

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 18th DECEMBER 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs C Bussey, R Garner, B Hatch, L Knott, A Shopland, G Watkins,
 C Wring. Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllr J Geldart for part of the meeting.

7.30 pm INFORMAL BUSINESS

1. APP NO 13/P/2231/F – 7 DURBIN PARK ROAD
 Mr G Henderson of 5 Durbin Park Road highlighted his objections to this application;
 - The proposed extension to provide five bed accommodation will dwarf his adjacent bungalow.
 - The two storey extension appears to be very close to his boundary with no access for maintenance work.
 - The roof very high and overhangs the boundary of his property.
 - If permission is granted this could set a precedent for cramped development of other bungalows along this part of the road.

2. APP NO 13/P/2320/F – GRENDON LODGE, 22 ST JOHN'S ROAD
 Mr Morrisey who lives on the second floor of Grendon Lodge addressed the Committee on his behalf and of the residents of the first floor of Grendon Lodge. The main points he raised were;
 - The new access route and entrance porch for the surgery at basement level he considered poor quality of design and materials, unsympathetic to the Victorian building. He suggested conversion of the existing entrance to the basement.
 - The proposals include blocking up the existing front door which could give a poor appearance to the building.
 - Concern that the siting of the compressor outside the rear of the property and the new heating boiler which may require fan assistance could create noise nuisance for the residents of Grendon Lodge.
 - The National Planning Policy Framework states that poor design should not be accepted.
 Mr Morrisey felt the applicant could be requested to prepare a new design which is more in keeping with the property and the area and overcomes the nuisance to the residential properties.

7.48 pm FORMAL BUSINESS

P/13/666 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs C Hall and J Norton-Sealey – unwell; Cllr C Francis-Pester – work commitments. Also by email opened after the meeting from Cllr A Giles-Townsend – work commitments.

P/13/667 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 No 13/P/2177/F – Cllr Wring declared a personal interest as she has relatives living in an adjacent property.

App No 13/P/2194/ADV & 13/P/2320/F – Cllr Geldart declared a personal interest as she resides in a street near the development site.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/13/668 MINUTES OF PLANNING COMMITTEE HELD ON 27th November 2013

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

P/13/669 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

The Committee agreed to consider app no 13/P/2231/F and 13/P/2320/F as the next items and not as stated on the list of applications as the residents were present.

13/P/2231/F 7 Durbin Park Road - Erection of two storey side and rear extension and raised roof including dormer windows to front elevation and first floor juliet balcony to the rear, to create additional living space.

The NSC Walton Ward Councillor had forwarded his comments to the Town Council Office, he recommended refusal as he felt it was overdevelopment of the site. VOTE: 0 FOR 7 AGAINST

RESOLVED: RECOMMEND REFUSAL concerns about the design and scale of the extension and its negative effect on the amenity of the adjacent property. Request clarification that this application meets the emerging Supplementary Planning Document requirements as to the size of the garage and the criteria for off street parking.

13/P/2320/F Grendon Lodge, 22 St Johns Road - Change of use of the residential basement flat to a dental surgery (class D1 non-residential institutions) with external/internal alterations. Erection of entrance porch to basement.

A Town Councillor for Central Ward raised the possibility of increased on street parking in the area due to the increase in size of the dental practice.

VOTE: 0 FOR 8 AGAINST

RESOLVED: RECOMMEND REFUSAL Consider the alterations to be of a poor design not in keeping with the building or the street scene which is predominately residential. Also concern that this is an intrusive change of use that will have an detrimental effect on the other residents of the building.

8.05 pm Cllr Geldart left the meeting.

13/P/2177/F 5 Lime Kiln Lane - Replacement of windows to front elevation

13/P/2186/F 43 The Avenue - Proposed new glazing and balcony to second floor studio at rear of property with addition of velux roof windows.

13/P/2310/NMA 70 Oldville Avenue - Non material amendment to planning permission 13/P/1012/F (Erection of a single storey side extension in place of existing garage) to allow the alteration to roof on rear elevation.

RESOLVED: NO OBJECTIONS to the above three planning applications.

