

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 20TH FEBRUARY 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs C Francis-Pester, R Garner, A Giles-Townsend, C Hall, B Hatch,
 J Norton-Sealey, C Wring, Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllr P McNeill, Mr Jason Beale Performance & Customer Service
 Manager, Development Management, NSC

7.30 pm **INFORMAL BUSINESS – PAPERLESS WORKING** See P/13/478 below

Mr Beale addressed the meeting. Following on from his last visit, he hoped to resolve any concerns the Members may have regarding the web site and this new paperless method of working. The introduction of the planning portal by the government has resulted in 70% of planning applications submitted online. To print off online applications costs over £40 per application with larger applications costing over £100 depending on the size of the development. Two Town Councils and Twelve Parish Councils have now signed up to paperless working.

Members' commented on;

- The poor quality and complexity of some plans and the difficulty of reading plans when displayed on the screen at meetings. See P/13/478 below.
- The difficult of scaling drawings online – this is under review.
- Prefer to revert to the former system whereby only the Town Council comments pertaining to a particular planning application are displayed on that application on the website.

Mr Beale emphasised that if there were problems reading or measuring particular plans or indeed with any web site issues NSC could deal with these by telephone or email prior to a meeting.

7.38 pm **FORMAL BUSINESS**

P/13/475 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs L Knott and G Watkins – out of Clevedon.

P/13/476 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/0186/F & 13/P/0199/CA Cllr C Wring declared a personal interest – family members live near the application site.

App No 13/P/0172/F Cllr Francis-Pester declared a personal interest – he resides adjacent to the application site.

App No 13/P/0200/F Cllr Giles-Townsend declared a personal interest - he is known to the agent.

App No 13/P/0159/F Cllr Hall declared a personal interest – he resides adjacent to the application site.

P/13/477 MINUTES OF THE PLANNING COMMITTEE 30TH JANUARY 2013

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

P/13/478 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

478.1 PAPERLESS WORKING

Concerns expressed about the standard of projection. It was noted that NSC would provide IT support and advice via the telephone. Mr Beale agreed to pass on Members' comments via Government consultations; that although the planning authority may save on resources through paperless working, additional resources are now needed by local town and parish councils and this has an effect on that Council's precept.

RESOLVED:

1. Clevedon Town Council to continue to receive paper copies of major planning applications for the town.
2. To experiment with seating arrangements and the siting of the projector to enable Members to view the plans on screen as clearly as possible.
3. Mr Beale to provide a report on paperless working for consideration at the next meeting when he is not in attendance. **Action: Deputy Town Clerk**

P/13/479 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

479.1 CLEVEDON BANDSTAND REPAIRS P/13/469.2 No reply to date from letter agreed at the last meeting to the Director of Development & Environment, NSC. It is understood that the meeting arranged with the Civic Society and NSC Conservation Officer the previous week had been cancelled. Members again raised concerns that the Bandstand works would not be completed before Easter.

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

Cllr Hatch reported that she had been contacted by the adjacent neighbours concerned about loss of light and amenity. The NSC Compliance & Enforcement Officer would be visiting the site next day.

RESOLVED: 1. To inform the NSC Officer that the Committee would support the issuing of a stop notice for this development if this is appropriate. 2. Cllr Hatch to attend the Site Visit if possible. **Action: Deputy Town Clerk**

479.3 87-89 HILL ROAD P/12/429.2

No further response to follow up emails to NSC Enforcement.

P/13/480 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0186/F & 13/P/0199/CA Waggon & Horses, 20 Old Street - Reduction in height of stone boundary wall for stability reasons and erection of new timber fence to inside face of wall.

Members received two letters from residents objecting to the demolition of this 200 year old limestone wall in the Clevedon Conservation Area, there were also a number of online objections. It would appear the wall had not been maintained. The matching limestone wall on the opposite side of Lime Kiln Lane is in good repair. The NSC Councillor for East Ward had reported his objections to this application.

RESOLVED: RECOMMEND REFUSAL. Consider this heritage limestone wall should be reinstated to its full height in this important Conservation Area. Consider lack of maintenance to be no excuse for the demolition of this wall.

