

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON MONDAY 10 DECEMBER 2012

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, B Hatch, L Knott, G Watkins, C Wring
 Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllr P McNeill

7.30 pm **INFORMAL BUSINESS**
 APP 12/P/1992/F – 18 KELTING GROVE

Mr David Fox of 19 Kelting Grove addressed the meeting. He felt there was not enough detail on the drawings for this conversion and extension of the single storey garage linked to his property. He emphasised the proposal would change his residence into a semi-detached house. The proposed extension would also encroach more on his property than the existing garage. It would also affect access for maintenance on his property.

7.36 pm **FORMAL BUSINESS**

P/12/438 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs C Francis-Pester and J Norton-Sealey – other meetings; Cllr A Giles-Townsend - family commitments.

P/12/439 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.*

Apps 12/P/2012/F & 12/P/2013/LB Cllr G Hill declared a prejudicial interest as the property is next to a property he owns.

App 12/P/2053/F Cllr R Garner declared a personal interest as he is known to the applicant.

App 12/P/2016/WT Cllr G Watkins declared a personal interest as he is known to the applicant.

P/12/440 MINUTES OF THE PLANNING COMMITTEE 21 NOVEMBER 2012

The minutes of the above Planning Committee meeting were approved and signed. It was noted that Cllr Garner and Cllr Watkins had attended the MP's meeting on the National Grid proposed route (P/12/433).

P/12/441 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

441.1 87-89 HILL ROAD P/12/429.2

The NSC Compliance Monitoring Officer had indicated that he is making a further request for an advertisement application before the case is put forward for a prosecution.

RESOLVED: To continue to monitor this case of non-compliance with planning regulations.

441.2 APP 12/P/1930/WT 2 MARINE HILL P/12/431

The NSC Tree Officer had agreed to advise the applicants to consider planting replacement trees for the Eucalyptus and Birch however NSC has no authority enforce the replacement of trees in a Conservation Area.

RESOLVED: To seek further clarification from NSC regarding the felling of trees in Conservation Areas and their replacement. **Action: Deputy Town Clerk**

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/12/442 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

The Committee agreed to take app no 12/P/1992/F 18 Kelting Grove first in view of the objector being present followed by item 7 on the agenda the Report of the Parish Forum as this could affect decisions made on the planning applications on the list.

12/P/1992/F 18 Kelting Grove - Conversion and extension of single storey garage to form habitable room and erection of a single storey rear extension.

RESOLVED: RECOMMEND REFUSAL as there was insufficient detail about the party wall and how this would affect the neighbouring property. Request clarification from the Planning Officer concerning the change in use of garages.

Action: Deputy Town Clerk

P/12/443 REPORT OF THE PARISH FORUM ON 6 DECEMBER 2012

Committee Members were provided with copies of the presentation slides shown at the Forum. Members who had attended emphasised how useful and informative the session had been. The new Residential Design Guide Supplementary Planning Document for the protection of living conditions of neighbours had been discussed and was now being used to assist in determining planning applications. The document deals with overbearing and loss of light including the 45 degree test; privacy and overlooking; recycling, waste storage and maintenance; detailed design solutions that preserve the living conditions of neighbours ie obscured glazing. This Guide and details of the Development Management Group Structure are available on the NSC web site. NOTED.

P/12/444 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

12/P/1975/F Basement Flat Hallam House, 11 Elton Road - Replacement of 2 no windows and door with upvc.

12/P/1978/F Coly House Dental Surgery, 39 Old Church Road - Erection of a single storey side/rear extension to existing dental surgery

12/P/1980/NMA 4 Fearnville Estate - Non material amendment to planning permission 10/P/0028/F (Demolish garage and rear conservatory and erect single storey side and rear extensions) to reposition part of side extension wall 1m from the boundary to allow access to rear garage.

12/P/1988/F 30A Ruddymead - Single storey side and front extension.

12/P/1996/F 62 Yeolands Drive - Single storey side extension and new roof on the orangery.

12/P/2002/F 43 Butterfield Park - Erection of two storey side extension and single storey rear extension.

12/P/2028/F Flat 2, First and Second Floor (Rear elevation) 6 Marine Parade - Replacement windows at first and second floor level on rear elevation.

