

CLEVEDON TOWN COUNCIL
MINUTES OF THE PRE-PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 24 NOVEMBER 2010

PRESENT: Cllr C Hall – Chairman of Council in the Chair
 Cllrs C Arnold, C Blades, R Garner, L Knott, L Little, P McNeill,
 T Morgan, J Norton-Sealey, N Pennycott, C Wring
 Mrs P Heath – Town Clerk, Mrs I Johnson – Committee Clerk.

IN ATTENDANCE: Barbara Hardy - Pinnacle Health Consulting
 Alan Pearce - Alder King - Planning
 David Kent - DKA Architects

Mr Pearce reported that subject to some design and appearance changes the reserved matters application for the Crabtree site should be determined in December. The Team had now started looking at the existing site and anticipated submitting an outline planning application to establish the principle use for the site in order to get the best value for the site. This marketing and selling process would link in with the opening of the new hospital planned for summer 2013. Following consultation with David Tate at NSC they were looking for the Town Council's views. There would then be a short public consultation with information boards at the Council House and a press release. It was hoped the outline plans and all the related reports would be submitted in late December.

The plans showed demolition of the existing buildings except for the Seasons building which would become offices. The remainder of the site would adhere to the existing street scene of terraced housing but in a more modern style to provide 14 dwellings with 3 or 4 bedrooms and two car parking spaces for each unit and visitors spaces. The main hospital access road (opposite the Health Centre) to be retained to gain rear access to the properties. The units would be set back from the building line with stone walls and steps to the front (part of the site being higher than 1m).

With regard to funding for the new hospital Barbara Hardy reported that public capital funding is now not available, however NHS North Somerset have submitted a contingency plan to the Strategic Health Authority who have approved the start of the process to engage private sector partners (not PFI).

Members raised the following main issues about the proposals;

- Ownership of the site. *This had been investigated and there was a clear title to the hospital site with no covenants or trust issues.*
- Use of site by another health provider who could use the site for other needs ie dementia, residential care etc. *If permission for residential use is granted this would not preclude a change to C3 or C2 use.*
- Use of site for affordable housing – *14 units cannot contribute to affordable housing 22-24 units being the benchmark.*
- Use of site for car parking – *debate about use of Health Centre car park for parking.*
- Need for landscaping and trees – *front gardens to housing and planting adjacent to access road.*
- Need for adequate provision for waste collection and storage – *noted.*

This pre-meeting finished at 7.35 pm.

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 24 NOVEMBER 2010

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 Cllrs C Francis-Pester, R Garner, C Hall until 8.30 pm, L Knott,
 D Shopland, C Wring, Mrs I Johnson – Committee Clerk

IN ATTENDANCE: Cllr C Blades for informal business only; Cllr T Morgan.
 Mr & Mrs J Bright for part of the meeting.
 Mrs A Wadsworth

7.30 pm **INFORMAL BUSINESS**

1. APP NO 10/P/1885/O CRABTREE FARM

Mrs Wadsworth of 15 Stickland raised the following concerns;

- The new application is for seven smaller dwelling units not six as previously approved. She considered this to be too many.
- Although there are now 10 car parking spaces there will be more traffic movements using the narrow access road. She felt the entrance to be confusing.
- Insufficient storage for waste. The proposed site is adjacent to the St John School sensory garden.
- Narrow access road inaccessible to fire appliances.

Mr Bright of Crabtree Farm and the applicant replied stating that the previous planning permission for six units is not financially viable. The present application is for the erection of seven attached two bedroom houses. The properties form a linked terrace based upon the approved proposed building footprint. He felt the scheme had been improved by the inclusion of 10 parking spaces, an area for waste and visibility splays on both sides of the access. He emphasised that this would be a private development not social housing. With regard to access for fire appliances *Mr Bright* reminded members that this had been dismissed by the Planning Inspector.

2. APP NO 10/P/1906/F 37 THE LEYS

Cllr Blades declared a personal interest in this application as he is known to the applicant and neighbour.

The NSC West Ward Councillor had not spoken to the Case Officer but highlighted the fact that the applicant had listened to the observations made about the previous application and tried to address these in this new application.

