

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 13TH MARCH 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs C Francis-Pester from 7.58 pm, A Giles-Townsend, C Hall,
 B Hatch, G Watkins, C Wring from 7.40 pm
 Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllrs P McNeill, N Pennycott until 8.47 pm

7.30 PM INFORMAL BUSINESS – CLEVEDON FORBES FUND

Mrs Wendy Robinson, Director of this Fund, presented the history of the Forbes Fund – begun in 1881 by Edward Forbes, Vicar of Christchurch, Clevedon “to share his experience of God's love through service and practical care” through the provision of two convalescent homes in Clevedon. The homes were sold in 1990 and the Fund was established with the Founders intentions preserved to provide convalescent breaks. These can be for carers, those with disabilities and health and trauma issues. Last year 128 grants were awarded. The Fund also works with partner organisations ie Social Services and carer organisations. Mrs Robinson is concerned that the Forbes name is commemorated in Clevedon so that future generations will know of this Fund.

7.45 PM FORMAL BUSINESS

P/13/486 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs R Garner and J Norton-Sealey – other commitments.

P/13/487 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 13/P/0315/F Cllr Hatch declared a prejudicial interest as she is the applicant.

App No 13/P/0317/F Cllr Hill declared a personal interest as he is known to the applicant.

App No 13/P/0306/F Cllr Hall declared a personal interest as he is known to the applicant.

P/13/488 MINUTES OF THE PLANNING COMMITTEE 20th FEBRUARY 2013

The minutes of the above Planning Committee meeting were approved and signed.

P/13/489 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE
NAMING OF DEVELOPMENT

Members were interested to hear about the Clevedon Forbes Fund. They felt it would be appropriate to commemorate the name of the instigator of the charity by naming a road or development Edward Forbes.

RESOLVED: To keep this name in mind when considering names for future roads or developments in Clevedon. **ACTION: Deputy Town Clerk**

PART 1

P/13/490 CLEVEDON BANDSTAND

Members discussed the £2,000 allocation in the 2012/13 Town Events & Amenities Committee budget . The reply from the Director of Development and Environment at NSC was noted along with the information from the Civic Society. The Building Research Establishment had recommended a specific mortar mix which cannot be used if weather temperatures are low. The Conservation Officer is involved in arrangements for this insurance work.

RESOLVED: TO RECOMMEND TO COUNCIL that Cllr Hall to speak with the Director of Development and Environment and following this, a letter to be sent to NSC highlighting the following;

1. Request the bandstand is repaired to enable use from the end of April 2013.
2. The full refurbishment of the bandstand to be progressed as soon as possible after the tourist season - autumn/winter 2013.
3. Suggest provision of disabled access to this Listed Building could be achieved via a wooden ramp stored at the Bandstand.
4. Funding is available from the Town Council (£2,000 allocated in the TEA Budget) and the Civic Society towards the full refurbishment of the Bandstand

ACTION: Cllr C Hall & Deputy Town Clerk

PART 2

P/13/491 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

491.1 APP 12/P/2220/MMA 208 KENN ROAD P/13/479.2

Cllr Hatch reported that she had visited the site with the NSC Compliance Monitoring Officer and viewed the site from adjacent properties. She felt the development is very close and imposing although only one window overlooked the adjacent property. The height of the middle unit had been raised due to flood plain legislation. NSC could not issue a stop notice for this development.

RESOLVED: To write to the NSC Head of Development Management asking for copies of the Environment Agency's report and drainage reports detailing percolation tests and comments on the existing drainage system capacity in order to ascertain that this was completed prior to the planning application being signed off.

ACTION: Deputy Town Clerk

491.2 87-89 HILL ROAD P/12/479.3

No further response to follow up emails to NSC Enforcement.

RESOLVED: To follow up this enforcement action with the Manager of the NSC Enforcement Service.

