

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 21 MARCH 2012**

**PRESENT:** Cllr J Norton-Sealey – Committee Chairman in the Chair  
 Cllrs R Garner, C Hall from 7.40pm, G Hill, L Knott, D Shopland from  
 7.35 pm. Mrs I Johnson Deputy Town Clerk.

**IN ATTENDANCE:** Cllrs P McNeill, A Walker. Ms A Gathercole – Informal Business

7.30 pm **INFORMAL BUSINESS** – App No 12/P/0342/F 23a Hill Road

Ms Gathercole of 23 Hill Road highlighted her concerns about this application for retrospective planning permission for a raised wooden decking area. The decking is higher than the previous patio area and overlooks her daughter's bedroom window. The property is within the Conservation Area. Ms Gathercole also pointed out that the boundary as shown on the plans was different to that on the deeds for her house. Photographs of the decking taken from Ms Gathercole's property were circulated.

7.42 pm **FORMAL BUSINESS**

**P/12/264 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs C Francis-Pester and C Wring – other commitments.

**P/12/265 DECLARATIONS OF INTEREST**

Cllrs Knott, Walker and Mrs Johnson declared personal interests as they are known to Ms Gathercole objector to App 12/P/0342/F.

**P/12/266 CODE OF CONDUCT – PREJUDICIAL INTERESTS P/12/240**

The reply from the Head of Legal & Democratic Services, NSC was noted. Members were referred to paragraph 10(2) and 12(2) of the Code of Conduct.

**P/12/267 MINUTES OF THE PLANNING COMMITTEE 29 FEBRUARY 2012**

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

**P/12/268 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA**

There were none.

**PART 1**

**P/12/269 NEIGHBOURHOOD PLANNING – CLEVEDON P/12/255.1**

**269.1CPRE/NALC NEIGHBOURHOOD PLANNING WORKSHOP – 5<sup>TH</sup> MARCH 2012**

Cllr Hill reported on the workshop and a copy of his report is available from the Town Council Office. All the presentation slides for this Workshop and the NSC Workshop for Town and Parish Councils are available online at [www.n-somerset.gov.uk/neighbourhood planning](http://www.n-somerset.gov.uk/neighbourhood%20planning). The site also contains details of the pilot Neighbourhood Plans being undertaken by Backwell and Long Ashton Parish Councils. Cllr Hill asked the question "Does Clevedon want to control part of its own destiny and what the town consists of? Or just bob along on the prevailing current with the local NSC planning river". However he emphasised that production of a Neighbourhood Plan could be a time consuming and costly business and Clevedon Town Council on its own does not have the resources, neither monetary nor personnel.

**P/12/269 NEIGHBOURHOOD PLANNING – CLEVEDON P/12/255.1 CONTINUED...**

Members noted the information about the Community Infrastructure and S106 Agreements.

**269.2 LOCALISM AND HERITAGE COURSE RUN BY ENGLISH HERITAGE AND BRISTOL CITY COUNCIL ON 7<sup>TH</sup> MARCH 2012**

Cllr L Knott reported that the course was mainly aimed at large heritage towns/cities. However mention was made to the emotional heritage of an area ie the unique special aspects of a town – perhaps for Clevedon the seafront, Pier and bent tree. She felt the Community Plan consultation for the town had not been successful. However she felt it was important to consider a simple philosophy for Clevedon of what the town is and where it is going together with areas of concern to allow development within agreed areas of appropriate design.

**269.3 TO CONSIDER A RECOMMENDATION TO FULL COUNCIL CONCERNING FUTURE NEIGHBOURHOOD PLANNING FOR CLEVEDON.**

**RESOLVED:** Cllr Hill to make a presentation to full Council on 18 April 2012 to enable all Councillors to participate in the decision as to whether to produce a Neighbourhood Plan for Clevedon in the future. **Action: Cllr G Hill**

**PART 2****P/12/270 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

*It was agreed to consider App No 12/P/0342/F first to enable Ms Gathercole to hear the discussions.*

12/P/0342/F 23a Hill Road – Retrospective application for an external wooden staircase and raised decking area.

It was emphasised that the definition of the boundary is a legal matter not a planning consideration. Two Councillors spoke against the application because of the invasion of privacy to the neighbouring property. VOTE: 3 FOR 2 AGAINST

**RESOLVED:** NO OBJECTIONS subject to the inclusion of a condition of the planning permission that a 2 high metre fence be erected along the edge of the decking for the life time of the decking, to prevent overlooking 23 Hill Road.

12/P/0151/F 38 Kingston Avenue – Erection of single storey extension.

Previously considered see minute P/12/244 and permission now granted by NSC.

12/P/0319/F 3 Southey Road – Erection of a single storey rear extension.

**RESOLVED:** NO OBJECTIONS subject to no loss of light for the neighbouring property as a consequence of this extension.

12/P/0372/O 72 Walton Road Outline application with all matters reserved for subsequent approval for the erection of three detached dwellings with garages following demolition of the existing dwelling. VOTE 4 AGAINST

**RESOLVED:** RECOMMEND REFUSAL for the following reasons;

- Concern about additional accesses introducing more traffic on this unadopted part of Valley Road which has been designated part of the safer routes to school. Also an additional access off Walton Road. This is a very congested area at the beginning and end of the school day.
- Concern at the loss of an important example of an art deco house.

**P/12/270 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**  
CONTINUED...

12/P/0377/F Flat 1, 11 Station Road – Replace 2 no wooden framed single glazed sash windows to first floor front elevation with 2 no double glazed UPVC sash units.

The Walton Ward Town Councillor spoke in favour of this application. There were 17 photographs included with the application showing windows with UPVC glazing within the Clevedon Triangle Conservation Area, many of which were in Station Road.

**RESOLVED:** NO OBJECTIONS in view of the precedent already set for UPVC windows in this road and the energy saving benefits to the householder.

12/P/0379/O Furzeffield, 7 Crawford Close – Outline permission for the erection of a dwelling with all matters reserved for subsequent approval.

**RESOLVED:** NO OBJECTIONS

12/P/0392/F 6 Old Street – Change of use from A1 sandwich bar to A5 hot food takeway.

**RESOLVED:** NO OBJECTIONS however suggest the hours of opening are restricted to Monday to Saturday 08.00 – 18.00 Sunday 11.45 – 16.00 hours.

12/P/0417/F 192 Old Church Road – Erection of single storey rear extension to create additional living accommodation, demolition of existing summer room.

**RESOLVED:** NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/12/271 TREE WORKS**

12/P/0355/TPO 3 Pyne Point – Holm Oak fell. The NSC Tree Officer and Tree Warden had inspected the tree with the owner and felt the tree was a valuable part of the street scene. The owner to be advised by NSC to have the trunk internally surveyed by a registered tree surgeon. If the tree is consequently pronounced potentially unsafe felling may be considered.

**RESOLVED:** RECOMMEND REFUSAL to the felling of this tree if it is healthy.

**Action: Deputy Town Clerk**

**P/12/272 NSC DECISION NOTICES AND DELEGATED REPORTS – PROPOSED CHANGE TO PROCEDURE**

It was noted that decision notices will continue to be sent by email together with a copy of the case officer's delegated report. As this report contains a section 'reason for overriding parish council comments NSC would no longer send a separate letter explaining why a decision is contrary to the parish council comments.

The list of NSC determinations now compiled by the Deputy Town Clerk includes details the Town Council's recommendation for reference.

**RESOLVED:** To review the effect of NSC paperless working changes on the Town Council staff workload at the end of twelve months.

**Action: Committee Chairman & Deputy Town Clerk**

**P/12/273 APPLICATION FOR STREET TRADING CONSENT 1 TEIGNMOUTH RD**

**RESOLVED:** RECOMMEND REFUSAL consider there are sufficient takeaways in this area which is close to the town centre. Also there are empty premises available which could be used for this purpose.

**Action: Deputy Town Clerk**

**P/12/274 HINKLEY POINT C CONNECTION PROJECT**

**274.1** MEETING OF LOCAL COMMUNITY FORUMS (Copy of terms of reference and map of the preferred route corridor available). Meeting 27 March 7.00pm Scotch Horn Leisure Centre, Nailsea. NOTED.

**274.2** LETTER FROM SOMERSET ALLIANCE AGAINST PYLONS

The NSC Councillor for North Ward had disputed with Mr Paul Hipwell some of the facts about an underground route in Lincolnshire included in his letter.

The Town Councillor for Walton Ward voiced strong views against the overhead electricity lines and pylons. She was informed that Clevedon Town Council had taken a balanced view about the Hinkley C Connection Corridor bearing in mind the exorbitant installation cost, the area required for an underground cable and the subsequent cost to electricity users.

**P/12/275 FOR INFORMATION** To receive and note the following items available at the meeting;

**275.1** LIST OF PLANNING APPLICATIONS determined since 29 February 2012

**P/12/276 CHAIRMAN ITEMS FOR INFORMATION**

There were no items.

**P/12/277 PART I AND PART II ITEMS**

**RESOLVED:** Part I item – Neighbourhood Planning.

APPROVED AS A TRUE RECORD      CHAIRMAN: .....

The meeting finished at 9.15 pm      DATE:.....