

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 24th AUGUST 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs D Flint, C Francis-Pester from 7.40 pm, S Hale, K O'Brien,
 A Shopland, G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland, Mrs T Graham re: app no 16/P/1693/MMA

7.30 pm INFORMAL BUSINESS

1. APP NO 16/P/1693/MMA 53A DIAL HILL ROAD

Mrs Graham and Cllr Francis-Pester had met with the NSC Case Officer this week. Mrs Graham's main concerns highlighted at that meeting were;

- The lie of the land was not taken into account when the original permission was given or shown on the original plans.
- The conservatory would have a pitched roof some 5 metres above the original ground level. A mock photograph showing the conservatory was circulated to members.
- Privacy screen trellising has been offered to mitigate the amount of overlooking. Mrs Graham has submitted her preference for screening type. She questioned whether obscure glazing would be fitted to the utility door and the end of the conservatory facing her property.
- A sliding gate is now included alongside the garage of no 55 but precise position is unknown also the height and width of the gate is not clear.
- Mrs Graham had been prevented from joining the meeting with the applicant and agent. The Case Officer had indicated that the extension had been built higher to make the best of the view. Mrs Graham and the neighbouring property now had a reduced view.
- A planning appeal has now been lodged against refusal of the dormer window.
- Mrs Graham is considering making a formal complaint about the whole case.

Mrs Graham was informed that the Town Council had been notified of the planning appeal and their previous comments would be submitted to the Planning Inspectorate by NSC. The appeal is to be determined by written representations and details are available on the NSC website – App no 16/P/0706/MMA.

7.55 pm FORMAL BUSINESS
P/16/1384 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs J Norton-Sealey - illness; C Hall and B Hatch – other commitments.

P/16/1385 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 16/P/1693/MMA** Cllr Francis-Pester declared a personal interest as he had just found out that his Father had worked with the applicant some years ago. **Agenda item 9** Cllr C Starr declared a personal interest as he is a member of Clevedon Golf Club.

P/16/1386 MINUTES OF PLANNING COMMITTEE ON 10th AUGUST 2016

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

P/16/1387 APPLICATION DEFERRED FROM PLANNING COMMITTEE 10TH AUGUST 2016

16/P/1693/MMA 53A Dial Hill Road - Application for removal or variation of a condition No 2 on application 14/P/0860/F (Erection of single and two storey extensions, raise level of roof, construction of dormer windows and balcony and erection of a conservatory) to allow a revision of ground floor plan, and external works on the south and west elevation.

RESOLVED: VOTE: TO DEFER CONSIDERATION until the next meeting. To ask NSC for an extension of the time limit for this planning application. In the meantime to write a letter to the NSC Compliance and Monitoring Team seeking clarification of what enforcement action has been taken with regard to the platform being 4 foot higher than the original planning application.

Action: Deputy Town Clerk

P/16/1388 PLANNING APPLICATIONS TO BE CONSIDERED:

16/P/1808/F 22 The Avenue - New entrance porch and first floor extension to rear with balcony.

As members had been unable to gain access to the site and the NSC website server was not working during this Committee meeting it was;

RESOLVED: VOTE: 9 FOR 0 AGAINST TO DEFER CONSIDERATION until the next meeting.

16/P/1813/F 21-25 Old Church Road - Conversion of ground floor under-croft into self-contained residential flat.

RESOLVED: VOTE: 10 FOR 0 AGAINST RECOMMEND REFUSAL concern about insufficient designated parking.

16/P/1832/F 27 Old Street - Replacement windows.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

16/P/1838/F 11 Gardens Road - Erection of a single storey rear extension.

RESOLVED: VOTE: 7 FOR 2 AGAINST 2 ABS NO OBJECTIONS

16/P/1853/F 20 Leagroave Road - Change of use from a chiropractic business (D1) on ground, first and second floors to a dwelling house (C3). The existing two bedroom flat at basement level to be retained.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1389 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION:

16/P/1831/NMA North Field, Clevedon Hall Estate - Application for non-material amendment to application 15/P/2135/F (Demolition of existing buildings and erection of 18 no dwellings (Use Class C3) with associated works including hard and soft landscaping, car parking, integral open space and internal roads

and paths. Proposed alterations to Elton Road vehicular and pedestrian access) to allow amendments to the overflow car park and the repositioning of footpath connecting the car park to Clevedon Hall.

This application has been approved by NSC. The application was therefore NOTED.

P/16/1390 TO CONSIDER APPLICATION FOR ST MODWEN SITE AT KENN

16/P/1901/O Land to the West of Kenn Road - Outline application for residential-led mixed use development to comprise up to 200 new homes, 1.21ha (3 acres) of which employment and community uses which may include B1, B2, B8, sui generis trade counter use and D1 uses and associated infrastructure. All matters reserved except for means of access to Kenn Road which is submitted in detail.

The Deputy Town Clerk advised that the target date for this application is November 2016.

The Chairman of the Transport & Highways Committee reported that the access and transport statements had shown that there would be less vehicles if the site is designated for housing rather than industrial. He and another member felt that the development is likely to be approved and the Town Council should get the best outcome for this site and any others using section 106 and CIL funding for infrastructure requirements in connection to these developments. It was noted that a request for improvements to the junction of Colehouse Lane with Kenn Road to assist visibility had been approved by Council last week. The possibility of using land adjacent to that junction to assist with this was also discussed.

