

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 27TH JANUARY 2010

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 Cllrs C Francis-Pester, P McNeill, D Shopland, C Wring,
 Mrs I Johnson – Committee Clerk

IN ATTENDANCE: Cllrs R Garner.

P/10/11 APOLOGIES - Cllr C Hall – family illness.

P/10/12 DECLARATIONS OF INTEREST

10/P/0046/WT Cllr Wring declared a personal interest as the owner of the adjacent property.

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/10/13 MINUTES

The minutes of the Planning Cttee meeting held on 11 January 2010 were approved and signed.

P/10/14 UPDATES ON ACTION ITEMS NOT ON AGENDA

14.1 APPLICATION FOR STREET TRADING CONSENT BAYS OPP ALEXANDRA RD THE BEACH P/10/09 Clevedon Pier & Heritage Trust had forwarded a copy of their letter to NSC objecting to the above application. Noted.

Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS

P/10/15 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

09/P/2267/F Clock Tower, 1 The Triangle – Change of use from public house to 2no retail units on ground floor. Conversion of first and second floor to 2no self contained flats. **APPLICATION WITHDRAWN BY APPLICANT**

10/P/0015/F 20 Kenn Road – Change of use from shop on ground floor and residential accommodation on first floor to 3no flats. Construction of a ramp with railings leading to a new rear porch following demolition of existing rear lean-to. Existing shop front removed and opening closed in. Wall to enclose garden area at the front of building with access gate from Griffin Road.

RESOLVED: RECOMMEND REFUSAL as the applicant has failed to satisfactorily demonstrate that the premises could not be retained in a viable retail use. A business is still trading at this property. It is understood that it is necessary to advertise for six months to establish there is no possibility the property could remain in retail use before applying for a change of use. Also concern that one of the parking spaces will be used for an existing adjacent property.

10/P/0028/F 4 Fearnville Estate – Demolish garage and rear conservatory and erect a two storey side and single storey rear extension.

RESOLVED: RECOMMEND REFUSAL Considered overdevelopment of this site. Concern the extension could upset the spatial setting and destroy the character of this excellent example of architecture of this period. It could also set a precedent.

P/10/15 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

- 09/P/2268/F 7 Thackeray Road – Two storey front extension, single storey rear extension, conservatory, widen access and hardsurfacing (revision to 03/P/1166/F).
- 10/P/0005/F 9 Valley Road – First floor side extension above existing kitchen. VOTE1 ABS
- 10/P/0009/F 86 Coleridge Vale Road South – Single storey side extension.
- 10/P/0020/F 2 Tone Road – Rear conservatory.
- 10/P/0026/F 11 Byfields – Two storey rear extension.
- 10/P/0043/F 12 The Triangle – Change of use from A1 (retail shop) to A2 (estate agency).

RESOLVED: NO OBJECTIONS to the above six planning applications.

DEFERRED FROM LAST MEETING P/10/05

- 09/P/2179/F Stileway Farm, Lower Strode Road – Retrospective alterations to roof and windows of building F (Revision of previous permission 00/P/1985/F).

RESOLVED: Consider there is still insufficient information to make a comment.

ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/16 TREE WORKS

- 10/P/0043/WT Archers Court, Linden Road – T1-T3 Lime – Re-pollard.

RESOLVED: NO OBJECTIONS.

ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/17 NSC DRAFT HOUSING STRATEGY CONSULTATION DRAFT

Members did not complete the consultation questionnaire. The following comments have been forwarded to NSC to meet the deadline of 31 January 2010;

RESOLVED: To forward the following comments to NSC;

Clevedon Town Council wishes to stress the importance of infrastructure and employment provision made prior to or in line with any substantial housing growth. A diversity of employment should be encouraged to reduce out-commuting.

Clevedon Town Council is unable to make comprehensive comments at this stage in view of the fact that the final housing allocation is unknown as the Regional Spatial Strategy is still in dispute. The Town Council therefore await the completed draft consultation.

ACTION – COMMENTS FORWARDED TO NSC PRIOR TO THE DEADLINE.

P/10/18 NORTH SOMERSET CORE STRATEGY CONSULTATION DRAFT

The full Consultation Document had been distributed to all Committee members. There had also been some discussion with Planning Officers at the Exhibition at the Council House earlier in the week. Deadline for comments 19 February 2010.

RESOLVED: To forward the following comments to NSC;

- Under 3.206 Residual Dwelling Requirement – the table is confusing. The figure of 5,750 RSS allocation is set against Clevedon. The Planning Officers had stated that this figure is for the whole of North Somerset excluding Weston.
- Under 3.224 There should be no provision to subsume areas of North Somerset into a Greater Bristol framework. North Somerset boundaries should be maintained to ensure viability of the whole district.
- Under 3.370 Ensuring Safe and Healthy Communities Concern that in the next 20 years it is likely the population of North Somerset will be largely retired and therefore income generation could be limited. This could affect industry and retail requirements. Facilities should be in place to support the increasing number of elderly dependent people.

P/10/18 NORTH SOMERSET CORE STRATEGY CONSULTATION DRAFT continued..

- Under CS10 Transportation and Movement Members were surprised there is no mention of investigation of a new bypass road for Tickenham and Yatton.
- Under CS12 Achieving High Quality Design and Place-Making Stress the importance of infrastructure and employment provision made prior to or in line with any substantial housing growth. A diversity of employment should be encouraged to reduce out-commuting.

ACTION COMMITTEE CLERK TO FORWARD COMMENTS PRIOR TO DEADLINE.

P/10/19 WEST OF ENGLAND JOINT WASTE CORE STRATEGY

Committee Members had received copies of the above document. Cllr Francis-Pester the Executive Member of NSC for Waste provided background information. He also updated the Committee on the extension of the current recycling and waste arrangements for North Somerset planned for March/April 2010.

RESOLVED: To note the Joint Waste Core Strategy.

P/10/20 BRISTOL INTERNATIONAL AIRPORT ADDITIONAL PROPOSALS TO PLANNING APPLICATION

Members received details of the above which include measures to address the key outstanding issues – transport; green belt and night flying. A letter had also been received from the Parish Councils Airport Association setting out the PCAA recommendations on these additional proposals.

Members were particularly concerned about access to the airport and generally felt that at the present time with this proposed development Bristol International Airport had reached the maximum development for that site.

P/10/21 FOR INFORMATION The Committee received and noted;
21.1 PLANNING APPLICATIONS determined since 11 January 2010.
21.2 REPORT OF TREE WARDEN for year ending 31 December 2009.

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 9.25 pm

DATE:.....