

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 19th AUGUST 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs A Giles-Townsend, S Hale, B Hatch, J Norton-Sealey,
 A Shopland, G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllrs R Garner, D Shopland.
 Ms Emma Evans, Planning Manager, Spitfire Bespoke Homes

7.30 pm **INFORMAL BUSINESS - 15/P/1538/MMA SOUTH FIELD, CLEVEDON**
HALL ESTATE

Ms Evans introduced the minor material amendment application which had been submitted to NSC to amend the design and alignment of the properties on the south field only of the Clevedon Hall Estate. The number of dwellings remained the same as that approved in 2012 namely 42 dwellings – 24 on South Field and 18 on North Field. Any amendment of the design of the dwellings on the North Field would form part of a separate planning application. Ms Evans confirmed for new Councillors that there is no affordable housing on the site as agreed in the planning permission. The South Field housing is 2-3 bed terraced and semi-detached properties also as previously agreed. She emphasised that the removal and variation of conditions had formed part of planning application 15/P/0462/F previously submitted by the land owner.

7.36 pm **FORMAL BUSINESS**
P/15/1044 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs D Flint – out of Clevedon. Cllrs C Blades and C Hall NSC commitments; Cllr N Barton; Cllr C Francis-Pester.

P/15/1045 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 15/P/1534/F All Councillors present declared a personal interest as the applicant is a Clevedon Town Councillor. App 15/P/1663/F Cllr Hill declared a personal interest as he is known to the applicant.

P/15/1046 MINUTES OF PLANNING COMMITTEE ON 29th JULY 2015

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

PART 1

P/15/1047 NEIGHBOURHOOD PLAN P/15/1035

Some Committee Members had researched existing Neighbourhood Plans for Backwell, Long Ashton and Congresbury in North Somerset and also Frome. It was emphasised that the compilation of the Neighbourhood Plan for a town the size of Clevedon would be a tremendous amount of work and therefore could not be undertaken by the Town Council staff. It was necessary for all Clevedon Councillors to be involved in and have an appetite for this project. Consultation with organisations and residents in the town would be important but it was felt the Town

P/15/1047 NEIGHBOURHOOD PLAN P/15/1035 continued...

Council had a duty to co-ordinate the Plan. The Chairman of Council reported that the Clevedon 2020 initiative had received a lot of interest from organisations and work done as part of this initiative could feed into part of the Neighbourhood Plan. He felt a town the size of Clevedon should think about its vision for the future.

There were concerns that;

- A Clevedon Neighbourhood Plan could put constraints on the town in the future and commit Clevedon to future development on designated sites.
- Obviously a plan could not change the town as it is now.

It was generally felt that Clevedon would need to expand and develop in the future or the town could become smaller than other towns and development areas in North Somerset and this could have an effect on infrastructure, funding and the town's economy.

RESOLVED: VOTE: 7FOR 0 AGAINST To ask Council to consider a Neighbourhood Plan for Clevedon as this initiative would involve all Councillors.

NB: A paper copy of the Backwell Neighbourhood Plan is available in the Town Council Office. Copies of the CPRE document How to shape where you live: A guide to neighbourhood planning have been ordered for Councillors.

ACTION: All Councillors to research

PART 2

P/15/1048 PLANNING APPLICATION DEFERRED FROM THE LAST MEETING

P/15/1036

15/P/1538/MMA South Field, Clevedon Hall Estate, Victoria Road - Minor material amendment for the variation of condition 2 of 15/P/0462/F (Variation of conditions 12 and 14 and removal of condition 17 of planning permission 12/P/1539/F (Erection of 42no dwellings (use class C3) and 8no self-contained hotel suites (use class C1) and associated works including hard and soft landscaping, car parking, integral open space and internal roads and paths following the demolition of the existing school buildings and hard standing. Listed Building alterations to existing estate wall and the formation of 2 no new openings in the walled garden wall. Proposed alterations to Elton Road vehicular and pedestrian access) to allow changes to the alignment and design of the properties within the South Field.

RESOLVED: VOTE: 5 FOR 0 AGAINST 3 ABSTENTIONS NO OBJECTIONS

Ms Evans was thanked for attending and left the meeting at 7.42 pm.

P/15/1049 PLANNING APPLICATION DEFERRED FROM MEETING ON 1 JULY 2015

15/P/1398/F 8 Kelting Grove – Erection of a two storey side/rear extension. To ratify Committee Members comments sent prior to determination date.

RESOLVED: To ratify the comments, NO OBJECTIONS, sent to NSC between Planning Committee meetings.

P/15/1050 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED:

15/P/1534/F 3 Edgehill Road - Erection of a double car port.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/15/1050 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED; continued...

15/P/1663/F 23 Wellington Terrace - Erection of Garage.

The type of construction material was queried however the garage will be obscured from view.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS.

15/P/1727/F 50 Rippleside Road - Erection of single storey rear extension, first floor extension to single storey part together with accommodation within roof space.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS.

15/P/1675/F 62 Ashgrove - Erection of two storey side extension and pitched roofs over existing dormers.

Some concern that the extension was up to the boundary although there were no windows overlooking.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

15/P/1695/LUE The Buildings, Court Lane - The siting of a caravan for residential purposes with car parking alongside within a building.

RESOLVED: VOTE: 8 FOR 0 AGAINST To comment that should it be proved that there is no existing lawful use for a residential caravan on this site the Town Council request that it be removed.

15/P/1709/F 6 Edward Road - Erection of a single storey front extension to align with existing bays, new entrance porch, a dormer window to the front and rear elevation and a single storey rear extension.

The neighbour had made the following comments; '1. Regret loss of the bay windows at the front of the property as these are a period feature and not much extra space is gained, this would also reduce the cost of the build. 2. The new dormer windows look too high in relation to the roof line, it would look better if the existing hips continued to the ridge and the ridge of the dormers were say 12 inches lower.'

RESOLVED: VOTE: 5 FOR 0 AGAINST 1 ABSTENTION NO OBJECTIONS

15/P/1726/F 155-157 Old Church Road - Demolition of existing 2no bungalows and erection of 2no dwellings.

The Committee Chairman reminded Members that a previous application for this site had been refused by NSC stating 'the proposed development, by virtue of its siting, scale, height and massing, and its relationship with the neighbouring dwellings, would result in a cramped form of development that is out of character with the existing pattern of development within the area'. The present application is similar to the previous one. The use of timber cladding was queried as it was felt the whole property should be of stone construction. Concern was also expressed that these 2 bungalows were built and used as First World War convalescence homes for Officers and therefore were an integral part of Clevedon's history.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this is still a cramped form of development that is out of character with the existing pattern of development. Also concern about the use of timber cladding. Request the Conservation Officer investigate the history of the existing bungalows and their link to the First World War as they are the sole remaining buildings of this type from that war in Clevedon.

P/15/1050 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED; continued...

15/P/1788/ADV Clevedon Garages, Tickenham Road - Display of 2 internally illuminated Clevedon Mazda mesh fascia signs, 2 illuminated fascia logo signs, 2 illuminated wall mounted entrance logo sign, 1 internally illuminated wall mounted service logo sign and an internally illuminated freestanding totem logo sign.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS however request the hours of illumination are limited to 6.00 am – 10.00 pm.

15/P/1798/F 1 Staples Close - First floor rear extension and relocation of boundary wall.

A South Ward Town Councillor had raised concerns about the relocation and height of the boundary wall.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS subject to; 1) the applicant owning the land being enclosed and not NSC; 2) clarification of the legal height limit for a boundary wall adjacent to a highway.

P/15/1051 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;

The Clevedon Tree Warden had no objections to the following applications however she had made points about specific applications see below.

15/P/1715/WT 1 Chapel Court, Marson Road - T1 x Whitebeam - reduction of crown by up to 2m.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

15/P/1722/TPO 20 West Way - T1 x Holm Oak – fell.

The Tree Warden had commented that this tree is one of several under a group TPO but the only one in a private garden rather than beside the road. The tree renders half of the back garden barren. Pollarding is not an option.

RESOLVED: VOTE: 4 FOR 1 AGAINST RECOMMEND REFUSAL of felling this healthy tree which has an important impact on the street scene.

15/P/1774/TPO Opposite Mount Elton, Highdale Road - T1 x 3 Ash - fell, T2 x 4 Holm Oak – re-top trees at 8m, T3 x Poplars - pollard to height of 8 m.

Concerns were raised that this was woodland management/enhancement and not the precursor to a building development.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS subject to the felled trees being replaced on this site as they are subject to a Tree Preservation Order.

15/P/1792/TPO 1 Friary Close - T1 x Holm Oak prune lower hanging branches to create a distance of up to 1 m from road.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/15/1052 NSC SITES AND POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES

The above document and comments received on the publication version and the Council's response – May 2015 and the proposed changes had been submitted to the Secretary of State on 22 July 2015 and can be viewed on the NSC website. The Town Council had made representations on the document concerning off-street parking in town and district centres which had been submitted. NOTED.

P/15/1053 ENFORCEMENT CASES

1053.1 HIGHCLIFFE HOTEL, WELLINGTON TERRACE P/15/1042.2 NSC had replied concerning the three enforcement cases as follows;

- Restriction of hours of construction – No condition on the planning permission, contractors requested to be considerate to neighbours. Case closed.
- Harm to badgers/wildlife no evidence of any harm. Case closed.
- Extensive landscaping works and access issues – Logged as a new case, a Site Visit has been made and NSC currently investigating.

1053.2 22 MARINE PARADE P/15/1042.1

Clevedon NSC Councillors and Officers had inspected the site and it was now confirmed that the groundworks/foundations are as per the planning permission.

P/15/1054 FOR INFORMATION The Committee received and noted;

1054.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 29th July 2015 .

1054.2 Formal Notice for Tree Preservation Order for 1 Poplar and 1 Ash located on the highway verge of Moor Lane adjacent to property known as Cherry Orchard. The NSC Councillor for East Ward may wish to comment on this notice in view of the fact that the Poplar tree is very close to the road.

1054.3 CPRE North Somerset District AGM 6.00pm Tuesday 25th August at Wrington Memorial Hall.

1054.4 CPRE Fieldwork Magazine

1054.5 CPRE Countryside Voice Magazine

P/15/1055 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/15/1056 TO DETERMINE PART I ITEMS

Part I items - Neighbourhood Plan.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.56 pm

DATE:.....