

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 24th SEPTEMBER 2014

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: R Garner, A Shopland.
 Mrs I Johnson – Deputy Town Clerk.

IN ATTENDANCE:

Councillor: D Shopland
 The applicants and two residents – App Nos 14/P/1738/MMA & 14/P/1739/O
 The Headteacher St Nicholas Chantry C of E Primary School; Mr P Tompkins and Mr
 T Pearle – NSC; 4 Governors of the School – App No14/P/1752/F

7.30 pm INFORMAL BUSINESS**APP NO 14/P/1738/MMA UNIT 1 CRABTREE FARM, TWEED ROAD**

Mr Bright, the applicant, informed Members that a revised plan had been submitted amending the angle of the first floor window from 31% to 26% following the concern expressed by the Blackmoor resident.

APP NO 14/P/1739/O 96 FOSSEWAY

Mr Bright, the applicant reminded Members that this planning application had met all the requirements of the NSC Residential Design Guide. The guide does not require ridge heights to be included on planning applications. In view of the concerns of residents a revised plan has been submitted which includes the ridge height of the proposed dwelling – 13.38 the same height as Unit 1 Crabtree Farm. Mr Bright pointed out that the ridge height of the existing dwellings at Blackmoor is 12.7 and the existing terrace of houses on Fosseway 12.8. He felt these applications did not justify the level of criticism they had received. With regard to Mrs Wadsworth suggestion that the development be moved to the other side of the site, this was not possible. Mr Bright also confirmed that the boundary wall adjacent to the access would be lowered to enable better visibility.

Mr Bright asked that Members look favourably at these applications.

Mrs S Warry of 12 Blackmoor wished to speak but had not seen the revised plans as they were not on the NSC website and had only been received by the CTC a few hours before the meeting. Mrs Warry still wished to object to the application as it affected the privacy of the majority of their garden.

APP NO 14/P/1752/F ST NICHOLAS CHANTRY C OF E PRIMARY SCHOOL

Mr P Treasure-Smith, Headteacher, endorsed the expansion of the school. Indeed for the past few years the reception intake had increased from 45 with this year's intake being 53 children. There had been several consultations with parents, the public and Councillors attending. The planned extension had been positively received. Concern had been raised about possible increases in traffic and parking. The School had written to parents about car use and so far this term there had been a notable reduction in cars accessing the school via Highdale Avenue. Traffic movements would continue to be monitored. Mr Treasure-Smith reported that there were large numbers of children in pre-school seeking places for September 2015 and open evenings had been well attended confirming the need for additional places. He emphasised that the school met the criteria for expansion.

APP NO 14/P/1752/F ST NICHOLAS CHANTRY C OF E PRIMARY SCHOOL

Councillors present expressed their concerns about the impact of the increase in traffic and parking and felt this could only be done through physical and legislative traffic management which the Highways Authority had not addressed. Members felt that a representative of the Highways Department should have been present at the meeting.

7.45 pm FORMAL BUSINESS**P/14/842 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Councillors C Bussey, C Francis-Pester, A Giles-Townsend, C Hall, B Hatch, L Knott, J Norton-Sealey, G Watkins, C Wring.

P/14/843 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.
There were no declarations of interest made at the meeting.

P/14/844 MINUTES OF PLANNING COMMITTEE ON 3RD SEPTEMBER 2014

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

P/14/845 MINUTES OF SPECIAL PLANNING COMMITTEE ON 8TH SEPTEMBER 2014

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

P/14/846 PLANNING APPLICATIONS DEFERRED FROM THE MEETING ON 8TH SEPTEMBER 2014 SEE INFORMAL BUSINESS ABOVE

14/P/1738/MMA Unit 1 at Crabtree Farm, Tweed Road - Minor material amendment to 10/P/0438/F4 - (Extension of time for Outline application 05/P/1403/O - Alterations and extensions to existing dwelling to create 5 linked dwellings including associated external works and erection of a separate dwelling) and to approved Reserved matters 08/P/1994/RM to change first floor window to east elevation of unit 1.

Members felt the applicant had done all he could to mitigate the concerns about overlooking and NSC would be looking to approve the application.

RESOLVED: VOTE: 2 FOR 0 AGAINST. NO OBJECTIONS to the amended plan revising the angle of the first floor window to 26%.

14/P/1739/O 96 Fosseway - Outline application with all matters reserved for subsequent approval for the demolition of existing garage building and erection of detached two-storey dwelling with associated garden, car parking access and additional car parking for adjacent existing dwelling.

RESOLVED: VOTE: 2 FOR 0 AGAINST. NO OBJECTIONS provided a condition of the approval is that the access for this dwelling is solely for the use of this property and the adjacent existing property at the end of the terrace on Fosseway.

Action: Deputy Town Clerk

P/14/847 PLANNING APPLICATION DEFERRED FROM THE MEETING ON 3rd SEPTEMBER 2014

14/P/1752/F St Nicholas Chantry C of E Primary School - Erection of a single storey extension to provide 4no. classrooms with stores and cloakrooms and a second small single storey extension to provide a resource room.

Members had received an extract of the Transport & Highways Committee minutes detailing discussion on the School Travel Plan. It was noted the East Ward NSC Councillor had made suggestions which had been passed to NSC concerning parking off Highdale Road and traffic calming on Highdale Avenue and even the possibility of access via School Road. These proposals had not been progressed and it appeared no specific highways funding had been allocated by NSC.

RESOLVED: The plans for the extension of the buildings at the school were supported however Members present agreed to RECOMMEND REFUSAL on the basis that the extension of the school is progressing without sufficiently addressing the existing and future traffic and parking problems. **Action: Deputy Town Clerk**

8.10 pm All members of the public and representatives of the school left the meeting.

