

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 15th OCTOBER 2014

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: R Garner, A Giles-Townsend, B Hatch, L Knott, A Shopland, G Watkins,
 C Wring. Mrs I Johnson – Deputy Town Clerk.

IN ATTENDANCE:

Councillor: D Shopland;
 Jenny Ford, Regeneration Manager, North Somerset Council Informal Business only.

7.30 pm **INFORMAL BUSINESS**
S106 & COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTIONS

Jenny Ford gave a very informative power point presentation.

S106 AGREEMENTS

S106 agreements are normally only applied on 10+ dwellings or large new commercial developments. A s106 contribution is a legally binding contract that is not flexible once signed - funds are paid back to developers if not used for the agreed purpose within certain time limits. A s106 request can be made provided that it is;

- Necessary to make the development acceptable in planning terms, e.g. if the contribution was not made, would the council have a legal basis for refusing planning permission? AND
- Directly related to the development, e.g. the request must identify a quantifiable, specific impact caused by the development that the contribution would address; AND
- Fairly and reasonably related in scale and kind to the development, e.g. requests for contributions must clearly show how they have been calculated.

S106 agreements cannot be used to;

- Solve existing problems (even if at tipping point).
- Solve problems unrelated to the development.
- Make up for budget cuts / shortfalls (unless very exceptional case).
- Pool more than five contributions towards the same infrastructure (from April 2015, but backdated).
- Stop development because the agreement is set deliberately high (viability)

Town and Parish Councils can make requests using a s106 form (in Town Council Office) provided the proposal meets one of the first three bullet points above. The request needs to be identified at the pre-application stage if possible. Ms Ford suggested contact with the relevant NSC Officers responsible for the service in question as it may be possible to work together on the proposal. A request is initially assessed by the Case Officer with input from the NSC Planning Committee.

Ms Ford had no information as to the s106 agreements for Clevedon Hall Estate or The Regent developments.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

CIL is a fixed statutory charge based on set rates per sqm which is chargeable for one new dwelling up to major developments. These charges will be used to fund infrastructure to support the development of the area. NSC will introduce CIL in approximately 2 years' time following the adoption of the North Somerset Core Strategy.

COMMUNITY INFRASTRUCTURE LEVY (CIL) continued...

Town and Parish Councils will receive 15% of CIL contributions from their area. There is no time limit for spending this funding which can be switched between projects and does not have to be spent on CTC owned property and can be used to assist projects run by other bodies or NSC. CIL will replace some of the s106 funding which will reduce. Arising from this it may be that NSC will be unable to fund some services previously funded in the past.

The presentation included slides specifically answering the questions posed by the Town Council before this meeting on both s106 and CIL (see Your Questions on pages 2 and 3 on the handout - to be forwarded to all Clevedon Town Councillors). Members were very appreciative of the presentation made by Jenny Ford.

8.10 pm FORMAL BUSINESS**P/14/857 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Councillors C Bussey, C Francis-Pester, C Hall, J Norton-Sealey.

P/14/858 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/14/859 MINUTES OF PLANNING COMMITTEE ON 24TH SEPTEMBER 2014

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

**P/14/860 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE
S106 & COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTIONS**

- RESOLVED:**
1. To circulate the full presentation to all Clevedon Town Councillors.
 2. To write to Jenny Ford, Regeneration Manager, NSC and ask for Information on the allocation of s106 monies for both The Regent and Clevedon Hall Estate developments.

ACTION: Deputy Town Clerk

**P/14/861 NSC CONSULTATION ON DEVELOPMENT CONTRIBUTIONS
SUPPLEMENTARY PLANNING DOCUMENT**

This document is available on the NSC website <http://consult-ldf.n-somerset.gov.uk/consult.ti/DCspd/consultationHome> the consultation paper had also been emailed to all Clevedon Councillors. The deadline for comments is 29th October 2014. This comprehensive document provides more detailed guidance on the principles and operation of s106 contributions to support the related Core Strategy Policy. The document clarifies NSC's approach to the negotiation and implementation of development contributions required as a consequence of development proposals.

RESOLVED: To NOTE the document. Members may if they wish forward their individual comments on this public consultation document.

P/14/862 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

14/P/1942/F 81 Strode Road - Erection of a two storey rear extension and a single storey side extension following demolition of existing single storey extension and existing garage.

14/P/1942/F 81 Strode Road continued...

Members noted a letter from the adjacent property owner seeking clarification of the works to the boundary. The Committee Chairman had spoken to the neighbour who had no other concerns about the proposed development.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/1962/NMA The Regent, Hill Road - Non material amendment to planning permission 14/P/0741/NMA (non- material amendment to 12/P/1749/F (mixed use development including restoration of former Regent Hotel building for retail use (Use class A1 & 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 allow changes to external materials to side and rear facades; alteration to shop front fascia; alteration to "conservatory" structure at level 5, south west elevation) to allow approved terrace parapet to Apartment 9 to incorporate a glazed balustrade.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/1970/F Land at 205 Old Church Road - Erection of new dwelling.

There was a proposal for refusal as it was felt an additional dwelling would be over development of this site however there was no seconder.

