

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 20th AUGUST 2014

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: C Bussey, C Francis-Pester, R Garner, A Giles-Townsend, C. Hall, B Hatch, L Knott, J. Norton-Sealey, A Shopland, G Watkins, & C Wring
 Town Clerk – Ms Paula Heath

P/14/817 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Ms Johnson Deputy Town Clerk.

P/14/818 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.*
 There were no declarations of interest for items on the agenda

P/14/819 MINUTES OF THE PLANNING COMMITTEE HELD ON 30th July 2014

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

P/14/820 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1420/F 3 Queens Road – Siting of steel storage containers to rear of takeaway restaurant for temporary period of 3 years.

This had been deferred from the last meeting awaiting further information; there were two objections on line. Members expressed concern that the requested information still had not been received which meant that the Town council was being asked to make a comment on an application that was missing vital information. There was concern that the use of the unit at night would create a noise problem from the big metal door.

RESOLVED BY 9 VOTES TO 0 To recommend refusal of the application on the grounds that insufficient information has been supplied to make a decision possible and on the grounds of noise nuisance caused by the container door opening and closing.

14/P/1631/F 52 Yeo Moor - Erection of a garage.

RESOLVED NO OBJECTION VOTE: Unanimous

14/P/1642/F 30 Thackeray Avenue - Erection of a front porch (part retrospective)

RESOLVED NO OBJECTION VOTE: Unanimous

14/P/1654/F 8 St Johns Road - Erection of a single storey extension to rear elevation following demolition of existing single storey extension

RESOLVED NO OBJECTION VOTE: Unanimous

14/P/1655/LB Flat 2, 12 Elton Road - Listed building consent for internal works to remove stud partition with creation of bathroom and en-suite in store cupboards and kitchen in existing bedroom.

RESOLVED NO OBJECTION VOTE: Unanimous

14/P/1668/F 14/P/1669/LB Bristol House, 20 Highdale Road Conversion of existing store in single storey side extension into a sun room including raising of roof and the installation of new timber framed glazed doors, windows and roof lights and construction of timber decking and stairs to provide a link into garden area.

RESOLVED NO OBJECTION VOTE: 8 votes to 0

14/P/1697/CUPA Clevedon Golf Centre, Strode Road - Prior approval of a proposed change of use from office within use class B1 to residential dwelling within use class C3.

Members expressed concern that this was on agricultural land and that the original application to build the offices had been agreed on the proviso that the land would remain as agricultural use and the offices directly related to the golf club maintenance. The building is outside the settlement boundary.

RESOLVED TO RECOMMEND REFUSAL 10 VOTES TO 0. On the grounds that it is outside the settlement boundary, with no mitigating reasons to offset the restrictions and that the change of use to domestic will impinge on the agricultural land and visual amenity criteria which the original application adhered to.

P/14/821 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1497/TPO 23A Hill Road - Small Sycamore and Ash - Fell. 3 Sycamores - crown raise over house and power lines. Selective crown thinning by max 20%. Deferred from last meeting awaiting Tree Officer's report

The Clevedon Town Council's tree office has still not visited the site

RESOLVED by 10 votes to 0 with 1 abstention to APPROVE the application subject to the Arbouriculturalist report.

14/P/1592/TPO 10 Walton Road - 1 Maple, Holm Oak, Beech, Ash - fell. 3 Holm Oaks - fell. 1 Ash - reduce height by 3-4m and reshape.

Following the Clevedon Town Council's tree officer report it was **RESOLVED NO OBJECTION vote Unanimous**

14/P/1664/TPO 4 Pyne Point - 1 Pine - End weight limb (reduce) by 1.5m

Following the Clevedon Town Council's tree officer report it was **RESOLVED NO OBJECTION vote Unanimous**

P/14/822 NSC CIL & S106 Briefing

Members discussed the questions they wish the NSC Officers to answer in respect of the current s106 payments and the CIL payments to be introduced by NSC in line with government criteria

In relation to s106 member wanted to

- understand in more detail the different categories the s106 is awarded under,
- Who makes the decision as to how much and under what category?

- When is that decision made within the planning process?
- At what point is consultation held with interested parties in respect of s106 required on the approval of a planning application?

In relation to CIL members understand that 15% would be spent on local amenities in consultation with the Town Council. Members wanted to know:-

- What are the limitations placed on both councils in respect of the allocation to projects?
- Who makes the decision in respect of the 85%?
- How is that decision made in respect of the 85%?
- In respect of the 15% when is the Town Council consulted?
- How is the 15% paid to the Town Council in practical terms i.e. cash into bank or payment of invoices directly related to the agreed project?
- What happens if the local amenities have all been transferred to other bodies and there is an insufficient amenity to allocate the 15% against?

P/14/823 SEVERN ESTUARY FORUM 2014 16TH SEPTEMBER 2014

Members confirmed that Cllr Watkins can attend the Severn Estuary Forum meeting on 16th September and provide a written report for the next suitable meeting.

P/14/824 FOR INFORMATION

Members received and noted the following information

- | | |
|----------|-------------------------------------------------------------------|
| 14/824.1 | Planning applications determined since 30 th July 2014 |
| 14/824.2 | CPRE Fieldwork and Countryside Voice Magazines Summer 2014 |

P/14/825 CHAIRMAN ITEMS FOR INFORMATION

There were no chairman's items for information

P/14/826 PART 1 ITEMS

There are no Part 1 items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.14 pm

DATE:.....