

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 15th FEBRUARY 2012

PRESENT: Cllr J Norton-Sealey – Committee Chairman in the Chair
 Cllrs C Francis-Pester, R Garner, G Hill, L Knott, D Shopland, C
 Wring. Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllr A Walker

7.30 pm **INFORMAL BUSINESS**
APP NO 12/P/0155/F – STADDONS TIMBER YARD

8 residents in attendance. Colin Garner, 4 Parnell Road and Tim Trapnell, 2 Arundel Road were the main speakers to address the meeting. Objections to the development of 11 dwellings on this site included;

1. Overdevelopment of the site.
2. Current lack of off street parking mean vehicles are parked on Staddons forecourt and on the green area at the junction of Parnell and Teignmouth Road.
3. Existing dwellings on Arundel Road concerned at loss of light, view and privacy.
4. Height and setting of development
5. Questions of ownership of areas of land included in the development.
6. Question the use of zinc (a reflective material) on the roofs.
7. Concern about the maintenance of common landscaped areas of the development.
8. Unclear whether the existing barn is a listed building.
9. Possible disruption to neighbouring properties during construction.

It was pointed out that recent planning policies do not require parking provision for town centre developments however NSC is required to take into consideration local circumstances and existing concerns.

Committee Members advised the residents to communicate their objections to the development to NSC the planning authority.

7.48 pm **FORMAL BUSINESS**

P/12/239 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Hall – other commitments.

P/12/240 DECLARATIONS OF INTEREST

***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.*

App No 12/P/0095/WT – Cllrs Francis-Pester, Wring and Garner declared a personal interest as they are known to the applicant.

App No 12/P/0168/F – Cllr Norton-Sealey declared a personal interest as he is known to the agent. Under App No 12/P/02155/F.

APP NO 11/p/1931/F (Amended Plans) Cllr Wring and Mrs Johnson declared a personal interest as members of churches in the United Benefice.

P/12/240 DECLARATIONS OF INTEREST CONTINUED...

App No 12/P/0155/F – Cllr Shopland declared a prejudicial interest as the owner of a timber business in competition with Staddons, the applicant and application site. Cllr Shopland had taken advice from the NSC Monitoring Officer that he could make representations, answer questions and give evidence only.

RESOLVED: To write to the NSC Standards Board seeking clarification of the fact that councillors with a prejudicial interest cannot influence decision making. To highlight that CTC has no legal jurisdiction with regard to planning - the Town Council can only forward a recommendation to NSC for consideration.

Action: Deputy Town Clerk

P/12/241 MINUTES OF THE PLANNING COMMITTEE 25th JANUARY 2012

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

P/12/242 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE

See minute P/12/244 below for resolution concerning 12/P/0155/F.

P/12/243 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA.

There were no updates on actions not elsewhere on the agenda.

P/12/244 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

12/P/0155/F Staddons Timber Yard, Parnell Road – Erection of 11 dwellings comprising 4no 2-bed flats, 3no 2-bed houses and 4no 3-bed houses. Cllr Shopland took no part in discussions and did not vote but remained in the room.

VOTE: 0FOR; 5 AGAINST

RESOLVED: RECOMMEND REFUSAL for the following reasons;

- Overdevelopment of this site.
- Concerns about access and parking which are influenced by the present lack of off street parking in this area. This has been made worse by the Old Moat Court development which has no designated parking. Residents using the Town Centre and Conservative Club also park in Parnell Road.
- The plans appear to presume the inclusion of part of the River Path footpath as part of this development. Concern that if this is unacceptable the size of the development should be reduced.
- Concern about the standard of materials to be used and the use of zinc for roofs.
- Considered inadequate access for emergency and refuse vehicles.
- Request strict consideration regarding access and disruption to neighbouring properties during construction.
- Clarification of the plans – more detail requested.

8.02 pm The residents left the meeting.

12/P/0090/F Land Adjacent to Clifton Court, Churchill Avenue – Variation of condition 4 of planning permission 10/P/1617/F (erection of 2no two bedroom bungalows following demolition of 1 of 2 existing garages) to allow for a re-designed roof and removal of the cantilever canopy over the front door.

12/P/0103/F 85 Strode Road – Erection of two storey rear extension, replacement of front windows and the blocking of side window.