13/P/0159/F Land to rear of 12-14 Bay Road - 1 split level detached house.

It was noted that the NSC Councillor for Walton Ward had referred this application for determination by the NSC North Area Committee.

RESOLVED: RECOMMEND REFUSAL. Consider this dwelling to be overdevelopment of the site and out of keeping with the street scene.

P/13/480 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

13/P/0118/F 29 Coleridge Vale Road South - Erection of two storey side extension following demolition of garage and single storey building.

Concern expressed that this large extension may be out of balance with the street scene.

RESOLVED: To arrange a Site Visit at 4.45 pm prior to the next Committee meeting on 13 March 2013.

13/P/0150/F 81 Bryant Gardens - Two storey side extension.

13/P/0172/F 30 Ash Grove - Single storey extension and flat to pitched roof over garage and change porch roof from flat to pitched. NOTE: Cllr Francis-Pester did not vote on this application.

13/P/0178/PDT Lower Linden Rd O/S 24 Princes Road - Installation of 1 x green openreach broadband cabinet (PCO003).

13/P/0200/F 55 Dial Hill Road - Erection of single storey side extension, new porch and garage extension, following demolition of existing utility room.

13/P/0205/ADV Lloyds TSB Bank PLC, 16 The Triangle - Display of 2no internally illuminated fascia signs, 2no internally illuminated projecting signs, 1no non illuminated wall mounted sign, 1no vinyl window sign, 8no non illuminated heritage window light strips, 1no non illuminated ATM backing panel and 1no internally illuminated ATM collar.

Members felt precedents had now been set for illuminated signs in the Triangle Area.

13/P/0218/F 37 Highdale Road - Erection of ground floor and first floor rear extensions. One vote against.

The NSC Councillor for East Ward had reported his opinion that it would be a cramped development on a small site.

RESOLVED: NO OBJECTIONS to the above six planning applications.

Action: Deputy Town Clerk

P/13/481 TREE WORKS

13/P/0208/TPO 61 Dial Hill Road - Sycamores (approx 20 stems) Reduction of regrowth to last pruning points, and reduction of crown height by 1m.

RESOLVED: NO OBJECTIONS to this tree management.

Action: Deputy Town Clerk

P/13/482 APPLICATION FOR STREET TRADING CONSENT – LAY-BY STRODE ROAD

Members considered the application from H & H Burgers currently trading from Teignmouth Road. They wished to move to the Strode Road layby as the present street trader in this layby is not renewing his permission.

RESOLVED: TO OBJECT to this application for hygiene and highway safety reasons. The junction of Strode Road and Southern Way has become increasingly congested and is under consideration by the Transport & Highways Committee.

Action: Deputy Town Clerk

P/13/483 FOR INFORMATION Members received and noted the following items;

483.1 **PLANNING APPLICATIONS** determined since 30th January 2013

483.2 23A HILL ROAD – Letter from Compliance Monitoring Officer

483.3 **DEVELOPMENT MANAGEMENT ADVICE NOTE** – From Start to Finish a Checklist for Building Projects also available on the NSC website.

P/13/483 FOR INFORMATION continued...

483.4 COMMUNITY RESILIENCE NORTH SOMERSET – Introductory Workshop held on 13 February 2013 at Clevedon Hall. A summary of the event is available at www.comunityresilience-ns.org.uk/resources . The next Workshop is scheduled for 14th March 2013, host for the event required. Also a request for members of Town and Parish Councils to assist in helping to develop the Community Resilience website.

P/13/484 CHAIRMAN ITEMS FOR INFORMATION

484.1 93 OLD CHURCH ROAD – Notice of Listed Building Enforcement Notice.

484.2 PROPOSED REDEVELOPMENT OF MARSON HOUSE, MARSON ROAD

Notice of a pre- planning application meeting on **Thursday 28th February** at 9.30 am in the Clevedon Town Council Offices. Representatives from Alliance Homes, NSC's Planning, Highways and Housing Teams have been invited.

RESOLVED: To inform Councillors by email of the details of this meeting.

Action: Deputy Town Clerk

P/13/485 PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.10 pm

DATE:.....