13/P/2194/ADV 22 St Johns Road - Display of 1no non-illuminated double sided free standing monolith sign to north-west of pedestrian gate off St Johns Road (retrospective)

RESOLVED: RECOMMEND REFUSAL consider this free standing sign to be too large and obtrusive in this residential road. Currently the names of the dentists are on plaques set into the boundary wall and this is considered to be adequate advertising.

13/P/2259/CUPA The Buildings, Court Lane - Prior approval for the change of use from agricultural buildings within sui generis use to light industry within use class B1 and storage and distribution within use class B8.

RESOLVED: NOTED that NSC is not required to formally consult on this application however there are concerns that this site has fallen into disrepair and request NSC Compliance & Enforcement Officers investigate the use of this site.

P/13/669 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

13/P/2315/HHPA 17 Coleridge Vale Road North - 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 4.00 metres; 2. Have a maximum height of 3.38metres and 3) Would have eaves that are 2.50 metres high.

RESOLVED: NOTED that NSC is not required to formally consult on this application however query whether this application complies with the NSC Residential Design Guide concerning loss of privacy for neighbouring residents.

P/13/670 APPLICATIONS FOR TREE WORKS

13/P/2190/WT 29 Hill Road - Various tree works as itemised on application.
The Clevedon Tree Warden had no objections to these tree works.

RESOLVED: NO OBJECTIONS.

P/13/671 NORTH SOMERSET CORE STRATEGY: EXAMINATION OF REMITTED POLICIES

- Public Consultation on the Council's Proposed Position
Following up to date evidence NSC has agreed a proposed change to Policy CS13 to increase the number of houses required from 14,000 to 17,130 dwellings by 2026. It would appear that there will be no additional development in Clevedon due to the increased housing requirement. The new evidence is subject to public consultation prior to the examination hearings. The relevant documents can be viewed on the NSC website.

RESOLVED: NOTED. Councillors may wish to make individual comments.

P/13/672 NORTH SOMERSET STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2013

The SHLAA is a evidence document required to support the re-examination of the remitted Core Strategy policies (see above) to identify potential sites for housing over the plan period.

RESOLVED: NOTED. Councillors are encouraged to view the document on the NSC website.

P/13/673 TO CONSIDER TEXT FOR CLEVEDON VISION DOCUMENT

The Committee Chairman circulated to Members present a paper copy of the text for the document. The text would be arranged around a map of Clevedon based on the Sites and Policies map detailing in different colours open space, commercial, retail areas etc with the text referring to these areas in the same colour. The text to be in line with the NSC Core Strategy.

RESOLVED: The Committee Chairman to email copies of the text to all Members of the Planning Committee for them to read and discuss at the next meeting of the Committee on 22 January 2014.

P/13/674 HEARING ON 2 DECEMBER 2013 FOR THE APPLICATION FOR STREET TRADING CONSENT – THE OLD INN, 9 WALTON ROAD P/13/650

The Committee Chairman reported that following lengthy deliberations this application was approved. One resident who lived in an adjacent property objected to the smells from the food trailer. NOTED.

**P/13/675 TOWN & PARISH COUNCIL DEVELOPMENT MANAGEMENT
WORKSHOP ON 5 DECEMBER 2013**

A copy of NSC presentation and details of Development Management Group had been circulated. Following the workshop a document which explains how planning application reference numbers are used; how long NSC has to make decisions and which applications NSC would expect to receive a response from the local council. For some applications NSC is not required by law to formally consult the local council but they are included on the weekly list of applications for information. Town and Parish Councils are welcome to submit comments on these applications but NSC will not wait for the comments.

The Committee Chairman reported that from 1st April NSC will no longer routinely send paper copies of applications to local councils. If Members spot a badly scanned document on the NSC website please let NSC know by email to dcomments@n-somerset.gov.uk.

P/13/676 FOR INFORMATION Items available at the meeting and were noted by Members;

676.1 PLANNING APPLICATIONS determined since 27th November 2013.

P/13/677 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/13/678 PART 1 ITEMS

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.48 pm

DATE:.....