

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 10TH DECEMBER 2014

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: C Bussey, R Garner, C Francis-Pester, A Giles-Townsend, C Hall,
 L Knott, J Norton-Sealey, A Shopland, G Watkins.
 Mrs I Johnson – Deputy Town Clerk.

IN ATTENDANCE:

Councillor: J West

P/14/897 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr C Wring – family commitments and Cllr B Hatch - unwell.

P/14/898 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.

P/14/899 MINUTES OF PLANNING COMMITTEE ON 19TH NOVEMBER 2014

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

P/14/900 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

14/P/2362/F Lidl Store, Great Western Road - Erection of a single storey rear extension to the west elevation and alterations to shopfront on east elevation, extending glazing to full height and re-clad remaining gable and soffits/fascias.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2366/F 92 Dial Hill Road - Erection of a single storey side extension, front porch and dormer window following the demolition of existing side porch and conservatory. Widen vehicular entrance and widen drive.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2368/F 33 Valley Road - Erection of a single storey side, front and rear extension to provide a garage and front porch following demolition of existing garage.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2379/NMA St Nicholas Chantry C of E Primary School - Non-material amendment to planning permission 14/P/1752/F (Erection of a single storey extension to provide 4 no classrooms with stores and cloakrooms, small single storey extension to provide a resource room and rebuilding of the existing external corridor on the rear elevation.) to allow revision to window and cladding arrangement to the west corridor elevation.

A NSC Councillor reported ongoing discussions with NSC concerning the proposed six months road closure to allow access to the construction site. It was felt this was not relevant to the application being considered.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2384/LB Clevedon Court, Tickenham Road - Installation of roof access equipment in order to provide safe working access to parts of the roof.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/14/900 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED Continued...

14/P/2385/F 15C Alexandra Road - Change of use from office to 2no. Mews type dwellings with associated works including some demolition of internal walls ceilings and floors.

Members recalled that the applicants for this planning application had given a pre-application presentation to the Committee.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2399/F 11 Pyne Point - Proposed single storey rear extension, a glass porch roof and external alterations to north elevation.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2416/F 4 The Homestead -Erection of a two storey rear extension.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2435/NMA North Somerset Council, Castlewood - Non-material amendment to application 14/P/1550/RG3 (Extension to car park) to re-position 5 no spaces away from protected trees.

Members observed that this appeared to be a retrospective application.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2471/RM Land adjoining Crabtree Farm off Fosseyway and Tweed Road - Submission of Reserved Matters of appearance, landscape, layout and scale pursuant to 12/P/0591/O (erection of an industrial building with associated parking following removal of storage units with details of access).

RESOLVED: VOTE 8 FOR 1 ABSTENTION NO OBJECTIONS

14/P/2477/F 10 Hill Road - Change of use from storage building to dwelling (C3).

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS however in view of the difficulties with on-street parking near this busy shopping area it is recommended that the number of off-street parking spaces be increased to three. This would comply with the NSC Parking Standards Supplementary Planning Document for new developments.

14/P/2516/ADV 22 Hill Road - Display of non-illuminated fascia sign.

RESOLVED: RECOMMEND REFUSAL VOTE 8 FOR 0 AGAINST concern that the sign will considerably affect the architectural integrity of this building which is in a Conservation Area.

14/P/2527/F Walton Park Hotel, Wellington Terrace - Erection of steel-framed raised decking to rear of hotel with black painted steel railings and softwood trellis cladding below deck (retrospective).

It was noted that the Civic Society had raised objections to this application.

RESOLVED: VOTE 7 FOR 2 ABSTENTIONS NO OBJECTIONS

14/P/2543/NMA 20 Fearnville Estate - Non-material amendment to planning permission 14/P/1190/F (Erection of a single storey rear extension) to allow the addition of a velux window.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2562/MMA Byways Caravan Park, Strode Road - Minor-material amendment to 11/P/0382/F (Application to extend the time limit for implementation for planning permission 08/P/0337/F (Erection of 14 dwellings, access road and parking following demolition of lodge) to allow change of house types and position of car parking spaces. **RESOLVED:** VOTE 9 FOR 0 AGAINST NO OBJECTIONS

P/14/900 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED Continued...

14/P/2551/F 26 Hill Road - Variation of condition no 11,26,27 and 32 of planning permission 12/P/1749/F (Mixed use development including restoration of former Regent Hotel building for retail use (Use class A1 and A2) at ground and lower ground floor levels and 20 residential dwellings (Use class C3), retention of existing access to serve associated parking, landscaping and external works. Demolition of extension to rear and extension and fire escape to north west elevation). To replace the wording of condition 11,26,27 from "dedicated delivery bay" to "reinforced footway" and condition 32 to replace with the necessary amended plans.

RESOLVED: RECOMMEND REFUSAL VOTE 8 FOR 0 AGAINST 1 ABSTENTION of the replacement of the wording of condition 11, 26, 27. Would not wish to see the dedicated delivery bay and the hours of delivery removed as parking to the rear of the building for the apartments is limited and access to this parking is difficult for delivery vehicles.
Action: Deputy Town Clerk

P/14/901 LIST OF TREE WORKS TO BE CONSIDERED;

The Clevedon Tree Warden had visited each of the tree works application sites and had provided a report. She had no objections to these works subject to the approval of the Tree Officer.

14/P/2400/WT 27 Hill Road - T1 Mixed shrubs (cut down) T2 Holm Oak and Ash tree reduce crown height by approved 0-4m T3 Holm Oak reduce crown height by approx 1-5m and T4 Holm Oak cut down.

RESOLVED: VOTE 7 FOR 2 ABSTENTIONS NO OBJECTIONS

14/P/2445/WT 11 Highdale Road - 1xEucalyptus tree - fell and replant with a Magnolia. 1 x Holly tree - reduce height and reshape.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

14/P/2446/WT 71 Hill Road - T1 Holm Oak - fell T2 Plume - fell T3 and T4 Sycamore - fell T5 and T6 Ash - fell T7 Sycamore - fell T8 Ash - fell; T9 Ash retain; T 10 Ash - fell; T11 - T13 Sycamore - fell; T14 Sycamore - retain; T15 Sycamore - crown lift two lowest limbs; T16 Eucalyptus –fell

RESOLVED: 8 FOR 0 AGAINST NO OBJECTIONS

14/P/2447/WT Rossiter & Sons Jewellers, 79 Hill Road - T1 and T4 Ash trees - fell; T2 and T 3 Sycamore trees - fell.

RESOLVED: 8 FOR 0 AGAINST NO OBJECTIONS **Action: Deputy Town Clerk**

P/14/902 S106 – INFORMATION REGARDING DEVELOPMENTS IN CLEVEDON

P/14/877

The Committee received replies from NSC answering their queries as follows;

S106 CONTRIBUTIONS IDENTIFIED FOR LEISURE – Confirmation as to plans for this funding for Clevedon and whether items identified at the last meeting could be included is awaited. Cllr Knott had already spoken to Mr Carson at NSC about this funding. Cllr Knott commented that further funding is required for Marine Lake.

RESOLVED: To continue to follow this up with NSC.

Action: Cllr L Knott, Deputy Town Clerk

AFFORDABLE HOUSING CONTRIBUTION

Regent Hotel; This will only be available if the viability of the scheme improves after 3 years since commencement of the development and this will be shared among various services. *Members felt there should be some recompense for the further demand on services.*

P/14/902 S106 – INFORMATION REGARDING DEVELOPMENTS IN CLEVEDON

continued...

Clevedon Hall; The contribution from this development is due to be paid prior to occupation of the 10th dwelling. Once received the sum will have 5 years in which to be spent. The S106 agreement allows for it to be spent anywhere in the District, however NSC would consider a scheme in Clevedon if one were to come forward that needed additional funding. Currently there are no sites coming forward for affordable housing in Clevedon.

P/14/903 PLANNING COMMITTEE BUDGET 2015/16 P/14/880

The Committee Chairman reported on a visit earlier that day to assess the clarity of the projector used by Weston Town Council for planning committee meetings. Although the projector is the same as that provided by NSC for Clevedon the images are clearer. NSC is unable to assist with repairs or funding towards a new projector. The Committee Chairman had carried out research into an improved replacement projector.

RESOLVED: TO RECOMMEND to the Finance & General Policy Committee the following budget for the Planning Committee for 2015/2016 VOTE: 9 FOR 0 AGAINST;

	£
New projector to project plans for meetings	<u>400.00</u>
TOTAL	£400.00

P/14/904 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

Members queried why at least two of the Clevedon cases on the list had been open since 2012 with no outcome.

RESOLVED: Cllr Garner to follow this up with NSC. **Action: Cllr R Garner**

P/14/905 FOR INFORMATION The Committee received and noted;

905.1 PLANNING APPLICATIONS DETERMINED SINCE 19TH NOVEMBER 2014.

905.2 NEIGHBOURHOOD DEVELOPMENT PLAN FOR WINSCOMBE AND SANDFORD PARISHES – Consultation on the area to be covered.

NB: The Committee Chairman reported on the progress of the other two Neighbourhood Development Plans for Backwell and Long Ashton. This and the pressure for 21,000 houses with a possible review in 2018 had been discussed along with many other items at the Town & parish Council Development Management Workshop earlier in the day.

Action: Deputy Town Clerk to circulate notes on Workshop for the next meeting.

905.3 NORTH SOMERSET CORE STRATEGY EXAMINATION OF REMITTED POLICIES – Notice of Additional Hearings 6-7 January 2015.

905.4 CPRE COUNTRYSIDE VOICE WINTER 2014.

P/14/906 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman's items for information

P/14/907 PART 1 ITEMS

There were no part 1 items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.48 pm

DATE:.....