7.49 pm Councillor Blades left the meeting.

P/10/156 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

Cllrs C Hall and J Norton-Sealey declared a personal interest in App 10/P/1885/O as they were known to the objectors and applicant.

Mrs I Johnson declared a personal interest in App 10/P/1927/F as the application site is adjacent to her property.

Cllr L Knott declared a personal interest in App 10/P/1972/F as she is known to the applicant.

Some NSC Councillors had recently been advised by the NSC Legal Department that they should not vote on applications in their wards if they had been in communication with the applicant. The East Ward NSC and Town Councillor wished it to be recorded that he and his family business had dealt with most of Clevedon applicants in the last 150 years.

P/10/156 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA continued..

RESOLVED: To write to the NSC Legal Department and seek clarification of personal and prejudicial interests and how they affect participation in the Town Council Planning Committee. **ACTION: Deputy Clerk letter to nsc legal dept**

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

P/10/157 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 3 November 2010 were approved and signed.

The Committee agreed to take app no 10/P/1885/O Crabtree Farm first in view of the applicant and an objector being present.

P/10/158 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

10/P/1885/O CRABTREE FARM, TWEED ROAD – Outline planning permission with details of access, appearance, layout and scale for the erection of 7no attached dwelling units plus associated works following demolition of existing dwelling with landscaping reserved for subsequent approval.

Members looked at the footprint of this application and the approved application. The provision for refuse was felt to be inadequate. Members main concern was the density of the housing which was higher than the surrounding residential area.

RESOLVED: RECOMMEND REFUSAL although some issues had been addressed there were now concerns about the density of the housing and the quality of life for residents therefore considered to be overdevelopment of the site.
VOTE 5 AGAINST

10/P/1836/F 7 YEO WAY – Two storey side extension and a detached garage following demolition of existing side attached garage and utility infill.

10/P/1841/F NEWSTEAD, 16 HERBERT ROAD – Replacement windows from timber to UPVC to north and west elevations.

10/P/1877/F 20 ROBIN LANE – Erection of single storey rear extension and a two storey side extension incorporating garage following demolition of single storey rear extension and garage.

10/P/1886/F 9-19 HANSONS WAY – Erection of a single storey mobility scooter store outhouse with new tarmac access path and concrete paving to patio.

10/P/1903/LB GARDEN FLAT, 26 WELLINGTON TERRACE – Demolition of existing garage. Formation of ground floor accommodation to existing garden flat with balcony and screening to north west (rear) elevation. Refurbishment to existing stairs to garden flat.

10/P/1915/F GARDEN FLAT, 45 PRINCES ROAD – Replacement of windows and door, Change rear windows with french doors.

10/P/1927/F 86 Yeolands Drive – Rear conservatory.

10/P/1941/F SKF (UK) LTD STRODE ROAD – Erection of an infill extension to the east elevation to create office space.

10/P/1954/LB THE GROVE, 8 WALTON ROAD – Construction of glazed roof and doors to back alley. Revision to planning permission 08/P/0053/LB.

10/P/1972/F 4 & 5 WOODLAND GLADE – Single storey side extension (covered way) to both no 4 and no 5 Woodland Glade and a front porch to no 5.

RESOLVED: NO OBJECTIONS to the above ten planning applications

10/P/1906/F 37 THE LEYS Two storey side extension and single storey rear extension.

It was noted that the applicant had now removed the two storey extension to the rear of the property following previous objections. The West Ward Town Councillor reiterated that there is a pattern of similar extensions on the estate however this proposal is different in that these houses are only separated by a pedestrian footpath where other houses had been extended over a garage or driveway. He felt this would set a precedent and could change the street scene in that the semi detached houses would become terraced. It was felt the window on the side elevation should be obscured glass.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site. Concern that the extension will set a precedent and will change the street scene.
VOTE: 4 AGAINST

10/P/1914/F 208 KENN ROAD – Erection of 6no flats and 2no dwelling houses with off street parking following demolition of existing dwelling. (Amendment to approved application 07/P/2839/F).

It was noted that the queries regarding ownership of land and the inconsistencies in the previous withdrawn planning application had now been clarified. Still some concerns about the density of the dwellings on this site.

RESOLVED: NO OBJECTIONS however request the existing mature trees be retained and protected.

10/P/1924/F 33 EDWARD ROAD – Two single storey side extensions; first floor extension and a dormer window to the rear. Roof lights to both side and rear elevations.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site. Concern that the extensions will destroy the spatial setting and integrity of the street scene.
VOTE: 6 AGAINST

10/P/1984/LUP 19 Old Park Road – Certificate of lawful development for proposed erection of single storey side extension.

No plans had been received and NSC had indicated that the Town Council is not required to consider certificates of lawful development for proposed use, only existing use.

RESOLVED: Request further clarification from NSC regarding certificates of lawful development for proposed use.

ACTION: DEPUTY CLERK TO FORWARD COMMENTS TO NSC

P/10/159 TREE WORKS

10/P/1859/WT 44-54 Wellington Terrace Works to Ash and Sycamore trees.

10/P/1869/TPO 23 Highdale Road Works to Sycamore and Holm Oak trees.

10/P/1978/WT Morrisons Supermarket – Crown lifting.

The Clevedon Tree Warden had visited the above sites and raised no objections.

RESOLVED: NO OBJECTIONS to the above three applications.

10/P/1911/WT Hallam House, 11 Elton Road – Conifer tree – fell; Bay tree – fell.
The Clevedon Tree Warden had visited the site and raised no objections.

RESOLVED: Request Conifer tree is retained.

NO OBJECTIONS to the felling of the Bay tree.

ACTION: DEPUTY CLERK TO FORWARD COMMENTS TO NSC

P/10/160 NOTICE OF PLANNING APPEAL 09/P/1986/F DUDLEY HSE, BEACH AVE.

Notification of planning appeal to be decided by 'written representations'. NOTED.

P/10/161 APP NO 10/P/1270/F KENN BUSINESS PARK, KENN

Cllr Mrs Wring reported on a meeting on 16 November 2010 between NSC Planning Officers, the applicants and the objectors Kenn Parish Council. The new owners of the site are requesting consent to develop the site piecemeal. Kenn Parish Council does not wish to see a similar situation to the Windmill Business Site, where areas are unmanaged due to the lack of management plan which will not be in place until the development is completed. The Parish Council also raised the issue of advertising hoardings for the new owner which had been erected without planning permission. The applicant had not realised permission was required.

Members again highlighted the fact that there are already many empty commercial units in the town. Concern was also raised about additional traffic during and after the development and the affect on roads in the town. The application will come before the next NSC South Area Planning Committee and it was hoped the permission would be conditioned carefully to allow completion in sections and the maintenance of the remainder of the site.

P/10/162 N SOM CORE STRATEGY DISCUSSION SESSION ON LOCALLY SUPPORTED HOUSING REQUIREMENT HELD ON 2 NOVEMBER 2010

It was noted that the Regional Spatial Strategy had not yet been formally abolished. Cllr Garner reported that NSC had now devised a more realistic locally supported housing requirement. Noted.

P/10/163 DRAFT DEVELOPMENT CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT

One paper copy of this lengthy document is available. The Report can also be viewed at www.n-somerset.gov.uk/Environment/Planningpolicy/LocalDevelopmentFramework/developmentContributions. The Consultation period ends on 13 December 2010.

RESOLVED: To circulate the paper copy to Committee Members if requested prior to consideration at the next meeting of the Committee.

ACTION: DEPUTY CLERK

P/10/164 FOR INFORMATION To receive the following items;

164.1 PLANNING APPLICATIONS determined since 3 November 2010.

164.2 HINKLEY POINT C CONNECTION UPDATE Cllr Garner also reported on the recent Community Forum meeting where Councillors at the Forum wished to take part in the decision making process.

164.3 TOWN AND PARISH COUNCIL Development Control Workshop 8 December 2010 9.30 am – 12.30 pm in New Council Chamber.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.45 pm

DATE: