

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 14th SEPTEMBER 2016

PRESENT: Councillor N Barton – Vice-Chairman of the Vice-Committee
 Cllrs C Francis-Pester, S Hale, B Hatch, C Starr, G Watkins,
 J West.

Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Mr M Crosby; Mr & Mrs N Sands, Mr & Mrs Moore and two other residents concerning App No 16/P/1920/F; Mrs T Graham App no 16/P/1693/MMA; The applicants of App No 16/P/1961/F.

7.30 pm INFORMAL BUSINESS

1. POSSIBLE COMMUNITY RIGHT TO BID

Mr Crosby, a Planning Advisor in the south west, is involved in the Affordable Housing Campaign for the South West and is currently working with Cornwall Council on a housing initiative using council owned land to build discounted homes that are sold at 20-30% less to local people. This discount remains with the house when it is sold on to someone else who qualifies for this housing.

Mr Crosby introduced members to the Community Right to Bid scheme which is set out in Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012 (copy of the legislation available in the Town Council Office). Mr Crosby sought to encourage Clevedon Town Council to bid for the land at Millcross, formerly the Kwiksave site.

He provided the following background to the site;

- The site is currently owned by the NHS and will be the subject of a regional feasibility study to see if this and other sites will be disposed of or retained. Funding for this feasibility study is being sought. There will then be confirmation of which studies move to the next stage. A programme of due diligence before the feasibility works can be carried out will follow.
- If the study decides the Millcross site is not required it will be disposed of on the open market at the highest rate that can be achieved – probably to one of the larger national house building companies.
- It is not likely that the new owner would want to build a hospital or residential care home or provide much affordable housing.

Nominated Community Right to Bid assets may be owned by anybody including the local authority and the Crown. If an application is made the local authority will have 8 weeks to make a judgement as to whether the asset meets the definition set out in section 88 of the Act or whether it falls into one of the excluded categories set out Schedule 1 of the Regulations. If the nominated asset meets the definition the local authority must list it and inform all specified parties, place the asset on the local land charges register and apply for a restriction on the Land Register. If the owner remains in disagreement with the listing they have a right of appeal.

POSSIBLE COMMUNITY RIGHT TO BID CONTINUED...

After the moratorium period – either 6 weeks if there has been no community interest, or 6 months – the owner is free to sell to whomever they choose at whatever price.

Listing the site would;

1. Provide a period in which CTC, NSC and the community can decide how the site could best be used.
2. Allow Supplementary Planning Guidance to be prepared which will guide and inform how the site is developed
3. A Community Land Trust could be set up to purchase the site through existing section 106 monies (£800,000 possibly available) raised through a development in Clevedon with tight deadlines for spending.

Mr Crosby emphasised that CTC by listing the site with NSC would then be consulted on future use of the land at Millcross.

2. APP NO 16/P/1920/F 1 WOODLANDS ROAD

Mr P Moore, owner of Stafford Garage and 1 Woodlands Road asked to respond to some of the points raised by local residents on the NSC planning website regarding his application for 4 three bedroom dwellings and 4 two bedroom flats;

Height: Overall less than the industrial units currently on this site. Flat roofs are proposed for the 4 houses at the rear to minimise the height of the building. Therefore no loss of light.

Overlooking: The properties are designed to avoid overlooking with no windows to the lane at the rear and elsewhere angled windows to avoid overlooking.

Car Parking: 13 spaces – 2 per house; 1 per flat and 1 spare for visitors this complies with NSC planning guidance.

Traffic: The current commercial use generates more traffic than the proposed housing.

Flooding: The proposal will include surface water drainage and comply with modern drainage standards. This should alleviate current flooding in the lane. Blank wall and flat roof in Conservation Area; Existing building not attractive, in poor state of repair and current use noisier than housing. The new development will enhance the area.

Possible redevelopment of current office space; No plans as part of the house is flats. Parking for these flats is one disabled space on the road and one on the forecourt.

Mr Sands a nearby resident circulated a letter of objections he had forwarded to NSC. The detailed letter is available in the Town Council Office. His objections comprised;

- Quality/completeness of information supplied for detailed planning permission
- Drainage
- Parking, site access and ownership
- Overlooking/overshadowing
- Waste Disposal
- Loss of Amenity

APP NO 16/P/1920/F 1 WOODLANDS ROAD CONTINUED...

- Bats
- Design

Mr Sands asked that the Town council reject the application on the following grounds;

Contrary to GDP/3 – Promoting good design and sustainable construction.

Contrary to Policy H/7 – Residential development within settlement boundaries in respect of massing scale, proportions, materials and overall design and character of the surrounding area. The development would prejudice the amenities of adjoining occupiers, represent an overdevelopment of the application site and be detrimental to the character of the Conservation Area.

8.03 pm FORMAL BUSINESS**P/16/1399 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs J Norton-Sealey - illness; G Hill and A Shopland – out of Clevedon; K O'Brien work commitments.

P/16/1400 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 16/P/1961/F 79 Strode Road** Cllr Hale declared a personal interest as the applicant is a distant relative; **App No 16/P/1920/F 1 Woodlands Road** Cllr Watkins declared a personal interest as he is a customer at Staffords Garage.

P/16/1401 MINUTES OF PLANNING COMMITTEE ON 24th AUGUST 2016

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

PART 1**P/16/1402 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE
COMMUNITY RIGHT TO BID**

RESOLVED: To refer the request by Mr Mark Crosby for Clevedon Town Council to consider a Community right to bid for the land at Millcross to the next full Council meeting. Discussion to be restricted to planning matters not on the viability of a hospital on this site. Mr Crosby to provide a Briefing Note if required.

PART 2**P/16/1403 PLANNING APPLICATIONS TO BE CONSIDERED;**

The Committee agreed to take applications 16/P/1920/F; 16/P/1961/F next as residents with an interest in these items were present.

16/P/1920/F 1 Woodlands Road - Erection of a terrace of 4no three-bedroom dwellings and a three storey building comprising undercroft parking and 4 no two-bedroom flats following the demolition of the existing garage and warehouse.

16/P/1920/F 1 Woodlands Road CONTINUED...

RESOLVED: In view of the number of objections to this planning application and the scale of the development it was agreed to hold a Site Visit at 4.00 pm on Wednesday 5th October 2016 prior to the Planning Committee meeting that day. The applicant, agent and adjacent property owners invited to attend.

16/P/1961/F 79 Strode Road - Erection of front porch and a two storey side and rear extension following demolition of rear single storey extension.

It was recalled that a previous application had been refused by NSC on grounds of its siting, form, scale, height, massing, detailing. Also concern the materials will be out of keeping with the existing building and its surroundings. This new planning application is 35% smaller and the fascia materials have been changed to comply with previous requests.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1404 PLANNING APPLICATIONS DEFERRED FROM PLANNING COMMITTEE MEETING ON 24TH AUGUST 2016;

16/P/1693/MMA 53A Dial Hill Road - Application for removal or variation of a condition No 2 on application 14/P/0860/F (Erection of single and two storey extensions, raise level of roof, construction of dormer windows and balcony and erection of a conservatory) to allow a revision of ground floor plan, and external works on the south and west elevation.

Members were disappointed by the response from the NSC Delivery and Enforcement Service Manager stating that it is normal practice for any pending planning application to be determined prior to any decision being taken regarding enforcement action. It was felt that the breach of the original planning permission regarding the increased height of the site, which had resulted in the conservatory being 4 foot higher, should have been dealt with by the Enforcement Team.

RESOLVED: TO REJECT this application as the Town Council still consider that enforcement action should be taken relating to the original application (14/P/0860/F dated 24/04/2014) and the substantially increased height of the site. The Council is minded to refuse the application relating to the conservatory as the platform on which it is intended to sit is 4 feet higher than permitted on the original plans and therefore should be the subject of enforcement action. If enforcement action is taken the concerns the Council has relating to the proximity and height of the conservatory in relation to the neighbours will not arise. The Council has already questioned why enforcement action has not been taken.

16/P/1808/F 22 The Avenue - New entrance porch and first floor extension to rear with balcony.

The Vice-Chairman and Cllr West had now visited the rear of the property and ascertained that the proposal would not affect neighbouring properties.