ACTION: Deputy Town Clerk

P/13/492 APP NO 13/P/0118/F 29 COLERIDGE VALE ROAD SOUTH SITE VISIT

Members agreed the proposed extension was large – over fifty per cent of the original dwelling. However highway visibility at this corner location would not be affected and off street parking should still be available. Other dwellings in this area had extensive extensions and some corner plots had fenced in their corners with higher fencing. It was noted that the Planning Officer is minded to refuse the application as a cramped form of development out of keeping with the area.

RESOLVED: NO OBJECTIONS vote: 5 FOR 4 AGAINST

ACTION: Deputy Town Clerk

P/13/493 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0291/LUP 5 Russell Rd - Application for lawful development certificate for the proposed enclosure of ground floor space under existing first floor side extension.

RESOLVED: DEFERRED to next Committee meeting. Insufficient information provided for comment to be made on this application.

13/P/0358/LB Flat 3, First Floor, Claremont Hall, 17 Highdale Road Installation of a replacement combination gas boiler requiring a new flue to be routed from the boiler through roof void, through bedroom at high level and out through the rear wall of the property.

RESOLVED: NO OBJECTIONS request all safety aspects in respect of this installation are examined.

13/P/0315/F 43 Halswell Rd - Two storey side extension to include dormer window to front elevation. It was noted this is a one storey not two storey side extension.

RESOLVED: NOT TO COMMENT on this planning application from a Member of Clevedon Town Council.

13/P/0287/F 9 Camplins - Erection of two storey side extension following demolition of existing single storey side extension and erection of single storey front extension.

13/P/0306/F Seawards, Ladye Bay - Retrospective application for the formation of car parking area to front of property together with a planting scheme.

13/P/0313/F 41 Oldville Ave - Two single storey extensions to rear elevation and a porch to front elevation.

13/P/0317/F Brackenwood, Brackenwood Rd - Timber framed garage, car port and greenhouse

13/P/0328/F 36 Kings Road - Two storey side extension following demolition of single storey side extension and car port. Convert part of existing garage into living accommodation with new door to front elevation.

13/P/0334/F 2 Bennetts Way - Single storey rear and side extension including new pitched roof over existing garage and lobby.

13/P/0348/LB 39 Hill Road - Single storey ground floor side extension, new ground floor lantern to rear conservatory, change ground floor window to door opening to rear and internal alterations.

RESOLVED: NO OBJECTIONS to the above eight planning applications

ACTION: Deputy Town Clerk

P/13/494 TREE WORKS

13/P/0246/TPO 3 Linden Rd - 1 Silver Birch - balanced crown reduction to previous pruning points (approx 2m in length over the crown)

13/P/0274/WT The Knoll, Chapel Hill - 4 Sycamores, 1 Lime, 1 Horse Chestnut - Reduce to previous pollard points, 1 Beech - Balanced crown reduction of no more than 3 metres, 1 Sycamore - balanced crown reduction of no more than 3 metres, 1 Holly Oak - Pollard by reduction of approximately 3m, 1 Sycamore - Fell.

The Clevedon Tree Warden had no objections to these works which represented good tree management.

RESOLVED: NO OBJECTIONS to these two applications for works to trees.

P/13/495 PAPERLESS PLANNING REPORT FROM JASON BEALE NSC P/13/478

Mr Beale had provided the following comments;

- Paperless working just means that North Somerset will not routinely send paper copies of applications to you. Paper copies can however be sent for particularly large applications upon request.
- I noticed during the meeting on 20 February that Clevedon TC are already working in a paperless way, in that you successfully viewed all the applications via the website and did not look at any paper copies.
- Official paperless councils are given 28 days as standard to submit their comments rather than the statutory 21 days. The additional 7 days are given to take account of the fact that it can take a few days for new applications to appear on our website.
- If paperless councils need longer than 28 days they can ask for an extension by contacting the case officer.
- Currently 12 councils are paperless. These include Weston and Nailsea.
- If an application is not yet online and you want to view it during a forthcoming meeting you should let NSC know. We can ensure it is available on our website within a day or two. So far we have not received many such requests. But on each occasion when we were able to get the plans online in time.
- Many local councils have also found benefits with not having to store a lot of paper copies of applications at their office.
- Different councils have different approaches to paperless working, depending on their needs. For example Weston, like Clevedon, view applications online but only view some of the applications from the weekly list in order to save time on the night. Others view all applications but prior to the meeting download them to a folder or power point presentation. I have worked with many councils to help them find ways of paperless working that most suit them and I would be willing to help Clevedon with this if required.

