

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 29th JULY 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, C Francis-Pester, A Giles-Townsend, S Hale, C Hall,
 B Hatch, A Shopland, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland from 7.41 pm

P/15/1032 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs D Flint and G Watkins – out of Clevedon. Cllr J Norton-Sealey – family commitments.

P/15/1033 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/15/1034 MINUTES OF PLANNING COMMITTEE ON 8th JULY 2015

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

P/15/1035 NEIGHBOURHOOD PLAN P/15/1027 – Cllrs Francis-Pester and Barton

reported on informal discussions with the Chairman of the Chamber of Trade. Mr Anslow had been very positive about a vision for Clevedon for 2020 and hoped it would assist in marketing the town. Both the Chairman of Council and Cllr Flint had written to the Committee supporting the production of a plan. The Chairman had added the proviso that there would need to be sufficient councillors willing and able to take this on, as it is highly desirable that the Town Council orchestrates the plan. The Committee Chairman reminded Members that three years ago when a Clevedon Vision statement was proposed invitation letters were sent to 20-30 outside bodies with few replies.

The Town Council representative on the Clevedon Civic Society reported that the Society was keen to work with the Town Council on a neighbourhood plan as they had already done some mapping work for the town. Cllr West offered to assist with the Plan. The Society had concerns about the future of the St Modwen site.

It was agreed that the parameters of a Clevedon Neighbourhood Plan would need to be clearly defined and explained to ensure that organisations that engaged in the plan were not doing so under false pretences. Also it was emphasised that a Neighbourhood Plan would not stop development and may have limited powers. It would be looking at how and where Clevedon could develop.

RESOLVED: All Committee Members to research existing Neighbourhood Plans in North Somerset and other areas prior to further discussions at the next meeting of the Committee. It is hoped that full Council could consider whether to progress a Neighbourhood Plan, following input from the Planning Committee, at their meeting on 21st October 2015.

ACTION: All Committee Members

P/15/1036 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

15/P/1508/F 10 Woodington Road - Erection of a two storey side and single storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/15/1036 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

15/P/1516/LB 47 Copse Road - Proposed internal alterations to include; removing wall to enlarge existing kitchen, installation of glazed doors, enlarging openings from kitchen to sitting room and conservatory and regularising adjusting floor levels to match throughout.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

15/P/1538/MMA South Field, Clevedon Hall Estate, Victoria Road - Minor material amendment for the variation of condition 2 of 15/P/0462/F (Variation of conditions 12 and 14 and removal of condition 17 of planning permission 12/P/1539/F (Erection of 42no dwellings (use class C3) and 8no self-contained hotel suites (use class C1) and associated works including hard and soft landscaping, car parking, integral open space and internal roads and paths following the demolition of the existing school buildings and hard standing. Listed Building alterations to existing estate wall and the formation of 2 no new openings in the walled garden wall. Proposed alterations to Elton Road vehicular and pedestrian access) to allow changes to the alignment and design of the properties within the South Field.

The Committee Chairman informed the Committee that the determination letter for App 15/P/0462/F was not on the NSC planning website and therefore there was no information about condition 2. The NSC Case Officer was not available. It appeared that the proposed changes of design were to accommodate two additional houses on the South Field.

RESOLVED: TO DEFER consideration to the next meeting and obtain the necessary information.

15/P/1558/LB East End Farmhouse, Tickenham Road - Replacement of 3 rear softwood casement windows with matching softwood windows.

RESOLVED: VOTE: 6 FOR 2 ABSTENTIONS NO OBJECTIONS however suggest hardwood windows may be more durable.

15/P/1613/F 36 Yeoward Road - Erection of a two storey side extension.

A South Ward Councillor had commented that the extension is right up to the public footpath however it was noted that there had been similar extensions in an adjacent road.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

15/P/1626/F The Stables, 15 Melbourne Terrace - Change of use of existing builder's workshop and store into office accommodation (B1 use). Works to include demolition of the front porch, raising the roof ridge and changing the existing doors and windows.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/1638/F 89 Yeolands Drive - Erection of a two storey side extension and single storey front extension.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

P/15/1036 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

15/P/1628/F 17 Albert Road - Change of use from nursing home to two dwellings with construction of a vehicular access off Princes Road, existing access off Albert Road re-located, new door to north elevation, removal of fire escape and doors to west elevation and solar panels to roof valley.

Members were disappointed at the loss of the Nursing Home and employment however it was noted that legislation for nursing home provision had changed. The location of the access close to the junction with Princes Road was discussed however it was felt this may deter on street parking at this junction by users of the Community Centre.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS subject to the investigation of additional off street parking in line with the Supplementary Planning Document Parking Standards recommendations for 4 and 5 bed dwellings.

P/15/1036 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;

15/P/1600/TPO Flat 4, 27 Castle Road - T1 x Holm Oak - crown reduction up to 7m; T2 x Holm Oak - crown reduction up to 5m, T3 x Yew - crown reduction up to 5m.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/15/1037 NSC CONSULTATIONS

1037.1 CONSULTATION ON DEVELOPMENT CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT see also P/15/ below.

The Planning Committee considered the SPD. It was noted that this revised consultation document had grown from 10 pages to 47 pages. The compilation of a wish list for s106 funding was part of the TEA Committee remit.

RESOLVED: VOTE: 8 FOR 0 AGAINST TO NOTE the document and enquire about the s106 provision for services such as toilets.

ACTION: Deputy Town Clerk

1037.2 NEIGHBOURHOOD PLANNING FOR CONGRESBURY – Creating a neighbourhood area see also P/15/1035 above

RESOLVED: Committee Members to investigate this emerging neighbourhood plan as part of their research into neighbourhood planning for their next committee meeting.

ACTION: All Committee Members

P/15/1038 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

Members were concerned that cases were taking a long time to be resolved.

RESOLVED: To follow up with NSC some of the cases that had been on the list for some time.

ACTION: Deputy Town Clerk

P/15/1039 APP 13/P/2400/F 22 MARINE PARADE P/15/1003.2

It was NOTED that English Heritage had replied confirming that they would contact the NSC Case Officer and ask for a re-consultation on these amended plans.

P/15/1040 TO AGREE THE PURCHASE OF A NEW PROJECTOR FOR USE AT PLANNING COMMITTEE MEETING P/15/1019

RESOLVED: To purchase a Optoma W316 projector similar to that used by Nailsea Town Council at a cost of £396.48 inc VAT. To be funded from the Planning Committee budget 2015/16. **ACTION: Deputy Town Clerk**

P/15/1041 FOR INFORMATION The Committee received and noted;

1041.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 8th July 2015 .

P/15/1042 CHAIRMAN ITEMS FOR INFORMATION

1042.1 22 MARINE PARADE

The Committee Chairman had received a copy of a letter to NSC from a resident of Wellington Terrace concerning possible irregularities with the groundworks currently being carried out.

RESOLVED: To follow this up with NSC.

ACTION: Deputy Town Clerk

1042.2 HIGHCLIFFE HOTEL DEVELOPMENT

The Committee Chairman had received a copy of an email to NSC Planning Enforcement concerning; 1) the extensive landscaping works currently underway 2) access to the site for heavy mechanical plant via the grass public open space next to the Walton Park Hotel and along the coastal path.

RESOLVED: To follow this up with NSC.

ACTION: Deputy Town Clerk

1042.3 ST MODWENS SITE, KENN

The Chairman highlighted an article in the local press concerning a possible application for 200 homes on this site which was previously allocated for industrial and commercial use. Members felt it was important to consider infrastructure requirements should this application be submitted.

RESOLVED: To request that Clevedon Town Council as a neighbouring authority be consulted on all plans for the St Modwens site.

ACTION: Deputy Town Clerk

1042.4 UNSPENT S106 MONIES

The Chairman also drew attention to another article in the press highlighting the fact that some s106 monies are unspent for Clevedon. Members agreed that often s106 is kept to one side to be added to further future monies for larger infrastructure requirements for the community.

RESOLVED: To write to NSC seeking assurance that the unspent s106 does not have time restraints on its allocation. Also to request the Town Council is consulted on how this funding is spent in the town.

ACTION: Deputy Town Clerk

P/15/1031 TO DETERMINE PART 1 ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.00 pm

DATE:.....