

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 14th JUNE 2017

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, C Francis-Pester, B Hatch, K O'Brien, C Starr,
 J West. Mrs I Johnson – Deputy Town Clerk

7.30 pm FORMAL BUSINESS

P/17/1555 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Hall and Cllr A Shopland – illness; Cllr G Watkins – out of Clevedon; Cllr C Francis-Pester – work commitments.

P/17/1556 DECLARATIONS OF INTEREST

NOTE: District Councillors will reconsider applications; if they are on the NSC P & R Committee, taking into account all relevant evidence and representations. Any decision taken at the Town Council does not bind them at North Somerset Council. Mrs Johnson declared a personal interest in app 17/P/1242/F as she is known to the owners of the property.

P/17/1557 MINUTES OF PLANNING COMMITTEE ON 3^{1st} MAY 2017

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

P/17/1558 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

17/P/1212/F Unit 1E, Tweed Road Industrial Estate - Change of use from light industrial (B1) to general industrial (B2).

It was reported that the crushing machine had been in use on this site for the past 5 years and no concerns had been reported.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

7.34 pm Cllrs N Barton and K O'Brien joined the meeting.

17/P/1222/LUP Hillside, Nortons Wood Lane - Lawful development certificate for the proposed rear dormer to loft.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

17/P/1241/NMA 20 Yeoward Road – Non-material amendment to planning permission 14/P/1488/F (Front bay extension) to allow the front extension to include a wc.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1278/HHPA 14 Coleridge Vale Road North - 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 3.8 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.

It was noted that a neighbouring property had a similar extension.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1242/F 74 Moor Park - Erection of 5no 3 bed dwellings following the demolition of existing 4 bed bungalow. Alterations to existing vehicular access.

Members were concerned that the amended plans did not sufficiently address the issues raised about the previous planning application. It was noted that the dormers are now at the rear of the property adjacent to the newer housing which was an improvement however there were still 5 dwellings. It was also felt the roof height had not been reduced sufficiently. A Town Councillor who had visited the site this week had spoken with neighbours who had not been informed of the amended plans. Their main concern was on street parking as the road is currently very congested with parked vehicles.

RESOLVED: VOTE: 4 FOR 2 AGAINST RECOMMEND REFUSAL The proposed development, by reason of its siting, height, massing, design and proximity to the site boundaries would be out of keeping with the site and its surroundings. Would suggest a reduction to 4 dwellings. Also concerns about current on street parking on this road and where these vehicles will park following this development.

Action: Deputy Town Clerk

P/17/1559 NSC ENFORCEMENT REPORT FOR CLEVEDON

The report had been circulated to Committee members. The Committee noted with regret that the NSC Enforcement Team appeared to have a three month backlog of cases.

P/17/1560 APP NO 17/P/1078/F 2-6 BAY ROAD – SECTION 106

Following the discussions at the last meeting the Deputy Town Clerk reported that there had been a previous suggestion to allocate section 106 monies towards a feasibility study/improved facilities at Clevedon Community Centre. It was noted that the Community Centre is the nearest resource to Bay Road for leisure activities for both young and older residents.

RESOLVED: To pass this request for section 106 funding to NSC.

Action: Deputy Town Clerk

P/17/1561 LIST FROM NSC OF RECENT LICENSE APPLICATIONS - LIMEHOUSE, HILL ROAD – NEW PREMISES APPLICATION

It was NOTED that this application had been withdrawn.

P/17/1562 ALCA PLAIN GUIDE ON PLANNING FOR LOCAL COUNCILLORS DATE ON 10TH JUNE 2017

Cllr N Barton showed the presentation slides used at this course. The course had provided details of where to access information when considering planning applications together useful website addresses. Cllr Barton was thanked for attending.

RESOLVED: Cllr Barton to provide Committee Members with a copy of the presentation slides. The Deputy Town Clerk to obtain copies of the ALCA booklet.

Action: Cllr N Barton, Deputy Town Clerk

P/17/1563 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1563.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting on 3^{1st} May 2017.

P/17/1564 CHAIRMAN ITEMS FOR INFORMATION

1564.1 NSC LOCAL PLAN – 2036 ACCOMMODATING HOUSING GROWTH – PARISH AND TOWN COUNCIL BRIEFING THURSDAY 6 JULY 2-4 PM

An invitation had been received for two representatives of the Town Council to attend the above Briefing.

RESOLVED: Cllrs N Barton and C Starr to attend and report back to the Committee.

Action: Deputy Town Clerk

1564.2 APP NO 17/P/0145/F 8 FAIRLEIGH ROAD NOTICE OF APPEAL

The appeal will be determined on the basis of written representations. It was noted that Clevedon Town Council had previously made no objections to this application. NSC had refused the application due to overlooking of a neighbouring property. NOTED.

1564.3 NORTH SOMERSET ALCA AGM to be held at 7.30 pm on Thursday 22nd June at The Old School Rooms, Congresbury. All Town Councillors invited. It was noted that Cllr G Hill would be attending.

P/17/1565 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.11 pm DATE:.....