

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 26th JULY 2017

PRESENT: Councillor G Hill – Chairman of the Committee - Chair
 Cllr C Francis-Pester, S Hale, B Hatch, C Starr, G Watkins,
 J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Mr D Lee re: App 17/P/1618/F

7.30 pm INFORMAL BUSINESS

APP NO 17/P/1618/F 155 OLD CHURCH ROAD

Mr Lee reminded members that the proposed planning application had previously been refused by NSC. He lives adjacent to the property and although he supports appropriate development of this site he felt the revisions to the planning application did not address the concerns raised about the previous application.

- The proposed development will still be within a 1 metre from the east and west boundaries
- Concerns about the height and mass of the development have not been addressed.
- Parking for 4 vehicles to the front of the property.
- The development does not sit comfortably in the street scene. Previously the design of 155 and 157 Old Church Road complemented one another and Mr Lee hoped this could continue to be the case.

7.33 pm FORMAL BUSINESS

P/17/1575 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Hall illness; Cllrs N Barton and K O'Brien – work commitments; Cllrs A & D Shopland – another commitment.

P/17/1576 DECLARATIONS OF INTEREST

***NOTE:** District Councillors will reconsider applications; if they are on the NSC P & R Committee, taking into account all relevant evidence and representations. Any decision taken at the Town Council does not bind them at North Somerset Council.*

All Councillors and staff present declared a personal interest in app 17/P/1495/F as the applicant is a member of the Clevedon Town Council staff.

P/17/1577 MINUTES OF PLANNING COMMITTEE ON 5th JULY 2017

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

P/17/1578 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

With the Committee's agreement the Chairman altered the order of the agenda to consider the application of interest to the member of the public present.

17/P/1618/F 155 Old Church Road - Erection of 1 no two storey detached dwelling.

The West Ward Town Councillor had received objections from the owners of 157 Old Church Road concerning the closeness of the development to their

17/P/1618/F 155 Old Church Road continued...

boundary, overlooking and overshadowing of their property and the lack of a garage with parking to the front of the property.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL consider the development to be overdevelopment of the site. Concern about overlooking of 157 Old Church Road. Parking arrangements. Believe the development to be out of character with the street scene. Do not think the minor amendments have addressed the reasons for previously refusing this application.

17/P/1495/F 8 Robin Lane - Erection of a single storey rear extension following the demolition of existing single storey extension.

RESOLVED: NOT TO COMMENT ON THIS APPLICATION as all councillors present were known to the applicant who is a member of the Clevedon Town Council staff.

17/P/1519/F 4 Court Lane - Two storey rear and side extension.

It was noted that this application is a re-submission of a previous planning permission which has now expired.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1527/F 64 Chipping Cross - Two storey side extension.

It was noted that there are similar extensions in this area. A member highlighted the fact that these side extensions changed the character of an area by making properties appear to be terraced.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

17/P/1570/F 43 Old Church Road - Demolition of existing conservatory and construction of new single storey extension together with insertion of ground floor flank window.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1619/F 12 Durbin Park Road - Proposed single storey extension to the front elevation, raise ridge height to create additional living space and reconfiguration of existing roof to include front dormer window with balcony.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1623/F 25 Walton Road - Single storey rear extension following the demolition of existing conservatory and loft conversion to create additional living space.

Some concern about the windows in the loft conversion however they were some distance from the nearest property in Carey's Close.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/17/1579 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

17/P/1547/HHPA 5 Treefield Road - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 6.0 metres; 2) have a maximum height of 3.76 metres and 3) have eaves that are 2.44 metres high.

It was noted that other houses in the road had similar extensions.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS however this application is not on the NSC planning website.

17/P/1600/HHPA 2 Cherryhay - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.1 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/17/1580 TO CONSIDER TREE WORKS APPLICATIONS;

17/P/1432/WT 1 Lower Linden Road - T1 Bay - fell. Deferred from last meeting as no information given as to the reasons for felling the tree.

The Deputy Town Clerk reported a reply from NSC which stated that 'for WT applications (tree works in conservation areas) no reasons for the works are required from the applicant and the Tree Officer cannot request them. The only option is to make a Tree Preservation Order or send a letter of no objection. The response is based purely on the merit of the tree with regard to form and contribution to the area/streetscene.' NOTED.

17/P/1483/TPO 1 Castle Road - T1-T5 Holm Oak - reduce to height of adjacent hedgerow; T6 Yew - reduce to height of adjacent hedgerow.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

17/P/1537/WT 16 Hill Road - T1 Sycamore - pollard to previous points (approx 1.5 m reduction). NOTED. **Action: Deputy Town Clerk**

P/17/1581 TO CONSIDER PRE-APPLICATION CONSULTATION

17/P/1489/PRE LAND AT 173 AND 175 KENN ROAD

The information provided by the NSC Case Officer had been circulated to all Councillors. The proposed site layout shows two three storey buildings one for a 60 unit assisted living extra care scheme and the other for a retirement development of 27 one and two bedroom apartments. The separate business unit would provide 6000 sq ft of accommodation. Members raised the following concerns;

- Is this what Clevedon needs? What about starter homes for local young people unable to afford housing in the town?
- The site is designated for employment. What are the requirements for marketing the site for employment prior to any change of designation.

- The letter from the Planning Bureau states ‘that affordable housing would be dealt with by way of an off-site contribution subject to viability considerations as these schemes due to their very nature, form, build costs, sales rates and degree of communal space can often be subject to viability considerations’. Request that NSC is robust in determining section 106 and CIL contributions up front of the development if agreed and that these contributions are then sacrosanct
- The concerns of adjacent residents should be addressed regarding trees, parking, noise etc.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL of the change of use of this employment site until information on the required marketing of this employment site has been received. The Town Council also wishes to express concern about the lack of starter homes for young people in Clevedon which is contributing to the demographic trend towards older people in the town.

Action: Deputy Town Clerk

P/17/1582 REPORT FROM RECENT MEETINGS – Cllr C Starr reported;

1582.1 NSC TOWN AND PARISH BRIEFING Thursday 6th July 2017 – The presentation was circulated to all Committee members. He reported that the Planning Inspector had raised concerns that there is no certainty that existing sites in the Site Allocation Plan will be developed by 2026 and therefore there is a need to identify additional housing sites to provide flexibility and choice, also to demonstrate a five year supply.

There was discussion of the Joint Spatial Plan and the need for 105,000 houses in the West of England. This figure is based on employment growth however there appears to be no provision in North Somerset to test whether that employment growth has been attained.

Under the new North Somerset Plan NSC will be reviewing settlement profiles, settlement hierarchy, settlement boundaries and distribution of housing. Cllr Starr highlighted the fact that Neighbourhood Plans need to be aligned with the timescale for the Joint Spatial Plan, the consultation for this ends December 2018. Members of the Planning Committee on the Clevedon Neighbourhood Plan Steering Committee confirmed that this is the case.

1582.2 JOINT STRATEGIC PLAN UPDATE MEETING FOR NAILSEA AND BACKWELL PARISH COUNCILS on Monday 17th July 2017 at Nailsea. Cllrs Barton and Starr had asked NSC for permission to attend this meeting. Mr R Kent and Mr S Thorne from NSC had been in attendance. It was noted that Nailsea Town Council would prefer housing on the east of the town on the green belt rather than the West where it is currently planned. With regard to a link road from Junction 20 to Nailsea this would be dependent on funding and could not be built prior to development. The NSC Officer had agreed that Clevedon does have traffic issues resulting from developments in surrounding towns and parishes.

P/17/1583 LICENCE APPLICATION – MOTOR FUEL LIMITED 154 OLD

CHURCH ROAD P/17/1572.2

The Deputy Town Clerk reported that NSC would only call the licence in for review if there was enough evidence to prove that the new licence is adversely affecting the four licensing objectives: Prevention of Crime and Disorder; Public Safety; Prevention of Public Nuisance; Protection of children from harm.

RESOLVED: To continue to monitor the new licence.

Action: All Town Councillors

P/17/1584 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1584.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting 5th July 2017 circulated to all Councillors.

P/17/1585 CHAIRMAN ITEMS FOR INFORMATION as follows;

1585.1 INFORMATION FROM THE HISTORIC TOWNS FORUM regarding a course - circulated to Committee members by email.

1585.2 EMAILS BETWEEN THE COMMITTEE CHAIRMAN AND JASON BEALE NSC concerning the time taken between registration of a planning application and it appearing online. He confirmed that town and parish councils now have 28 days to comment on applications.

1585.3 NEIGHBOURHOOD PLAN STEERING GROUP The Chairman of the Group had requested closer liaison with the Planning Committee on major future developments etc. This would be done through the Planning Committee members who are also Steering Group members and liaison between the two Chairmen initially.

Action: Cllrs Hill, Watkins and West

1585.4 CALENDAR OF MEETINGS 2018 – PLANNING COMMITTEE

RESOLVED: To agree monthly Planning Committee meetings for 2018. To be reviewed regularly. The agenda to be send out if possible two weeks before the meeting to allow time for Councillors to view application sites.

Action: Deputy Town Clerk

P/17/1586 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8. 57 pm DATE:.....