

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,
44 OLD STREET ON WEDNESDAY 23rd FEBRUARY 2011

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 Cllrs C Francis-Pester, R Garner, L. Knott, D Shopland, C Wring.
 Ms Paula Heath – Town Clerk

P/11/29 APOLOGIES

Apologies were received and accepted from Cllr C Hall – another commitment and Mrs Johnson – annual leave.

P/11/30 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no declarations of interest for items on the agenda.

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/11/31 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 2nd February 2011 were approved and signed

P/11/32 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

32.1 P/11/12.2 Creation of New Access to 40 Copse Road

The reply from North Somerset Council was read to members at the meeting, it was noted that there had been no retrospective application received.

32.2 10/P/2068/F Unit 5 Pizey Avenue

Members noted the comments made at the Council meeting but this application had now been withdrawn

P/11/33 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/0145/F 17 & 17A Melbourne Terrace Change of use commercial to residential
RESOLVED – NO OBJECTION

11/P/0154/F 12 Woodside Road Extend time limit 08/P/0046/F
RESOLVED – NO OBJECTION

11/P/0166/F The Bristol Alterations to disabled access and play area (retrospective)
 Members discussed this application in detail. It was **AGREED** to ask that this application be deferred to enable local residents to make representation to the Town Council and for the Planning Committee to make a site visit. Members were informed that the covered area and play area should be on the south side of the building and therefore should refuse the application; Members also required the play area to have a suitable curfew imposed to prevent noise disturbance late at night. Members' attention was drawn to the fact that this was a retrospective application with the play area and building already in existence.

P/11/33 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

11/P/0178/F 68 Walton Road Erection detached dwelling

Members discussed the application but felt that a site meeting would assist the members to understand the layout in relation to the current building and neighbouring properties. Arranged for Wednesday 9th March at 10 am; followed by a visit to The Bristol

11/P/0185/F 39 Hallam Road Erection of summer house

RESOLVED – NO OBJECTION

11/P/0186/ADV Land at Clevedon Hall Display of non illuminated signs

RESOLVED – NO OBJECTION

11/P/0196/F 17 Copse Road Replacement of timber windows and external doors

RESOLVED – NO OBJECTION

11/P/0201/F Perth Villa, 10 Marine Parade Creation of hard standing vehicle access

RESOLVED – NO OBJECTION

11/P/0205/WT Footpath to side of No. 13 The Beach Fell Ash tree

Members noted the report from the Clevedon Tree warden that the tree is causing problems to the path and adjacent wall, and could be removed. Following a discussion as to the tree's merits Members **RESOLVED** TO OBJECT to the tree being removed, they would accept crown lifting of the tree and suggest work to the path would eliminate problems with the roots.

11/P/0209/F Harley House, Norton Wood Lane Change of Use Agricultural to Garden (retrospective)

RESOLVED – NO OBJECTION

11/P/210/F 33 Edwards Road Erection single storey side, first floor rear elevation and Boundary wall (retrospective)

RESOLVED TO OBJECT – following a discussion members felt this was an over development of the site.

11/P/0211/F 22 Thackeray Road Erection single storey side extension

Members discussed this application **RESOLVED** by a vote of 3 to 2 with the Chairman's casting vote TO OBJECT on the grounds of effect on the street scene and over development of the site.

11/P/0213/F Harley House, Norton Wood Lane Change of Use from agriculture to domestic and storage (retrospective)

RESOLVED – NO OBJECTION, by 4 votes to 1. Members discussed this application and the NSC policy concerning commercial development in the green belt

**P/11/34 NORTH SOMERSET COUNCIL LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY**

34.1 Briefing verbal report by Cllr Knott and Cllr Wring

Members heard the verbal report from the Core strategy-briefing meeting held on 18th February 2011 along with some recommended changes listed below

**P/11/34 NORTH SOMERSET COUNCIL LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY CONTINUED...**

34.2 Comments on the soundness of the Strategy.

Copy of the core strategy pages, relating directly to Clevedon, had been circulated, with the agenda, along with the link to the document on NSC web site.

Members discussed and agreed the proposed additions made under 34.1 in that
Page 41 3.83 Clevedon pier a grade 1 listed building should be included

3.84 Clevedon Hall should be included in the list

Page 22 CS1. 1 although this states a commitment to reduction of carbon emissions by good design this statement should be made stronger and the reduction of carbon emissions be incorporated into all future planning applications to reduce energy usage; such as ensuring that all flats have an outside area for drying clothes thereby eliminating the dependency on tumble dryers and radiators.

Proposed by Cllr Shopland, seconded by Cllr Garner, and **AGREED** that Clevedon Town Council should state that the document is not sound as it has no guarantees to the outcome and does not include any mention of a road across the moors to junction 20.

Cllr Francis –Pester arrived at 8.50 pm

P/11/35 ENVIRONMENT AGENCY – MANAGING FLOOD RISK IN THE SEVERN ESTUARY.

A copy of the consultation document had been circulated to all committee members with the agenda with non-committee members notified that additional copies were available from the office. Members discussed at length the proposals by the Environment Agency for flood defence.

Please indicate which area(s) of the estuary you are particularly interested in: (these areas are based on the sections shown in the three separate editions of the consultation brochure). Tick as many as applicable.

Clevedon to Middle Hope

Portbury to Clevedon

Is your interest in the estuary based on being a (tick as many as are applicable):

Elected member of parish / town council

Do you have any concerns about specific areas of the estuary as a result of reading this strategy?

Yes

If yes, please explain

The long term proposed sea defences do not appear to be adequate to safeguard properties in the future, as they assume that the current defences are at an designated level equivalent to 1 - 100. The proposals do not take into account the current inadequacies of the defences to cope with high spring tides at points along the stretch from Clevedon to Middle Hope. The Council feel that the current defences should be re-assessed to ensure that they do meet the 1-100 to 1 -200 criteria. Particularly at the Blind Yeo sluice gates, which are lower than the surrounding defences and during the spring tides the water level is just below the top of the defences, any storm or high winds at that time could overtop the defences.

Do you support our preferred proposal for the area(s) of the estuary you are interested in?

Yes

Do you think we have missed any issues in this strategy that you consider important?

Yes

RATIFIED 18th March 2011

P/11/35 ENVIRONMENT AGENCY – MANAGING FLOOD RISK IN THE SEVERN ESTUARY. CONTINUED...

Please explain:

The proposals look only at the rising sea levels but do not appear to take into consideration the increased rainfall and land run off affecting the river flows into the sea.

How did you find out about the strategy and consultation?

From Parish Council

There is information in the consultation brochure and website which highlights action you can take to protect yourself from flooding. Will you be taking any of these measures?

No

P/11/36 P/11/25 HINKLEY POINT C CONNECTION PROJECT.

A copy of the letter from Wraxall & Failand Parish Council had been circulated with the agenda. Cllr Garner had drafted a response, which would be circulated to all Councillors for comment prior to the next Committee Meeting.

P/11/37 FOR INFORMATION The Committee received and noted;

37.1 PLANNING APPLICATIONS determined since 2nd February 2011.

P/11/38 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman's items for information

P/11/39 TO DETERMINE PART I AND PART II ITEMS There were no Part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.15 pm

DATE: