

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 9th APRIL 2014

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, C Francis-Pester, A Giles-Townsend, B Hatch,
 P McNeill, A Shopland, G Watkins, C Wring.
 Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllrs J Geldart and D Shopland
 Mr R Storey – applicant 14/P/0612/F) these applicants did
 Mrs P Marlow – applicant 14/P/0577/F) not address the Committee

P/14/725 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Norton-Sealey another meeting; Cllrs C Bussey and L Knott – out of Clevedon.

P/14/726 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 J Geldart declared a personal interest in App No 14/P/0566/RG3 as she is a Governor at the school which is the school her children attend.

Cllr P McNeill declared a personal interest in min P/14/730 as he is known to the Elton family.

P/14/727 MINUTES OF PLANNING COMMITTEE HELD ON 17th MARCH 2014

The minutes of the above Planning Committee meeting were approved and signed.

P/14/728 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0524/HHPA 1 Moorside Villas, Moor Lane - 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 4.0 metres; 2 have a maximum height of 3.6 metres and 3 would have eaves that are 2.4 metres high.

Members expressed concern that there would be a loss of light for the adjacent property. VOTE: 5FOR 0 AGAINST

RESOLVED: RECOMMEND REFUSAL consider the extension may not comply with the 45 degree test in the Residential Design Guide used to determine the impact of a proposed extension upon the occupants of neighbouring properties.

14/P/0636/RM Land to the rear of 40-42 Griffin Road - Submission of reserved matters of appearance, landscaping, layout and scale for the erection of 1no dwelling pursuant to outline planning permission 13/P/0991/O (outline planning permission for the erection of 1no dwelling with access, with appearance, landscaping, layout and scale reserved for subsequent approval)

Members had some concerns about the appearance of the roof as the two ends were not similar (one being sloped). VOTE: 6FOR 1AGAINST

RESOLVED: RECOMMEND REFUSAL of the design of the house as it stands consider it to be out of keeping. Suggest that it may be more appropriate to include the garage as an integral part of the dwelling and amend the roofline to reflect the slope on the other side elevation of the building.

P/14/728 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0566/RG3 St Nicholas Chantry C of E Primary School - Erection of a prefabricated double classroom with ramped access, garage, cycle shelter and storage shed. *It was noted the design and access statement confirms 'the building will be used for the relocation of the existing 'Out of School Club' and Group Room presently using the School Hall. It will supplement the existing accommodation and will not be used as additional teaching or classroom space and there will be no additional pupil numbers'. The building to be erected on a concrete base already insitu. Some NSC Councillors had concerns that this could be part of a future expansion for this school. It was emphasised that Members could only consider the validity of the application in front of them.* VOTE: 7FOR 0AGAINST

RESOLVED: NO OBJECTIONS

14/P/0573/F 4 Westbourne Avenue - Erection of a first floor extension over existing garage and a two storey in fill connecting garage to house and the erection of a single storey rear extension. VOTE: 7FOR 0AGAINST

14/P/0577/F 35 Edward Road - Conversion of garage to living accommodation, replacement of flat roof to garage with pitched roof, single storey extension to rear, loft conversion and new windows. 8FOR 0 AGAINST

14/P/0584/F 232 Old Church Road - Construction of a single storey kitchen extension to the rear of the property. 8FOR 0AGAINST

14/P/0612/F 5 Russell Road - Demolition of existing garage and erection of an outbuilding. 8FOR 0AGAINST

14/P/0621/F 72 Dial Hill Road - Extend existing garage and alteration to vehicle entrances and driveway. 7FOR 0 AGAINST

14/P/0645/F 41 Valley Road - Extend existing porch. 9FOR 0AGAINST

RESOLVED: NO OBJECTIONS to the above six planning applications.

P/14/729 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0557/WT Pembroke Court, 9 Elton Road - Various tree works as itemised on application. *The Tree Warden has no objections to these works.*

VOTE: 8FOR 0AGAINST

4/P/0585/TPO 5 Friary Close - 1 Holm Oak - Thin crown by 10% and reduce crown back to previous pruning points 3 ft. *The Tree Warden has no objections to these works.* VOTE: 8FOR 0AGAINST

RESOLVED: NO OBJECTIONS to the above two tree works applications.