P/14/848 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

14/P/1822/F Allotment Site, West of Clevedon Garage - Erection of car sales showroom with sales forecourt and associated parking with access off adjoining garage.

The East Ward Councillors raised concerns about; noise nuisance and loss of amenity for adjacent properties; lack of on-site parking and access to the parking area. Other Councillors pointed out that the existing trees and hedgerow would be maintained along with additional screening and felt that noise would be limited the proposal is for a car sales showroom and forecourt.

RESOLVED: VOTE: 3 FOR 2 AGAINST NO OBJECTIONS The Committee Chairman used his casting vote to vote against refusal.

Cllrs A and D Shopland asked for their votes against this application to be recorded.

14/P/1824/F & 14/P/1825/LB 39 Hill Road - Construction of a detached double garage with first floor studio.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

14/P/1835/F Flat 2, 40 Wellington Terrace - Conversion of rear window to french doors with addition of Juliette balcony.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

14/P/1852/F 8 Elton Road - Replacement of all existing windows with new upvc windows. *Concern this would set a precedent as other properties of a similar age in this Conservation Area had wooden windows, although it was pointed out that the property is adjacent to Pembroke Court a newer development.*

RESOLVED: VOTE: 2 FOR 1 AGAINST RECOMMEND REFUSAL concern this would set a precedent

Cllr Garner asked for his vote for the application to be recorded.

14/P/1877/LB Curzon Cinema, Old Church Road - Installation of a 1.2m satellite dish on flat roof rear elevation.

It was pointed out that the satellite dish is required to stream live events/concerts.

RESOLVED: VOTE: 2 FOR 0 AGAINST NO OBJECTIONS

14/P/1895/F 11 Channel Road - Erection of two storey rear extension with room in roof and single storey side extension following demolition of existing conservatory (renewal of 11/P/1404/F).

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

14/P/1898/F 82 and 84 Strode Road - Erection of a two storey rear extension and a single storey front extension.

It was unclear what the changes were to the previously approved application.

RESOLVED: To ask NSC to advise of any changes to the previous application to justify the Town Council changing its previous comments:- RECOMMEND REFUSAL concern about the loss of the garages and therefore off road parking on a busy road with restricted on road parking.

14/P/1908/HHPA 34 Rippleside Road - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.5 metres; 2) have a maximum height of 2.5 metres and 3) have eaves that are 2.35 metres high.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

14/P/1934/HHPA 2 Tennyson Avenue - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.00 metres; 2) have a maximum height of 4.0 metres and 3) have eaves that are 2.5 metres high.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

14/P/1936/F 81 Kenn Road - Erection of a single storey rear extension.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/14/849 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

14/P/1851/WT 53 Hill Road - 3 Sycamores – fell.

It appeared that these were healthy trees. Members queried the reason given for felling these trees

RESOLVED: VOTE: 3 FOR 0 AGAINST RECOMMEND REFUSAL

14/P/1880/WT 27 Princes Road - 1 Bay – Remove.

RESOLVED: VOTE: 3 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/14/850 APPLICATIONS NOT SHOWN ON THE CLEVEDON PLANNING REGISTER

Members considered the email from NSC. Both 14/P/1307/F and 14/P/1603 were valid and registered on the system however they had to be invalidated to add fee details and should then have been validated again but this was not done and the details were not then included on the parish register. 14/P/1163/F was not shown on the register due to a computer system error. These errors are being investigated to prevent this happening again.

14/P/1307/F Unit 25, Hither Green Trading Estate - Proposed change of use from B8 to D2 Gymnastic Club.

It was noted that Clevedon NSC Councillors had not been informed of this application.

14/P/1307/F Unit 25, Hither Green Trading Estate continued...

RESOLVED: To ask NSC why this application for change of use has been approved when a previous application (08/P/1509/F) for change of use on this trading estate to a martial arts gym (B1use to D2 use) had been refused see NSC letter dated 21 August 2008.
Action: Deputy Town Clerk

P/14/851 APP NO 14/P/0169/LDE LAND AT THE BUILDING, COURT LANE

P/14/834.1

The NSC Case Officer had replied stating 'that drainage is not an issue for the lawful use granted. Any concerns about land drainage and leakage of pollutants into nearby watercourses should be referred to the Environment Agency'.

RESOLVED: To seek confirmation that; 1) the North Somerset Drainage Board was consulted on this application 2) clarification as to which department of the Environment Agency this matter should be referred.

Action: Deputy Town Clerk

P/14/852 TERMS OF REFERENCE OF THE PLANNING COMMITTEE AS AMENDED AT THE LAST MEETING

Deferred to the next meeting.

Action: Deputy Town Clerk

P/14/853 SEVERN ESTUARY FORUM 2014

Deferred to the next meeting as Cllr Watkins was not present to report.

Action: Deputy Town Clerk

P/14/854 FOR INFORMATION The Committee received and noted;

854.1 PLANNING APPLICATIONS determined since 20th August 2014.

854.2 CPRE AVONSIDE AGM AGENDA & ANNUAL REPORT.

854.3 S106 & CIL MONIES NSC Officers will attend the Planning Committee on 15th October 2014 to discuss the questions raised at the Planning Committee meeting on 20th August 2014.

RESOLVED: To re-issue the list of questions with the agenda for 15th October 2014.

Action: Deputy Town Clerk

P/14/855 CHAIRMAN ITEMS FOR INFORMATION

There were no chairman's items for information

P/14/856 PART 1 ITEMS

There are no Part 1 items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.12 pm

DATE:.....