12/P/2029/F Flat 2, First and Second Floor (Rear elevation) 6 Marine Parade - Replacement windows at first and second floor level on side elevation.

12/P/2045/F 8A Seavale Road - Removal of existing window. The opening up of the original doorway and the installation of a new stable type door and frame.

12/P/2053/F 52 Dial Hill Road - Erection of a two storey side extension following demolition of existing garage.

12/P/2071/F 15 Rippleside Road - Conversion of part of loft to extend first floor level including the construction of a front dormer.

12/P/2084/F Flat 2, 1 Seavale Road – Replace timber framed single glazed windows with upvc double glazed windows.

12/P/2085/F 60 Yeolands Drive – Single storey front and side extension.

RESOLVED: NO OBJECTIONS to the above thirteen planning applications.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/12/444 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

12/P/1976/F Depot off Griffin Road - Siting of 8no temporary portacabins and construction of two walls (around portacabins 1-4), a 2.4m fence along eastern boundary (around portacabins 5-8) and formation of a parking area (retrospective).

RESOLVED: TO DEFER consideration and highlight the following concerns to the Planning Officer; the portacabins and fencing abut residential properties; the application is for temporary permission but no timescale is given; what are the long term plans for the site?

12/P/1997/F 30A Ruddymead - Extension to existing garage to form a two storey annexe to include dormer windows to front and rear elevation, accommodation for dependent relatives.

RESOLVED: TO REFER back to the Planning Officer for technical appraisal of the new 12 metre and 45 degree test in respect of this application. Should planning permission be awarded request inclusion of a condition that the annexe be tied to use by the occupants of 30A Ruddymead.

8.22 pm Cllr C Wring Committee Vice-Chairman took over chairmanship of the meeting and Cllr G Hill left the meeting and took no part in discussions. See declarations of interest P/12/439 above.

12/P/2012/F & 12/P/2013/LB Picton House, 12 Wellington Terrace - Erection of summerhouse ancillary to Picton House for the benefit of Flat 5 following demolition of remnants of previous summerhouse. Lower terrace stone wall raised 900mm to provide balustrade and addition of timber staircase for access to terrace and garden.

The North Ward NSC Councillor stated that because of the previous planning history for this site he would refer this application for determination by the NSC North Area Committee.

RESOLVED: RECOMMEND REFUSAL consider this would set a precedent and be inappropriate development in the curtilage of a Listed Building in a Conservation Area. There is evidence that the remnants of the building to be demolished are not those of a summerhouse but a gardener's bothy/shed.

8.29 pm Cllr G Hill returned to the meeting and took over Chairmanship of the meeting.

12/P/2052/F 1 Freelands - Erection of detached garage and office.

RESOLVED: NO OBJECTIONS request inclusion of a condition that the garage/office be tied to use by the occupants of 1 Freelands.

12/P/2082/F 4 Hallam Road – Erection of single storey rear extension and raised timber deck to rear.

RESOLVED: TO REFER back to the Planning Officer for technical appraisal of the new 45 degree test in respect of this application. **Action: Deputy Town Clerk**

P/12/445 TREE WORKS

12/P/2019/WT 2 St Michaels Avenue - Sycamore and Norway Maple - 25% crown reduction and 15% crown thin, 1 Pine - fell (not protected tree). The Clevedon Tree Warden had no objections.

12/P/2020/WT 22 Friary Close - 1 Beech - 20% crown reduction, 1 Sycamore - 30% crown reduction, 1 Sycamore - fell, 1 Bay - 50% crown reduction, 1 Cherry - 20% crown reduction. The Clevedon Tree Warden had no objections.

12/P/2125/TPO Stancliffe, 11 Wellington Terrace – Tree works to 4 Beech and 3 Turkey Oak

RESOLVED: NO OBJECTIONS to the above three applications for tree works.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/12/445 TREE WORKS continued...

12/P/2016/WT Pier Mews, 3 The Beach - 1 Cherry – fell.

RESOLVED: NO OBJECTIONS consider this to be an inappropriate tree in this location.

12/P/2183/WT 11 Highdale Road – Trees to front of property Eucalyptus reduce 50%; Holly trim and shape by 1-1.5m. This is a late urgent tree work application not on the list of applications.