Action: Deputy Town Clerk

P/14/730 PROPOSED EXTENSION TO CLEVEDON COURT ALLOTMENT SITE IN NORTONS WOOD LANE

The Transport & Highways Committee had referred this item to the Planning Committee to research whether planning permission is required for the additional 20 allotments as it is within the settlement boundary. The Committee Chairman had ascertained that the provision of allotments on agricultural land does not require planning permission. The NSC Councillor for East Ward highlighted the fact that this was not agricultural land but ancient woodland. He also pointed out that planning applications for a cemetery and to develop the Quarry on Nortons Wood Lane had been refused as it was not desirable to introduce more traffic to the lane. It was also felt the additional use of the site if authorised should not be implemented until off road parking arrangements had been agreed on this narrow lane.

RESOLVED: 1. The Committee Chairman would now research into use of woodland for allotments and report back to the Committee. Consideration would then be given to writing to NSC.

Action: Committee Chairman/Deputy Town Clerk

P/14/731 POSSIBLE BREACH OF PLANNING CONSENT P/14/721

The NSC Compliance Monitoring Officer had confirmed that the decking at 29 Dial Hill is permitted development and so does not warrant formal planning permission. The NSC Councillor for Walton Ward is still in discussions with the Officer. NOTED.

P/14/732 TO CONSIDER CONTINUATION OF MEMBERSHIP OF CPRE IN VIEW OF INCREASE IN FEE

The fee is currently £29 per year and has been since 2008. This annual fee will rise to £36 from April this year.

RESOLVED: To continue membership and accept the increased annual fee.

Action: Deputy Town Clerk

P/14/733 COMMUNITY RESILIENCE TEAM WORKSHOP 18TH MARCH 2014

The Committee Chairman reported on the Workshop. The Team is addressing full Council on 2 July but before that would like to talk to a smaller group from the Council and possible local volunteers/champions on the need to draw up a local data base maintained by local people to assist when needed for events such as flooding, power system failures, closure of the M5 etc. This initiative would need to be based on wards in the town.

RESOLVED: 1. To include an item concerning the need for volunteers in a future edition of the Town Council newsletter in the North Somerset Times. 2. Cllr Wring to help Cllr Hill compile a list of possible organisations in the town that may assist in this work.

Action: Deputy Town Clerk

P/14/734 NSC DEVELOPMENT MANAGEMENT PARISH WORKSHOP

Members were provided with details of the Workshop to be held on Wednesday 14th May 2014 from 9.30 am till noon in the New Council Chamber, Town Hall, WSM. The Committee Chairman would not be able to attend.

RESOLVED: The Deputy Town Clerk to attend. Any other Committee Members who find they are able to attend should inform the Town Council Office.

Action: Deputy Town Clerk

P/14/735 FOR INFORMATION The Committee received and noted;

735.1 PLANNING APPLICATIONS determined since 17th March 2014.

735.2 APP NO 14/P/0169/LDE – LAND AT THE BUILDINGS COURT LANE. Members considered the new documentation now available on the NSC website.

RESOLVED: To clarify with the NSC Case Officer that the maintenance of goods vehicles cited on this application for lawful development is confined to the vehicles detailed on the VOSA licence.

Action: Deputy Town Clerk

735.3 CPRE COUNTRYSIDE VOICE AND CPRE FIELDWORK NEWSLETTERS

P/14/736 CHAIRMAN ITEMS FOR INFORMATION

736.1 NORTH SOMERSET COUNCIL CALL FOR SITES 2014. Request to CTC and the public to identify potential sites and broad locations which might be suitable for residential and economic uses such as retail, leisure, cultural, office and warehousing. To be discussed at the next Committee meeting on 30th April 2014.

Action: Deputy Town Clerk

736.2 ANNUAL TOWN MEETING – 14th April 2014. The Vice-Chairman of the Planning Committee to present the annual report of the Committee. Noted.

P/14/724 PART 1 ITEMS There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.15 pm

DATE:

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL