

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 8<sup>th</sup> JULY 2015**

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

**IN ATTENDANCE:** Cllr K O'Brien.

**7.30 pm      INFORMAL BUSINESS**

1. APP NO 15/P/1490/F FORMER POLICE STATION, QUEENS ROAD  
 Mr Peter Tyzack of Property Partners, the agent for this application, presented paper plans of the proposed development. Letters and drawings had been delivered to residents in the area around the application site. Mr Tyzack had received a number of communications from local residents highlighting some concerns however most supported the proposal in principle.

The application is for the demolition of the existing building and erection of an apartment block with 9 apartments and 9 parking spaces. Mr Tyzack emphasised that the development would be in keeping with nearby properties and would not prejudice the conditions or amenities of adjacent properties. The proposal would therefore reflect the character of the local environment.

A Councillor queried the removal of a historic fir tree from the application site. Mr Tyzack assured the Councillor that ground clearance of the site had taken place before his client purchased the site. He would report this to his client.

2. APP NO 15/P/1440/LDE 6 KINGS ROAD  
 Mr D Hoddell a resident from Kings Road raised objections to this change of use of 3 garages bearing in mind the past history of applications for a dwelling on this site. However it was noted that the site had been used as storage for the applicant's property maintenance company for over 10 years.

**7.38 pm      FORMAL BUSINESS**

**P/15/1021      APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllrs D Flint and D Shopland – other commitments.

**P/15/1022      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 15/P/1440/LDE Cllrs G Hill, J West and S Hale declared personal interests as they are known to the applicant. App No 15/P/1494/F Cllr S Hale declared a personal interest as he is known to the applicant.

**P/15/1023      MINUTES OF PLANNING COMMITTEE ON 1<sup>ST</sup> JULY 2015**

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record subject to P/15/1019 Chairman Items For Information last sentence of first paragraph delete 'this' insert 'a similar' projector.

**P/15/1024 ITEMS ARISING FROM THESE MINUTES**

1024.1 22 MARINE PARADE APP NO 15/P/0866/NMA MIN 1013.1

The NSC Councillor for Walton Ward reported that he is calling this application and the application concerning s106 funding for this development to the NSC Planning & Regulatory Committee on 12<sup>th</sup> August 2015. Members highlighted the fact that the flank walls are only partially to be built in natural stone. The independent valuation of the building costs is awaited.

1024.2 APP NO 15/P/1398/F 8 KELTING GROVE Deferred from the last meeting. No further plans were available on the NSC web site therefore the application could still not be considered.

1024.3 APP NO 15/P/1424/LUP 17 PEDDAR ROAD

The Case Officer had been asked to provide measurements for the proposed building however she had replied that NSC does not need to consult on LUP applications. The application was Noted.

**P/15/1025 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED**

*The Committee agreed to consider apps 15/P/1490/F and 15/P/1440/LDE as the next items as the agent and resident with an interest in these items were present.*

**15/P/1490/F Police Station, Queens Road** - Erection of an apartment block with 9no. apartments. Associated parking and amenity. Demolition of existing building. *The main concern is parking in this area. The Supplementary Planning Document – Parking Standards states for a two bedroom flat two parking spaces should be provided however it could be argued that this is a town centre development.*

**RESOLVED:** VOTE: 10 FOR 1 ABSTENTION NO OBJECTIONS however request the possibility of additional parking is investigated.

**15/P/1440/LDE 6 Kings Road** - Certificate of lawful use for existing use of three garages to rear of 6 Kings Road as storage for a property maintenance and renovation company.

*The Committee Chairman provided Members with the history of this planning application. It appeared that when the house was converted to flats in the late 1990s conditions had been placed on the garages. These were not available at the meeting. NSC had confirmed that for a LDE application for a change of use NSC does not have to consult.*

**RESOLVED:** VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL expressing concern that this application is upholding a commercial use of domestic garages.

**NB:** After the meeting it was found that under app 13/P/1192/F to change the garages to a single dwelling under the NSC statement of the Case to the Appeal Hearing an appendix of the permission originally granted for the garages in 1999 is attached which states 04 *'The garages allocated for this flat hereby permitted shall not be used except for private and domestic purposes and shall at no time be used for any commercial or business purposes whatsoever; 05 The flat shall not be occupied until the two garage spaces have been provided, together with vehicular access thereto, in accordance with the approved plans. The access and garages shall be used for no other purpose.'* This document will be highlighted to the Case Officer.

**15/P/1438/LB 79 Walton Road** - Demolition of stone garden wall alongside driveway. *A Councillor reported that the driveway is narrow and vehicles had reportedly been damaged. Most members felt that this is a listed building and the stone wall is integral to that property.*

**RESOLVED:** VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL consider the+ stone wall to be integral to the Listed Building.

**15/P/1494/F 48 Yeolands Drive** – Erection of a two storey side extension and a single storey front extension to existing garage. Replace flat roof over porch with a pitched roof over porch and garage extension.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS.

**ACTION:** Deputy Town Clerk

**P/15/1026 NSC JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES**

P/15/947 & P/15/969

The Committee Chairman briefed Members, particularly those new to the Committee on Clevedon Town Council's comments on Clevedon sites identified through the 2014 Housing and Economic Land Availability Assessment which had been highlighted at a Planning Workshop. The map on the NSC website showing these sites was projected for Members information. The Town Council had also identified an additional site for housing for inclusion - land adjacent to Colehouse Lane.

**P/15/1027 NSC JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES**  
**COMMENTS SENT BY CLEVEDON CIVIC SOCIETY**

It was noted that the letter reflected many of the Town Council's comments.

**P/15/1028 NEIGHBOURHOOD PLAN**

This item had been referred from the Finance & General Policy Committee. A Neighbourhood Plan is a new way of helping local communities to influence the planning of the area in which they live. The Committee Chairman informed Members of the presentation made at a previous Planning Workshop and slides of that presentation were shown. The main points highlighted were;

- the amount of work and length of time to produce a plan – at least two years.
- community engagement is essential
- no funding for the Town Council but £5,000 awarded by Government to local planning authorities to help advise town and parish councils on their plans.
- an independent evaluation of the plan is required prior to
- a referendum where 51% or more of the population included in the neighbourhood plan have to vote in favour of the plan.

It was noted that the town and parish councils currently preparing plans were facing substantial future development. When the possibility of a Neighbourhood Plan for Clevedon had been previously discussed by Council it had been felt that it would require a great deal of input and that a Clevedon Vision document would be preferable. A draft of this document had been produced by two councillors however it had not been progressed. It was emphasised that a Neighbourhood Plan could not be produced without sufficient involvement throughout the Neighbourhood Plan process by a number of Councillors and local organisations in the town.

Some members felt it would be good for Clevedon to be quite clear where and what

**P/15/1028+ NEIGHBOURHOOD PLAN** continued...

development is best for the town however felt this does not necessarily need to be done through a neighbourhood plan. The Chairman of Council reminded the Committee of his work on a Clevedon Community Plan about 12 years ago. He had worked with organisations in the town however in the end it had become an overwhelming commitment for everyone.

A new Town Councillor had previously been involved in a small neighbourhood plan and spoke in support of a plan and the importance of getting local organisations involved in having their say on buildings and future infrastructure for the town.

**RESOLVED:** To defer consideration of a Neighbourhood Plan for Clevedon pending investigation of the views of local organisations and whether they wish to be involved in the preparation and production of a Plan. Town Council representatives on outside bodies to be asked to assist with this.

**ACTION:** Committee Chairman and Deputy Town Clerk

**P/15/1029 FOR INFORMATION** The Committee received and noted;

**1029.1** Planning applications determined since the Planning Committee meeting on 1<sup>st</sup> July 2015 .

**1029.2** NSC Town & Parish Workshop 17<sup>th</sup> June 2015 – The Committee Chairman emphasised how informative the Workshop sessions were and that they provide a good opportunity to meet NSC Officers and other North Somerset Town. It was pointed out that NSC is awaiting the outcome of the intervention by the Secretary of State on future housing numbers for inclusion in the Core Strategy.

**P/15/1030 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman items for information.

**P/15/1031 TO DETERMINE PART 1 ITEMS**

There were no part 1 items.

APPROVED+ AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.48 pm

DATE:.....