

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 9th JULY 2014

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: R Garner, B Hatch, L Knott, A Shopland, C Wring.
 Deputy Town Clerk – Mrs I Johnson
 In Attendance: Councillor: D Shopland

7.30 PM INFORMAL BUSINESS
NOTICE OF PROPOSED DEVELOPMENT

Mr Paul Howe and later Mr Clive Shortman introduced themselves to the Committee. They had applied for pre-application advice from NSC for two two-bed mews houses in Alexandra Road. NSC had considered that planning permission is likely to be granted. Full plans would be available in due course. Access to the properties would be from Woodlands Road with two car parking spaces in front of each property. Members hoped the properties would be affordable to first time buyers and advised on ownership of the access lane.

7.35 PM FORMAL BUSINESS
P/14/792 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Councillors C Hall (out of Clevedon), J Norton-Sealey (family commitments) C Bussey (work commitments) C Francis-Pester (delayed in traffic); Graham Watkins (another meeting).

P/14/793 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.*

14/P/1001/F The Old Library, 6 Linden Road Cllr Wring declared a prejudicial interest as the application was listed under agenda item 11 but no discussion took place.

P/14/794 MINUTES OF THE PLANNING COMMITTEE HELD ON 25th JUNE 2014

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

P/14/795 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1268/F Salthouse Fields, Salthouse Road - Erection of new building for use as café.

RESOLVED: NO OBJECTIONS subject to the toilets being available to the general public. **VOTE:** Unanimous

14/P/1280/LUP Alexandra Court, Gardens Road - Certificate of lawfulness for the use of Warden's flat as residential dwelling.

RESOLVED: NO OBJECTIONS to the Certificate of Lawfulness **VOTE:** Unanimous

14/P/1285/HHPA 30 The Avenue - 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 5.5 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.85 metres high.

RESOLVED: NO OBJECTIONS **VOTE:** Unanimous

P/14/795 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

14/P/1306/F 6 Pizey Avenue - Erection of ground and first floor extensions and raising of roof height (part) insertion of dormer windows to front, rear and both sides and new garage.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1309/F 3 St Johns Avenue - Erection of a single storey extension and dormer window to side elevation.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1346/F 36 Dial Hill Road - Erection of a first floor extension and raise ridge height to create additional living space and replace flat roof over living space with a pitched roof.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1365/F Clevedon Lawn Tennis Club - Erection of a single storey rear extension and construction of a patio area.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1371/F 12 Kingston Avenue - Garage and kitchen extension to rear and side. Relayed driveway and replacement front 900mm garden wall. Extended 1.8m garden wall within garden.

RESOLVED: NO OBJECTIONS to the proposed extension, driveway and replacement front 900 mm garden wall. OBJECTIONS to the extended 1.8 m garden wall as there are concerns this will be out of keeping and should therefore be an appropriate height for the area. VOTE: Unanimous

14/P/1377/F Land to rear of 93 Hill Road - Erection of decking, handrail and shed/summerhouse (part retrospective).

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1399/F 4 Cambridge Road - Erection of two storey extension to north east corner with raised ridge height, single storey north, west and east extensions.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

P/14/796 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1183/TPO 5 Wellington Terrace - 1 Cottoneaster, 1 Acacia, 1 Small Oak - fell.

RESOLVED: To support the Clevedon Tree Warden's comments;

Cotoneaster OBJECTIONS to felling this attractive specimen.

Acacia OBJECTIONS to felling this attractive specimen.

Small Oak NO OBJECTIONS

ACTION: Deputy Town Clerk

P/14/797 COMMUNITY INFRASTRUCTURE LEVY AND S106 CONTRIBUTIONS**P/14/748.2**

NSC had written to ask whether the Town Council still wish to have a briefing on the above subject and if so what particular information is required by the Council.

RESOLVED: 1. To ask for the Briefing at the Planning Committee on 15th October.

2. To defer to the next meeting consideration of the information required from NSC at that Briefing.

3. Circulate to all Councillors details of the legal tests for when a s106 agreement can be used, provided by NSC at a meeting that day.

ACTION: Deputy Town Clerk

The Committee agreed to consider agenda item 10 as the next item as it related to the last item.

P/14/798 S106 FUNDING AFFORDABLE HOUSING P/14/783

NSC had provided details of the Clevedon Hall S106 agreement in respect of the provision or improvement of affordable housing. NSC is currently working with a Housing Association to potentially deliver 14 units of affordable housing in Clevedon. It is unlikely the Clevedon Hall amount will have been received in time, so NSC will need to use a sum accrued from another area. The Officer also asked the Town Council for suggestions of sites in Clevedon suitable for affordable housing.
NOTED.

P/14/799 PROPOSED HINKLEY POINT C CONNECTION PROJECT ACCEPTANCE OF APPLICATION FOR DEVELOPMENT CONSENT ORDER BY THE SECRETARY IF STATE

Deadline for consultation is 26th August 2014. The document was NOTED.

P/14/800 PROPOSED EXPANSION OF ST NICHOLAS CHANTRY C OF E PRIMARY SCHOOL P/14/776 & 780

NSC had responded to the questions raised at the last meeting stating that schools are considered for expansion when;

- They have consistently good or outstanding Ofsted outcomes.
- They have a proven demand for places.
- The school site can accommodate at least an extra 105 pupils from current published admission levels with the resulting increase in buildings and resources.
- Any building works will increase capacity but also enhance the current site and assist to resolve condition issues.
- The increase fits with the Council's strategic principles outlined in its commissioning strategy.

RESOLVED: To respond formally to the consultation as follows;

The Town Council would ideally prefer the shortfall of primary school places spread throughout the town's primary schools, rather than the entire shortfall allocated to one school.

The Town Council request serious consideration of the access and parking arrangements at St Nicholas Chantry School to alleviate the problems envisaged by the additional traffic flow. Clevedon Town Council would welcome the opportunity to discuss these arrangements in detail with NSC and the School.

ACTION: Deputy Town Clerk

The NSC East Ward Councillor made the following suggestions concerning access and parking arrangements at St Nicholas Chantry School;

HIGHDALE AVENUE possible chicane/traffic calming to slow traffic with a drive in unload and exit system.

HIGHDALE ROAD additional car parking spaces provided at the bottom of the Fir Woods owned by NSC.

SCHOOL ROAD to re-open this road although this would necessitate a compulsory purchase order for the nursery.

8.40 pm Cllr Garner left the meeting.

P/14/801 FOR INFORMATION The Committee received and noted;
801.1 PLANNING APPLICATIONS determined since 25th June 2014.
773.2 APP No 13/P/2422/F 15 Old Street. Notification that the appeal had been withdrawn.
773.3 App No 14/P/0169/LDE – Land at the Buildings Court Lane P/14/745 Awaiting further information.

P/14/802 CHAIRMAN ITEMS FOR INFORMATION

802.1 PREMISES LICENCE APPLICATION FOR CAMPBELLS LANDING
NSC Licensing Panel to meet on 27th July 2014. It would now appear the current licence application hours are longer than those for other premises in the area. The difficulty in accessing the application on the NSC website was again highlighted.

802.2 PROPOSED RE-STRUCTURING OF NSC AREA PLANNING COMMITTEE
NSC Councillors had attended the first re-structured Planning Committee and raised concerns about this new system.

P/14/803 PART 1 ITEMS

There are no part one items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.50 pm

DATE:.....