

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 25th JUNE 2014

PRESENT:

Councillor G Hill – Chairman of the Committee

Councillors: C Bussey, C Francis-Pester (to 7.55pm), R Garner, A Giles-Townsend, B Hatch, A Shopland, G Watkins, C Wring.

Town Clerk – Ms Paula Heath

In Attendance Councillors: J Geldart, D Shopland

Guests: Mr P Treasure-Smith, Head Teacher St Nicholas Chantry C of E School, Mr T Pearl NSC.

P/14/776 PROPOSED EXPANSION OF ST NICHOLAS CHANTRY C OF E PRIMARY SCHOOL

Mr P Treasure-Smith the headmaster of St Nicholas School had been invited to speak to the Committee on the proposed extension. He explained that due to an anticipated shortfall in the places available, to the places required, NSC had conducted a review of all schools in Clevedon. St Nicholas met all the criteria for expansion of facilities to enable them to take up the anticipated shortfall. If the school is not expanded the anticipated shortfall students would have to attend schools outside of Clevedon, this is expected to affect about 30 children.

Members questioned Mr Treasure-Smith over the proposals and the background to the report which had been circulated with the agenda.

- The expansion would be a single storey at the back of the site adjacent to Highdale Road, infilling between two existing building.
- 85% of students access via Highdale Avenue with the remaining 15% using Highdale Road.
- The locality of the buildings is not anticipated to increase the traffic movements in Highdale Road.
- Pressure on the playground would be alleviated by the current system of staggered playtimes.
- There is currently disabled parking on site and access to most of the school for any person who is in a wheelchair. There are 3 classrooms which have steps which have not proved a problem to date for the few occasions a wheelchair had been used in the school
- A travel working group made up of parents, staff members and NSC officers have evaluated the current travel requirement and looked at future needs of the school; to establish what could be done to reduce or manage any actual or perceived problems.
- Most students live within ½ mile of the school

Guests left the meeting

Cllr Francis-Pester left the meeting

P/14/777 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Councillors C Hall & J Norton-Sealey (other meetings) Cllr L Knott (family commitments)

P/14/778 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 Hill – 14/P/1159 - Declared a personal interest as the applicant is known to him

Cllr Wring – St Nicholas School - declared a personal interest as grandchildren attend the school

Cllr Hatch – St Nicholas School - declared a personal interest as grandchildren attend the school.

Cllr Geldart - St Nicholas School - declared a personal interest as children attend the school

Cllr Geldart – St Nicholas School – declared an interest as a member of the school governors.

Cllr Watkins – 14/P/1145 – declared a personal interest as the applicant is a neighbour

P/14/779 MINUTES OF THE PLANNING COMMITTEE HELD ON 4th June 2014

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

P14/780 NSC CONSULTATION – PROPOSED EXPANSION OF ST NICHOLAS CHANTRY C OF E PRIMARY SCHOOL

Members discussed in detail the presentation in the informal session by Mr P Treasure-Smith and the consultation document that had been circulated with the agenda. Members expressed concern as to whether this was the best option for the expansion. They appreciated that more spaces needed to be allocated and that St Nicholas is a very popular school, which is one of the criteria required by Government for expansion. Members would like to see the background to this decision, the facts and figures relating to the analysis of all options and schools in Clevedon, with detailed explanation why they were not considered. Comments were made that some schools in Clevedon were under subscribed. Why were these not used instead of extending St Nicholas? If the entire shortfall was allocated to one school it could mean children travelling across Clevedon instead of attending a school closer to home.

Concern was expressed at the possible increased traffic movements and parking in and around the school. It was noted that many parents/grandparents drive to the school to drop off or pick up children even though many live within ½ a mile of the school. Members queried if the lane from Highdale Avenue to Old Street through the nursery could be used and why this had not been included in the consultation? It was pointed out that this is in private ownership

A councillor queried why the travel working group set up by the School did not include the NS Ward Councillor?

Proposed seconded and **AGREED** that the response to the consultation will be based on the concerns raised and described above. 1) Explanation of the decision to expand St Nicholas. 2) Why ward Councillors not included in the travel working party 3) to investigate the reopening of the lane between Highdale Avenue & Old Street.

ACTION: Town Clerk

P/14/781 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1141/F Clevedon School, Valley Road - Render of external walls
RESOLVED – No objection 7 votes to 0

14/P/1145/LB 34 Copse Road - Erection of front railings and gate to right-hand side to match that on left hand-side.
RESOLVED – No objection 7 votes to 0

14/P/1159/F 40 Esmond Grove - Two storey erection of extension with hipped roof and enlarged dormers and a single storey. Erection of garden fence and wider driveway and erection of a garage following demolition of existing garage.
 This was considered with 14/P/1202/F which is the adjacent property and whose application matches the extent of the proposed extension.
RESOLVED – No objection 7 votes to 0

14/P/1190/F 20 Fearnville Estate - Erection of a single storey rear extension.
RESOLVED – No objection 7 votes to 0

14/P/1194/F 12 All Saints Lane - Raise roof height of existing house to allow addition of first floor.
 Members discussed the alteration of the bungalow with the addition of the first floor and the possible effect on the street scene.
RESOLVED – No objection 7 votes to 0 subject to the retention of the lay by at the front of the property

14/P/1202/F 1 Castlewood Close - Take down existing rear extension and garage hip to gable extension with single and double storey rear extension extended dormers with tiled roofs over.
RESOLVED – No objection 7 votes to 0

14/P/1204/PDT Highways Land at Sheldon Close - Erection of a 15 metre dual user column with additional cabinet following removal of existing column
RESOLVED – No objection 7 votes to 0

14/P/1229/F 16 Tennyson Avenue - Erection of a single storey front extension
RESOLVED – No objection 7 votes to 0

14/P/1243/F 32 Old Church Road - Variation of removal of conditions 2, 4 and 5 on application 14/P/0080/F - (Change of use from A1 shop with flat above to hot food takeaway A5 and 4 dwellings C3; 3 flats and 1 maisonette with associated parking to include erection of 2no two storey extensions to north-west and to south and conversion works following demolition of existing shop stores)
 Members expressed reservations over the variation clauses in particular the loss of one resident's parking space. Members felt that NSC parking guidelines should apply even though this is a town centre property.
RESOLVED – No objection 6 votes to 0 but express great concern over the removal of a residents parking space, contrary to North Somerset Parking Standards Supplementary Planning Document (November 2013)

ACTION: Deputy Town Clerk

P/14/782 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1183/TPO 5 Wellington Terrace - 1 Cottoneaster, 1 Acacia, 1 Small Oak - fell.

Members deferred decision on this application pending a report from the tree warden

ACTION: Deputy Town Clerk

P/14/783 S106 FUNDING AFFORDABLE HOUSING P/14/748.2

Members discussed the reply received from NSC and circulated with the agenda. Members were very concerned at the information that the s106 money for affordable housing in respect of Clevedon Hall could be allocated outside of Clevedon. Members believe that the money should be ringed fenced for additional affordable housing in Clevedon. Members asked that a response be made to reiterate the Councils earlier comments that the s106 money should be used in Clevedon to increase the affordable housing available in Clevedon. Members asked that NSC be requested to provide the following information – how much would the applicant have had to have paid for the allocated number of affordable houses had they been built on site? What is the commuted sum he now has to pay and how was this calculated? What are the details of the scheme being discussed and is the relevant ward councillor involved in those discussions, if not why not?

ACTION: Town Clerk

P/14/784 PROPOSED RE-STRUCTURING OF NSC AREA PLANNING COMMITTEES P/14/771

Members discussed the response from Cllr Ashton NSC, in reference to the abolition of the area committees to be replaced with one overall committee, as circulated with the agenda. The Planning & Regulatory Committee which is the NSC policy and procedure scrutiny committee of planning will now decide any planning applications referred by officer/ward councillor. Members were informed by a NS Councillor that the committee which will be 25 members will be a politically balanced committee with the ability to substitute a ward councillor whose ward has a planning application to be heard, with one of the sitting members of the same political party. Members expressed concern that this would reduce the ability for NS Councillors with local knowledge on the area to shape applications based in their ward or remove any ability to guide applications in adjacent wards within the same parish.

Members discussed whether planning could be taken to a more local level such as the Taunton Deane trials.

P/14/785 PLANNING APPROVAL 14/P/0080/F 32 OLD CHURCH ROAD –.

Members noted the email from a resident concerning this application which had been circulated with the agenda. Members asked the office to respond with details of how and when the application was publicised. And explaining the planning process it followed.

ACTION: Deputy Town Clerk

P/14/786 TO CONSIDER PREMISES LICENCE APPLICATION FOR CAMPBELLS LANDING

Members discussed the application and the letters of objection received in the office and by Councillors. Members noted that the hours are similar to the current licence

and those for other premises in the area. It was noted that the applicant had indicated control measures he intended to put in place.

Members felt they could not oppose the application in order to keep the equality of opening hours to those in the adjacent area, subject to the formal confirmation of the control measure suggested.

Members discussed the lack of notification to the Council of any licence application either directly or through the NS ward councillor. It was **AGREED** to write to NSC and request a change in procedures in that all Ward Councillors are notified and given details of the individual licence applications in their ward with a view to them passing on the details of any application they feel will have an impact on the parish.

ACTION: Town Clerk

P/14/787 PLANNING APPLICATIONS DETERMINED SINCE 4TH JUNE 2014 –

Members received and noted the planning applications determined since 4th June 2014 as per the listing circulated with the agenda.

P/14/788 BACKWELL NEIGHBOURHOOD PLAN – CLARIFICATION OF STRATEGIC GAP ALLOCATION ON MAIN VILLAGE MAP.

Members received and noted the circulated email form NSC on the Backwell Neighbourhood Plan in respect of the strategic gap allocated on the main village map.

P/14/789 APP NO 14/P/0169/LDE – LAND AT THE BUILDINGS COURT LANE P/14/745 AWAITING FURTHER INFORMATION.

No further information had been received; the committee would continue to monitor.

P/14/790 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman's items for information

P/14/791 PART 1 ITEMS

There are no part one items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.30 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL