

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 25th MAY 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, S Hale, C Hall, B Hatch, K O'Brien,
 G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: 7 residents

7.30 PM INFORMAL BUSINESS

1. **APP NO 16/P/0933/F LAND AT CAROLYN'S FARM, LOWER STRODE RD**

Mr Chris Langdon spoke on behalf of the applicants for this 3 bedroomed permanent agricultural dwelling to support this 88 acres farm that was taken over by Mr Rodgers in 2010. The farm rears 500 goats per year and also has beef and sheep and is a viable operation that requires full time staff. The application therefore meets all the requirements of PPS7. There is no alternative suitable dwelling to convert in the vicinity. The dwelling is designed not to be visually intrusive on the landscape and complies with the requirements for flood risk zone 2A. It will be 600mm above ground level as agreed with the Environment Agency. This permanent dwelling will replace the existing temporary dwelling.

2. **APP NO 16/P/1081/MOD ROYAL PIER APARTMENTS, MARINE PARADE**

Mr Bob Garner spoke against the application to remove the requirement to pay the £50,000 section 106 obligation for this development. He pointed out that another seafront developer had previously applied for their s106 payment to be revoked and had been successful. He asked the Town Council to investigate the justification for this request and not to support the application. He also suggested that the NSC Councillor for Walton Ward call in the application for consideration and determination by the NSC Committee.

3. **APP NO 16/P/0998/F 3 PLUMERS CLOSE**

Mrs Kim Anderson whose property boundary adjoins the application site spoke on behalf of other neighbours. Her main concerns were 1) Loss of light due to the double storey extension; 2) The extension would be built up to the boundary allowing no rear access or access for maintenance and initial construction; 3) Her conservatory would be overlooked by this overbearing extension.

7.38 pm FORMAL BUSINESS

P/16/1212 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Francis-Pester - work commitment; Cllr J Norton-Sealey – unwell; Cllr A Shopland – another commitment.

P/16/1213 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 16/P/0914/F Cllr S Hale declared a personal interest as the applicant is a distant relative. App 16/P/0920/F Cllr S Hale declared a personal interest as he is known to the applicant. App 16/P/1057/F Cllr S Hale declared a personal interest as he is known to the applicant.

P/16/1214 TO ELECT A VICE-CHAIRMAN OF THE PLANNING COMMITTEE FOR THE COUNCIL YEAR 2016/17

The Committee Chairman asked for nominations for Committee Vice-Chairman;

CLLR N BARTON proposed by Cllr Watkins

CLLR J WEST proposed by Cllr Hall

VOTE: 5 FOR CLLR BARTON; 4 FOR CLLR WEST

RESOLVED: Cllr N Barton declared the Planning Committee Vice-Chairman for the Council Year 2016/17.

P/16/1215 MINUTES OF PLANNING COMMITTEE ON 27th APRIL 2016

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

P/16/1216 MINUTES OF THE PLANNING COMMITTEE HELD ON 4TH MAY 2016 DURING THE ANNUAL STATUTORY MEETING OF COUNCIL

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

P/16/1217 PLANNING APPLICATIONS TO BE CONSIDERED:

The Committee agreed to consider app 16/P/0933/F, 16/P/16/P/1081/MOD and 16/P/0998/F as the first applications to be considered as residents with an interest in these applications were present.

16/P/0933/F Land at Carolyn's Farm, Lower Strode Road - Erection of a permanent agricultural dwelling.

Members felt the design of the dwelling was in keeping with the area.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1081/MOD Royal Pier Apartments, Marine Parade - Modification of Section 106 legal agreement on 12/P/1022/MMA (Variation of condition no 17 of 10/P/2083/F - (The restoration, partial demolition, alteration, extension and conversion of the former Royal Pier Hotel into 17 no flats with associated parking provision) to alter and reconfigure internal layout resulting in changes to roof detail and other minor external amendments including hard and soft landscaping features) to remove the requirement to pay £50,000 section 106 obligation.