P/12/244 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONTINUED

12/P/01119/F Flat 3, Tudor Lodge, 4 Argyle Road – Rear conservatory.

12/P/0151/F 38 Kingston Avenue – Single storey extension.

12/P/0168/F 15 Edward Road South – First floor extension to rear.

12/P/0182/F 26 Alexandra Road – Detached dwelling with attached garage.

12/P/0195/F 68 Walton Road – Detached 2no bedroom bungalow following the demolition of the existing attached bungalow.

RESOLVED: NO OBJECTIONS to the above seven planning applications.

12/P/0200/RG3 Clevedon Children's Centre, The Barn – Install window to east elevation and create a larger office to first floor.

RESOLVED: NOT TO COMMENT on this planning application in view of the Town Council's interest in this building.

Action: Deputy Town Clerk

P/12/245 TREE WORKS

The comments of the Clevedon Tree Warden on both of these applications were taken into consideration;

12/P/0095/WT 37 Hill Road – T1 Holm Oak – Fell.

RESOLVED: RECOMMEND REFUSAL of felling this attractive, mature tree in the Clevedon Conservation Area particularly as it does not appear to affect the wall or structure of the house.

12/P/0162/TPO Fingals, Holly Lane – Tree 3 – Ash bending over road – Fell to ground level.

RESOLVED: NO OBJECTIONS to the felling of the deformed Ash tree.

Action: Deputy Town Clerk

P/12/246 AMENDED PLAN

11/P/1931/F 10 & 10A Coleridge Road

The amendments comprise changes to the location of the new vicarage, showing a separate building for the benefice office and additional car parking for the new buildings and the existing property. The affect of the amendment is to improve the relationship with the neighbours on the western side by reducing the level of overlooking.

RESOLVED: NO OBJECTIONS to the amended plans.

Action: Deputy Town Clerk

P/12/247 REPLY FROM NSC CONCERNING CHARITY SHOPS P/11/208

The reply stated that charity shops do not need planning permission to trade in existing shop units. The NSC Strategic Planning and Economic Development Policy and Scrutiny Panel considered a report on Town Centre Retailing (copied to Committee Members) and agreed to set up a working party to consider the current approach to charity shops and takeaways in town centres. Concern was expressed that the figures for takeways and charity shops quoted in the report had greatly increased since 2010. Examples of high annual rents for retail properties in the town centre were quoted by a Councillor. The problems posed by two shopping areas in Clevedon were mentioned.

RESOLVED: To ask NSC to keep CTC informed of the outcome of the NSC Working Party deliberations into Town Centre Retailing. **Action: Deputy Town Clerk**

P/12/248 NSC DRAFT TENANCY STRATEGY CONSULTATION

Some Committee Members had been unable to access this consultation document online. The deadline for comments is 9th April 2012.

RESOLVED: To defer consideration to the next meeting of the Planning Committee and provide hard copies of the document to three Committee members.

Action: Deputy Town Clerk

P/12/249 FOR INFORMATION To receive and note the following items available at the meeting;

249.1 PLANNING APPLICATIONS determined since 25 January 2012.

RESOLVED: Paper copies of NSC planning application determinations will no longer be available. In future the Deputy Town Clerk will provide the Committee with a list of determinations received by email since the last meeting.

Action: Deputy Town Clerk

249.2 HINKLEY C CONNECTION STRATEGIC COMMUNITY FORUM – 5 pm
Tuesday 28 February 2012 at Yatton Rugby Club. Cllr Garner to attend.

249.3 NATIONAL GRID Project News February 2012.

249.4 NSC LOCAL DEVELOPMENT FRAMEWORK – N Somerset Core
Strategy Post Submission Consultation on the Main Modifications -
available on NSC website.

RESOLVED: To raise any concerns on the main modifications at the next meeting of the Committee when Mr Graham Quick, NSC Planning Policy will be in attendance.

Action: Deputy Town Clerk

P/12/250 CHAIRMAN ITEMS FOR INFORMATION

There were no items.

P/12/251 PART I AND PART II ITEMS

There were no part I items.

APPROVED AS A TRUE RECORD CHAIRMAN:

The meeting finished at 8.54 pm DATE:.....