded that previously the Committee had not considered applications submitted by Town Councillors. Members agreed this precedent should not continue. Members felt that should a controversial application be submitted by a Councillor in the future it would be necessary for the Town Council to comment.*

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

7.50 pm Cllr C Wring re-joined the meeting.

**15/P/0802/F Former Cherry Orchard Residential Care Home, Cherry Avenue** - Erection of a 72no bedroom care home together with associated car parking, amenity space and landscaping following the demolition of the existing care home buildings. Creation of a new pedestrian and vehicular access.

*Members generally accepted that this was the best use for this site however on site parking in this area is difficult.*

**RESOLVED:** VOTE: 4 FOR 5 AGAINST NO OBJECTIONS with the inclusion of a condition that parking restrictions be considered on Cherry Avenue adjacent to the entrance to the site. Therefore RECOMMEND REFUSAL consider there is inadequate car parking for staff, visitors, deliveries etc and highlight figures for nursing homes set out in the NSC Parking Standard Supplementary Planning Document. Also some concern about the blank west wall in respect of patients enjoyment of light and sunshine and the effect on adjacent residents looking out onto a blank wall.

**15/P/0817/F 6 Durbin Park Road** - Erection of two storey side extension following demolition of existing double garage.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**15/P/0820/F The Moon & Sixpence, 15 The Beach** - Proposed patio area to be paved in random stone with timber balustrading to the front and sides all within existing forecourt area.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**15/P/0830/F The Willows, Lower Strode Road** - Erection of a front porch and a single storey extension and pergola at rear.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**15/P/0834/MMA Staddons Timber Yard, Parnell Road** - Minor material amendment to application 12/P/1590/F (Erection of 7 no dwellings comprising 2 no 2-bed houses and 5 no 3-bed houses with associated parking spaces following demolition of existing buildings) to allow a change of type of windows, boundary treatment, extension of garden on plot 1, reconfiguration of parking areas, change in number of bedrooms and removal of condition 13.

*Questions were asked as to the approval required from the Environment Agency as this site abuts the river. It was confirmed that this had been posted on the NSC planning web site.*

**RESOLVED:** VOTE: 9 FOR 1 AGAINST RECOMMEND REFUSAL consider there is no justification in the removal of Condition 13 in the interests of promoting good design and sustainable construction. Condition 13 states 'The development shall be constructed to comply with, as a minimum, the requirements of Code Level 3 of the Code for Sustainable Homes'.

**P/15/982 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;**

**15/P/0771/TPO Western Court, Chapel Hill - T1 x Cedrus - fell to ground.**

*The reasons for the felling were noted. A replacement tree will be planted in the winter of 2015.*

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**P/15/983 NSC CONSULTATION VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS**

The existing list of information requirements is available on the NSC website <http://consult-ldf.n-somerset.gov.uk/consult.ti/PAR2015/consultationHome>. It was NOTED that the purpose of the review is to make sure NSC only ask for information that is necessary and proportionate to the applications. Once adopted the updated list will be used to help applicants and NSC to understand what is required in order for a planning application to be considered valid. The deadline for comments is 18<sup>th</sup> June 2015.

**RESOLVED:** Not to forward comments on behalf of Clevedon Town Council. Individual councillors may wish to make their own independent comments on this consultation directly to NSC.

**P/15/984 NEXT NSC TOWN & PARISH WORKSHOP – TOPICS FOR DISCUSSION**

The Workshop has been scheduled for 28<sup>th</sup> May 2015 in the Town Hall in Weston. Given the close proximity to the local elections NSC has asked whether the workshop should be postponed to a later date. The Committee Chairman has asked if this could be an introductory session for new councillors, as there will be 5 or 6 new councillors in Clevedon.

**RESOLVED:** To confirm the date and topics to be discussed when these have been confirmed by NSC.

**P/15/985 FOR INFORMATION** The Committee received and noted;**985.1 PLANNING APPLICATIONS DETERMINED SINCE THE SPECIAL PLANNING**

**COMMITTEE MEETING ON 8<sup>TH</sup> APRIL 2015** Including an additional list tabled at the meeting.

**P/15/986 CHAIRMAN ITEMS FOR INFORMATION**

**986.1 APP NO 15/P/0866/NMA 22 MARINE PARADE Non-material amendment to application 13/P/2400/F** (Erection of 9no dwellings, with new vehicular access point from Marine Parade and the provision of associated car parking following demolition of the existing property) **to allow change in material finish on two side elevations; change in material finish on FF and above Unit 5; reconfiguration of Plot 5 to remove basement space; Reconfiguration of parking arrangements to rear; inclusion of rear cycle stores within plots and reconfiguration of parking bays; Removal of roof lights on Units 2, 3 and 4 and omission of half height stone facing on bin store and replacement with timber cladding.**

*The Committee Chairman highlighted the fact that details of this application had been received this week with a deadline of 18 May 2015. The application could not be considered at this meeting as it was not on the agenda and in view of the elections the next meeting would not be until 3 June 2015. It was noted that this had been a contentious application when considered in 2013 and there were a considerable number of amendments to the original plans.*

**986.1 APP NO 15/P/0866/NMA continued...**

**RESOLVED:** VOTE: 9 FOR 0 AGAINST That all Planning Committee members view the 16 amended plans on the NSC planning web site and forward their individual comments to the Town Council Office by 6 May 2015 for collation by the Deputy Town Clerk in consultation with the Committee Chairman. The comments submitted to NSC would then be reported to the next meeting of the Committee in June.

**986.2 ENFORCEMENT CASE 9 THE BEACH P/15/972**

It was reported that the Manager of the NSC Enforcement Service had visited the site. Due to current caseloads and the current state of the building 9 The Beach was not considered to be a priority case for a Section 215 Notice at the moment. The case would be kept under review.

**RESOLVED:** To inform NSC that the Town Council does not accept this prioritisation in view of the vermin infestation and its effect on the neighbourhood.

**986.3 NSC REQUIREMENTS FOR SITE PLANS TO SUPPORT PLANNING APPLICATIONS P/15/967**

NSC had replied that there is no formal requirement for a location plan to be based upon an O/S map. Indeed for householder prior approval applications, which the application concerned had been, the legislation only requires the applicant to submit a plan "indicating the site".

**P/15/987 PART 1 ITEMS**

There were no part 1 items.

The Committee Chairman again thanked the Planning Committee for their support over the last 2 ½ years. He gave his best wishes to those standing for election next week. Councillor Knott thanked Cllr Hill for his excellent chairmanship of the Committee. This received a round of applause.

The Committee Chairman provided refreshments for the Committee.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.47 pm

DATE:.....