RESOLVED: VOTE 5 FOR 3 AGAINST NO OBJECTIONS

14/P/1977/NMA 12 Kingston Avenue - Non-material amendment to 14/P/1371/F (Garage and kitchen extension to rear and side. Relayed driveway and replacement front 900 mm garden wall. Extended 1.8m garden wall within garden) to extend roof over garage and kitchen doors to form a canopy.

RESOLVED: VOTE 6 FOR 0 AGAINST NO OBJECTIONS

14/P/1981/F Old Rose Cottage, Nortons Wood Lane - Replacement of garage and alterations to driveway.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/1984/F 8 Churchill Close - Erection of a side extension, extension of front dormer and change dormer flat roofs to pitched.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS subject to the 12 metre test detailed in the Supplementary Planning Document Residential Design Guide being applied to this application.

14/P/2005/F 30A Wellington Terrace - Removal of condition 11 on application 13/P/0655/F - (Change of use from residential garage to a separate 3 bedroom residential dwelling with parking to front. Alterations to increase height of roof) to remove the condition relating to carbon reduction.

RESOLVED: VOTE 6 FOR 1 AGAINST REFUSAL of the removal of condition 11. Suggest the applicant explore an alternative location for the solar panels.

14/P/2053/F 51 Coleridge Vale Road North.- Erection of a porch at the front of the house.

RESOLVED: VOTE UNANIMOUS FOR REFUSAL consider the porch to be out of keeping with the street scene and not in proportion with the dwelling.

14/P/2071/F 12 Kingston Avenue – Erection of car port.

RESOLVED: VOTE 6 FOR 0 AGAINST NO OBJECTIONS

14/P/2075/F 35 The Leys – Ground floor porch to the front of the elevation.

RESOLVED: VOTE 7 FOR 0 AGAINST REFUSAL consider the porch to be out of keeping with the street scene and not in proportion with the dwelling

P/14/863 TREE APPLICATIONS

14/P/2059/WT St Peters Church, Alexandra Road – 1 x Sycamore – linear reduction to clear telephone wires, remove branches that overhang Copse Road.

It was noted the Clevedon Tree Warden had no objections to these works.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/14/864 APP NO 14/P/1898/F 82 & 84 STRODE ROAD P/14/848

The Case Officer had responded following comments at last meeting concerning the off street parking provision and the loss of garages. He stated that the application is for no 82 only. Following concerns about parking arrangements a parking plan has been provided showing a wider entrance to the drive and an increase in the drive area. NSC Highways Department agreed this now met the NSC parking requirements.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk to forward all the above comments to NSC

P/14/865 NORTH SOMERSET CORE STRATEGY – RE-EXAMINATION OF REMITTED POLICIES PROPOSED MAIN MODIFICATION TO POLICY CS13

The consultation document is available on NSC web site link

www.consult-ldf.n-somerset.gov.uk. Deadline for comments 5th November 2014.

The main modification is the change in the minimum number of new dwellings from 13,400 to **20,985** dwellings within North Somerset 2006-2026. The appropriate level of new homes to be reviewed by 2018.

RESOLVED: To note the proposed main modification to Policy CS13. Members may if they wish forward their individual comments on this public consultation document.

ACTION: Deputy Town Clerk

P/14/866 NSC STREAMLINING PLANNING PROCEDURES: CHANGES TO COMMITTEE PROCESSES P/14/808

Members considered the reply from Director of Development & Environment which stated that these changes were made in the light of financial pressures on the Council. Mr Turner emphasised that local members will still be able to make their views known at the Planning and Regulatory Committee and NSC have encouraged substitution arrangements to allow local members to have a seat on the committee where the circumstances warrant it. Clevedon Councillors are encouraged to liaise with Cllrs Blades, Shopland and Garner who sit on the Committee to ensure local views are known and presented.

The Committee Chairman reported that of the thirty North Somerset town and parish councils written to on this subject only eight had replied. Two councils were monitoring the new system and Portishead Town Council had written to NSC asking 'that the new single planning committee process be kept under review as the Town Council has some concerns as to how local needs will be served'. The other Councils felt there had been no adverse effect following the introduction of the new system

RESOLVED: To inform NSC that the Town Council reluctantly accept the move to a single planning committee but have concerns about the democracy of this new committee process.

ACTION: Deputy Town Clerk

P/14/867 FOR INFORMATION The Committee received and noted;

867.1 PLANNING APPLICATIONS determined since 24th September 2014.

It was noted that the planning permission for app 14/P/1752/F – Extension to St Nicholas Chantry School had been received that day.

RESOLVED: To circulate the decision notice to all members of the Committee for discussion at the next meeting. **ACTION: Deputy Town Clerk**

P/14/868 AGENDA ITEM FOR NEXT COMMITTEE MEETING

868.1 REQUEST FOR TPO ON TREE AT FORMER CLEVEDON POLICE STATION.

Action: Deputy Town Clerk

P/14/869 CHAIRMAN ITEMS FOR INFORMATION

There were no chairman’s items for information

P/14/870 PART 1 ITEMS

There are no Part 1 items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.03 pm

DATE:.....