RESOLVED: VOTE: UNANANIMOUS FOR NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1405 TREE WORKS APPLICATIONS DEFERRED FROM PLANNING COMMITTEE MEETING ON 24TH AUGUST 2016;

16/P/1871/WT 11 Highdale Road, Clevedon - T1 pittosporum bush fell, T2 apple reduce crown height by up to 4 metres.

The NSC Tree Officer had confirmed that there are rules around fruit trees in conservation areas. It was noted that the apple tree is an old espalier tree that had grown very high. This application had now been approved by NSC.

16/P/1783/TPO 8 Wells Road - T1 Ash – fell. The NSC Tree Officer had emphasised that this tree is diseased and no longer has any amenity value.

RESOLVED: NO OBJECTIONS request a replacement for the existing tree.

Action: Deputy Town Clerk

P/16/1406 PLANNING APPLICATIONS TO BE CONSIDERED;

16/P/1932/ADV 6 - 8 Old Church Road - Application for consent to display 1 No illuminated fascia sign and 1 No illuminated projecting sign.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/1935/LB 18 Copse Road - Erection of a single storey rear extension.

Members noted that many of the properties in this road had rear extensions.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/1937/F 19 Oldville Avenue - Single storey extension to the rear and side elevations.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/1992/F 19 Clover Close - Single storey front extension.

It was noted that the houses in this location are staggered and the extension would be in line with the next property.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/1993/F 52 Chipping Cross - Erection of a single storey side and rear extension.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/2005/F – 73 Highdale Avenue - Erection of a two storey side and single storey rear extensions and raised deck.

There were some concerns about the fact that the site extension would extend up to the boundary of the adjacent property. Also the effect of this large extension on the street scene. No East Ward Councillors were present. In view of the fact there were no objections on the NSC planning website and other houses in the road had rear extensions it was;

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/2022/F – 12A Edgarley Court, Wellington Terrace – Proposed replacement of patio door and balcony railing with a uPVC patio door and a stainless steel with glass infill balcony railing.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS

16/P/2033/F – 29 Dial Hill Road – Extension and conversion of loft to create a first floor level with a gabled roof to front and rear elevations and a two storey side extension of the existing house. Extension of existing roof.

RESOLVED: VOTE UNANIMOUS FOR NO OBJECTIONS

16/P/2048/F – 51 Old Church Road – Erection of first floor rear extension above kitchen.

RESOLVED: VOTE: UNANIMOUS FOR NO OBJECTIONS subject to approval by the Conservation Officer as this property is adjacent to a heritage listed cottage once lived in by Samuel Taylor Coleridge.

Action: Deputy Town Clerk

P/16/1407 TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/1953/TPO 3 Linden Road - T1 silver birch - crown reduction by up to 2 metres, to reduce end weight and leverage on branch structure.

16/P/1973/WT 3 Linden Road - T1 silver birch - crown reduction by up to 2 metres, to reduce end weight and leverage on branch structure.

It was noted that these applications also include T2 Eucalyptus and T3 Cherry tree.

RESOLVED: NO OBJECTIONS to the above two tree works applications.

16/P/1979/TPO Byways, Strode Road - T1 horse chestnut - crown lift to 4 metres all round.

RESOLVED: NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1408 CONSULTATION ON NSC PLANNING APPLICATION REQUIREMENTS

The documentation available on NSC website was NOTED.

P/16/1409 NOTICE OF PLANNING APPEAL – 15/P/2614/F LAND AT 5 PATCH CROFT

The Town Council’s previous comments on this application will be forwarded to the Planning Inspectorate by NSC. It was agreed not to modify these comments. The appeal will be decided on the basis of written representations.

P/16/1410 FOR INFORMATION The Committee received and noted the following;

1410.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 24th August 2016.

1410.2 NSC LICENSE APPLICATIONS – Application for MARLENS Festival

P/16/1411 CHAIRMAN ITEMS FOR INFORMATION

1411.1 NSC NOTIFICATIONS CONCERNING PLANNING APPLICATIONS

There is concern that applicants are not made aware that there applications are considered by the Town Council.

RESOLVED: To provide a copy of the recent reply from NSC on this subject and monitor the situation over 6 months.

Action: Deputy Town Clerk

P/16/1412 TO DETERMINE PART I ITEMS

Agenda item 4 and Informal Business Possible Community Right to Buy Bid

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.59 pm DATE:.....