From the planning applications considered at this meeting four planning applications were either not online; plans in dark shading; plans not clear even when enlarged on screen; wording of the application proposal misleading. Concern was also expressed that validation of planning applications is not dealt with by Planning Officers.

RESOLVED: Not to consider paperless working at present but review again in three months time when it is hoped issues regarding the clarity of plans on the NSC web site will be perfected.

ACTION: Deputy Town Clerk

P/13/496 REPORTS OF RECENT MEETINGS**496.1 MARSON HOUSE, MARSON ROAD POTENTIAL REDEVELOPMENT**

The Committee Chairman reported on the presentation to the Town Council on 28 February 2013. The proposed use of the building is for 6 flats to be let by Alliance Homes as affordable housing to adults with a learning disability who currently live locally with their families. Some concern about parking however it is unlikely the residents will be car users and parking spaces would be used by carers and visitors. Public consultation in Marson House on 18 March 2013 3.00 – 6.30 pm.

496.2 NORTH SOMERSET COUNCIL SITES AND POLICIES PLAN

The Committee Chairman and Cllr Hatch reported on the Workshop meeting on 28 February 2013. The document contains only a few pages directly concerning

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Clevedon. There had been talk during the workshop sessions about possible changes to town and parish boundaries due to the proposed reduction in the

496.2 NORTH SOMERSET COUNCIL SITES AND POLICIES PLAN continued..
number of District Councillors however no decision has been made by the Electoral Commission. A further complication to this Draft Plan is the challenge to the NSC Core Strategy housing allocation by the University of Bristol which could affect projected housing numbers in this area.

The Town Council's previous recommendation to produce a Clevedon Vision Statement continued to be supported by Members as it was felt this would give planners an indication of suitable development.

**P/13/497 TIMESCALE FOR CLEVEDON TOWN COUNCIL TO RESPOND TO
PUBLIC CONSULTATIONS**

497.1 NORTH SOMERSET COUNCIL SITES & POLICIES PLAN

RESOLVED: To commence consideration at the next meeting. The 220 page document is now available in the Town Council Office and online at www.n-somerset.gov.uk/sitesandpolicies .

497.2 PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

RESOLVED: To commence consideration at the next meeting. The 27 page document is now available in the Town Council Office and online at www.n-somerset.gov.uk/parking . Also to invite Cllr Pennycott to attend.

ACTION: Deputy Town Clerk

P/13/498 TOWN & PARISH COUNCIL CURRENT ENFORCEMENT CASES

The information was noted.

P/13/499 HINKLEY C CONNECTION GROUP

Members received and noted; 1) The request for observations and issues arising from the on-going consultation process for feedback to the Hinkley C Connection Group. 2. Notice of a meeting open to all community members of all the Forums from 7-8pm on Tuesday 26 March at the Scotch Horn Leisure Centre, Nailsea.

RESOLVED: To inform Cllr Garner of the date of the meeting.

ACTION: Deputy Town Clerk

P/13/500 FOR INFORMATION Members received and noted the following items;

500.1 PLANNING APPLICATIONS determined since 20th February 2013.

500.2 APPLICATION FOR STREET TRADING CONSENT STRODE ROAD LAYBY –
Granted.

P/13/501 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/13/502 PART 1 ITEMS

Clevedon Bandstand.

APPROVED AS A TRUE RECORD CHAIRMAN:

The meeting finished at 9.35 pm DATE:.....

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