RESOLVED: NO OBJECTIONS subject to no objections from the Clevedon Tree Warden. **Action: Deputy Town Clerk**

P/12/446 CONSULTATION - NSC COMMUNITY INFRASTRUCTURE LEVY (CIL)

P/12/432 Deferred from last meeting

Members had been provided with the CIL presentation slides from the Forum. CIL does not replace section 106. CIL will be charged to every development including extensions over 100 sq m of additional new floorspace. It will be used to help fund infrastructure needed to support development in the area ie transport; education; flood defences. The consultation is with regard to the draft charging schedule which is as follows;

Residential C3

WSM Town Centre – Nil; Outer WSM – £40sqm; Rest of N Somerset - £60 sq m

Retail A1/A2/A3/A4/A5 – large scale (more than 280 sq m net sales area

All locations N Somerset - £120 sq m

Retail A1/A2/A3/A4/A5 – small scale (less than 280 sq m net sales area

All locations N Somerset - £60 sq m

Purpose-built student accommodation/halls of residence

All locations N Somerset £40 sq m

Care homes (C2) residential accommodation and care to people in need of care

All locations N Somerset £40 sq m

Commercial (B1/B2/B8)

All locations N Somerset Nil rate

The document sets out the methodology and assumptions made and the evidence base used to inform the proposed draft levy.

Proposed by Cllr Garner, seconded by Cllr Watkins that Clevedon Town Council to make no comment.

RESOLVED: To NOTE the proposals received - individual Councillors to make their own comments if they wish. **Action: Deputy Town Clerk**

**P/12/447 SITE & POLICIES DEVELOPMENT PLAN DOCUMENT
CONSULTATION PROCESS**

This document will contain detailed policies covering an extensive range of issues and site allocations such as housing, employment and community sites. It supplements the Core Strategy by providing much greater detail and when adopted will supersede the remaining policies in the North Somerset Replacement Local Plan 2007. Together with the Core Strategy it will, once adopted, provide the planning policies against which planning applications will be judged for the period up to 2026.

The consultation will commence in February 2013. NSC request details of any events planned in Clevedon which might be appropriate as a means of discussing the plan.

P/12/448 SITE & POLICIES DEVELOPMENT PLAN DOCUMENT continued...

NSC is also intending to consult on a number of Supplementary Planning Documents next year. They are needed to reflect changes which have taken place as a result of the Core Strategy or changing government guidance. The proposed SPDs are: Parking Standards; Affordable Housing; Green Infrastructure; Sport and Leisure Built Facilities; Playing pitches.

RESOLVED: The Committee is in favour of a local Clevedon consultation exercise perhaps in the form of an exhibition to be advertised widely via the Council newsletter, website and twitter/facebook. **Action: Deputy Town Clerk**

P/12/449 CLEVEDON BANDSTAND REPAIRS

Cllr Wring provided a timeline outlining actions taken since 2009 to facilitate the restoration of the Bandstand. Last month a section of fascia fell down and the Bandstand is now fenced off. The work has not been completed due to objections to the planning application and the ongoing conflict between both English Heritage and the North Somerset Access Officer concerning disabled access. The grant from BIFFA for this work was subject to planning approval and therefore is not now available.

RESOLVED: 1. To write to Mr D Turner, Director Development & Environment requesting that the planning issues are resolved by NSC as a matter of urgency in order that the Bandstand can be back in use after Easter 2013.

2. To discuss the possibility of funding for the Bandstand at the next Town Events & Amenities Committee. **Action: Deputy Town Clerk**

P/12/450 DATE OF NEXT PLANNING COMMITTEE MEETING

The next Planning Committee meeting is scheduled for 2 January 2013.

RESOLVED: As the Town Council Office is to be closed for Christmas and New Year and will not re-open until 2 January 2013 the next Planning Committee meeting will now be re-scheduled for **Monday 14 January 2013**.

Action: Deputy Town Clerk

P/12/451 FOR INFORMATION To receive and note the following items available at the meeting;

449.1 PLANNING APPLICATIONS determined since 21 November 2012.

449.2 PLANNING APPEAL – Tree Works Oaklands, Elton Road – Hearing 10.00am Thursday 13 December 2012 at Council House, 44 Old Street.

P/12/452 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/12/453 PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A TRUE RECORD CHAIRMAN:

The meeting finished at 9.25 pm DATE:.....