The NSC Councillor for East Ward felt the site was inappropriate for housing in that it is outside the settlement boundary. He suggested an alternative development site on land off Colehouse Lane which is adjacent to the town, schools etc. This land had been put forward by the Town Council for inclusion in the NSC Call for Sites consultation. He and two other Councillors asked for the retention of this land for industrial and employment use to support the other housing developments in the area. A proposal to progress a road parallel with the motorway from Portbury House to the motorway roundabout was touched on by the NSC Councillor for East Ward.

The Deputy Town Clerk reminded members that full Council had agreed to invite the NSC Director of Development & Environment to a special full Council meeting to discuss long term plans for infrastructure in the light of these developments. It was agreed VOTE: 7 FOR 2 ABS TO MAKE THE FOLLOWING RESOLUTION TO THE SPECIAL FULL COUNCIL MEETING;

TO RECOMMEND REFUSAL of the outline application for up to 200 dwellings as the application site is outside the settlement boundary. Request this land is retained for industrial and employment led use to support the residents of Clevedon and the new housing developments in the adjacent area.

Action: Deputy Town Clerk

P/16/1391 TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/1871/WT 11 Highdale Road, Clevedon - T1 pittosporum bush fell, T2 apple reduce crown height by up to 4 metres.

RESOLVED: TO DEFER CONSIDERATION and enquire why the pruning of fruit trees required a tree works application approval in this case.

16/P/1873/TPO 26 Bay Road – Tree protection works due to construction of log cabin.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

16/P/1874/TPO 27 The Avenue – T1 yew – crown reduce by 1.5 metres.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

Deferred from last meeting: **16/P/1783/TPO 8 Wells Road** - T1 Ash – fell.

This application had only appeared on the NSC website that day.

RESOLVED: TO DEFER CONSIDERATION to the next meeting of the Committee as the NSC website server was not working.

P/16/1392 PROPOSED NEW BASE STATION INSTALLATION AT CLEVEDON GOLF CLUB, CASTLE ROAD – PRE-APPLICATION CONSULTATION

All Councillors had been circulated with proposal information - site plans, elevations, antenna and equipment layouts. The proposal is for radio base station in a wooded area of the golf course. This would provide a much needed improvement to coverage in the Walton area providing 2G/3G and 4G coverage for Vodafone and Telefonica. Alternative site options in Clevedon had been considered and discounted.

RESOLVED: VOTE: 8 FOR 1 ABSTENTION NO OBJECTIONS to this proposal and application site.

Action: Deputy Town Clerk

P/16/1393 CONSULTATION ON NSC PLANNING APPLICATION REQUIREMENTS

Members were asked to view the documents on the NSC website prior to the next meeting of the Planning Committee on 14th September 2016.

P/16/1394 NORTH SOMERSET CORE STRATEGY - Consultation on proposed modifications to remitted policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33.

Members studied in detail policy CS31 concerning Clevedon, Nailsea and Portishead which had been circulated to all Councillors. The following points were highlighted by members;

4.78 Clevedon, Portishead and Nailsea are identified as places which should only consider locally significant development ensuring the availability of jobs and services for themselves and surrounding communities.

4.80 Within these towns, developments of more than 50 dwellings have wider infrastructure and environmental impacts which need to be properly considered through a development plan. New development will only be permitted where it is demonstrated that the local infrastructure is sufficient to accommodate the

demands of the development (for example school places, community buildings and foul and storm water drainage systems).

Members considered that the above two points were relevant to the proposed St Modwen site development.

RESOLVED: To NOTE this consultation document.

P/16/1395 PARKING REGULATIONS CAR PARK GREAT WESTERN ROAD FOR CLEVEDON TOWN CENTRE P/16/1275

The Deputy Town Clerk reported that NSC Compliance Monitoring had registered the complaint but a site visit by the Officer had yet to be arranged. She also informed the Committee that other residents had made observations about the change in regulations to the Town Council Office and asked whether the Town Council would consider writing direct to B & M Stores as they had previously written to Morrisons when a similar situation had arisen.

RESOLVED: To pursue this matter through NSC Compliance Monitoring who could quote the original planning permission. **Action: Deputy Town Clerk**

P/16/1396 FOR INFORMATION The Committee received and noted the following;

1396.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 10th August 2016.

1396.2 LIST OF NSC LICENSE APPLICATIONS 24TH JUNE – 5TH AUGUST 2016 – The only Clevedon application being a new premises application for Murrays in Hill Road.

1396.3 NSC PLANNING ENFORCEMENT Waggon & Horses restoration of wall P/6/1274 – A breach of condition notice is being drafted by NSC.

1396.4 APP 15/P/0895/MOD 22 MARINE PARADE – NSC had replied that this application had been reported to and considered at three meeting of the NSC Planning & Regulatory Committee in 2015. Committee reports are available on the NSC website.

RESOLVED: To request an update on the s106 monies from the Pier Apartments. **Action: Deputy Town Clerk**

1396.5 CPRE Countryside Voice and Fieldwork Magazines.

P/16/1397 CHAIRMAN ITEMS FOR INFORMATION

1397.1 NSC CONSULTATION PROPOSED CIL DRAFT CHARGING SCHEDULE – To be considered at the next meeting. Deadline 23rd September 2016. Available on NSC website.

1397.2 PLANNING COMMITTEE – 14TH SEPTEMBER 2016

The Committee Vice-Chairman will be chairing this meeting. Members were asked to volunteer to assist with the laptop and presentation of the plans on screen.

P/16/1398 TO DETERMINE PART I ITEMS

Agenda item 7 – App No 16/P/1901/O Land to the West of Kenn Road.

APPROVED AS A CORRECT RECORD
The meeting finished at 9.09 pm

CHAIRMAN.....
DATE:.....