The NSC Councillor for Walton Ward informed the meeting that he would be referring this application to the NSC Committee for determination.

RESOLVED: VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL request a detailed justification for this application to delete the section 106 obligation. Consider that the professional experts, surveyors and structural engineers employed on this development be held to account by the developer for any additional costs.

16/P/0998/F 3 Plumers Close - Two storey side and single storey rear extension.

RESOLVED: VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL consider this two storey extension to be over bearing resulting in loss of light and amenity for adjacent properties in particular 16 Kenn Moor Drive. Also concern about the impact of this development on on-street parking in this close.

ACTION: Deputy Town Clerk

P/16/1218 TO CONSIDER APP NO 16/P/0846/F 6 SANDFORD CLOSE – deferred from the last meeting.

It was noted that the flood risk assessment requested from the applicant was not available on the NSC website.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS subject to receipt by NSC of a satisfactory flood risk assessment. **ACTION: Deputy Town Clerk**

P/16/1219 PLANNING APPLICATIONS TO BE CONSIDERED continued...;

16/P/0914/F 79 Strode Road - Erection of a front porch and two storey side and rear extension following the demolition of rear single storey extension.

It was recalled that this is one of four traditional stone cottages. Details of the velux windows were closely examined.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS subject to the use of traditional stone in keeping with the neighbouring properties and not a render finish.

16/P/0916/F Asda, Tweed Road - Proposed service yard extension to provide improved access for delivery vehicles, relocation of access road to car park and reconfiguration of car park to allow for service yard extension.

There were concerns about the relocation of the access road into the car park and the introduction of extremely large articulated delivery lorries. Also there are ongoing traffic problems on Strode Road immediately adjacent to Asda. These are currently under consideration by the Town Council and NSC. It was felt that the plans did not clearly show what was proposed. A vote for refusal of the application was lost.

RESOLVED: VOTE: 6 FOR 0 AGAINST To request that the application deadline is extended to allow for a Site Meeting with a representative from Asda or the planning agent prior to further consideration at the next meeting of the Planning Committee.

16/P/0920/F 102 Churchill Avenue - Erection of a two storey side and single storey rear extension with the erection of a single detached garage.

It was generally felt that the development was not in keeping with the street scene. Also the development would reduce on street parking.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL concern that the development would have an adverse effect on the street scene as the garage is to be located in front of the building line. The garage is of dimensions that would not accommodate a reasonably sized car, therefore there would be a reduction in the number of on street parking spaces because of the drop kerb to the garage.

16/P/0972/F 8 Hallam Road - Erection of single storey extensions at side and rear of property and conversion of garage to living space.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/0974/F 83 Kenn Road - Drop kerb to pavement, reduce front garden wall, install soakaway.

Some concerns expressed about the size of the off street parking area and whether this could accommodate cars.

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS

P/16/1219 PLANNING APPLICATIONS TO BE CONSIDERED continued...

16/P/0999/F 27 Hayward Close - Erection of a conservatory to rear elevation.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1000/F 14 Staples Close - Two storey rear extension.

Some concern that this two storey extension may set a precedent as the rear of these properties face the road.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

16/P/1009/F 2 Leagrove Court, Leagrove Road - Demolition of section of front garden boundary wall and construction of block paving driveway to allow for a single parking space.

It was noted that the property currently had two off street parking spaces. There were two letters of objection from adjacent residents together with a letter of objection from the Civic Society on the NSC website.

RESOLVED: VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL consider the removal of the front boundary wall will have a detrimental effect on the street scene in this Conservation Area. Also it could set a precedent in this road.

16/P/1017/F 6 Gardens Road - Replacement windows and door within conservation area.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1057/F 1 Glebe Road - Single storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1072/F 10 Marine Parade - To widen the large front gate opening by 1 m; to remove low-height trip hazard and introduce structural safety grid floor over approx 3 m deep void space between the existing house and drive; to replace double glazed upvc windows with hardwood, double glazed sash windows.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1077/F 3 Linkside - Erection of a two storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/16/1220 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/0996/HHPA 6 Southey Road - 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 4m; 2) Have a maximum height of 3.1m and 3) Have eaves that are 2.1m high.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1007/NMA 10A Coleridge Road - Non material amendment to planning application 15/P/0449/F (Erection of a single storey extension to north-west elevation and install glazed opening to ground floor west elevation) to allow the addition of a side access door to enlarged kitchen.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/16/1221 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

The information had been circulated. It was noted that there is currently a staff vacancy in the Enforcement Team.

1221.1 ESTATE AGENT HILL ROAD – Acknowledgement from NSC that this new enforcement case concerning shop signage has been logged.

1221.253A Dial Hill Road P/16/1167 – A full reply from NSC to all the points raised by the Town Council was circulated at the meeting to all Committee members.

RESOLVED: 1. To forward the reply to Mrs Graham at 55 Dial Hill Road.
2. To follow up NSC enforcement action with regard to the platform for the proposed conservatory in one month's time.

ACTION: Deputy Town Clerk

P/16/1222 NEIGHBOURHOOD RIGHT OF APPEAL IN THE HOUSING AND PLANNING BILL

Information received on 29 April 2016 from the National Association of Local Councils had been forwarded to all Town Councillors. Members received a copy of an email sent to Liam Fox MP prior to the MPs debate on 3rd May 2016. Dr Fox was asked to give his support for this neighbourhood right of appeal to be introduced as it could give parish and town communities a greater voice in positively shaping the area in which they live.

RESOLVED: 1. To ratify the email communication made on behalf of the Planning Committee; 2. The Committee Chairman to investigate the outcome of the debate.

ACTION: Committee Chairman

P/16/1223 TO CONSIDER APPLICATION FOR STREET CAFÉ LICENCE – TEATRO LOUNGE, CURZON CINEMA, OLD CHURCH ROAD

There was some apprehension that this was a large area to be used for the street café. Concern that this may cause distraction to drivers on the busy adjacent road.

RESOLVED: VOTE: 7 FOR 1 AGAINST RECOMMEND REFUSAL suggest a maximum of three tables with hours of use 8.00 am – 8.00 pm. Cllrs Hall and West to speak at a Licensing Panel meeting if required.

ACTION: Deputy Town Clerk

P/16/1224 REPORT OF THE NSC TOWN & PARISH COUNCIL WORKSHOP HELD ON 25TH MAY 2016

The Committee Chairman and Deputy Town Clerk had attended the workshop earlier in the day. The following subjects were discussed;

- Planning Policy Update
- Community Infrastructure Levy
- Website Review
- General update and questions

Full details will be available on the NSC website under; planning applications – information for professionals – Town & Parish Council Workshop

P/16/1225 TO RECEIVE NOTES OF A CONFIDENTIAL CLOSED MEETING OF PLANNING COMMITTEE MEMBERS

The notes were received and noted without discussion.

P/16/1226 FOR INFORMATION The Committee received and noted the following;

1226.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 27th April 2016.

1226.2 NSC CORE STRATEGY REMITTED POLICIES CONSEQUENTIAL CHANGES EXAMINATION P/16/1202 21-23 June 2016 commencing daily at 10.00 am in the Regency Suite, Grand Pier, Marine Parade WSM. Open to the public to attend but not to speak.

1226.3 NSC SITES AND POLICIES PLAN PART 1: Development Management Policies To be taken to NSC on 19 July 2016 for adoption.

1226.4 SOUTH FIELD CLEVEDON HALL ESTATE – Details of numbering of properties on Salisbury Grove including a map.

P/16/1227 CHAIRMAN ITEMS FOR INFORMATION

There were no items.

P/16/1228 TO DETERMINE PART 1 ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.33 pm

DATE:.....