

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 30th NOVEMBER 2011

PRESENT: Cllr J Norton-Sealey – Committee Chairman in the Chair
 Cllrs C Francis-Pester from 7.35 pm, R Garner, C Hall, G Hill, L Knott,
 D Shopland from 7.43 pm, C Wring. Mrs I Johnson Deputy Town Clerk

P/11/201 APOLOGIES

There were no apologies for absence.

P/11/202 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

App No 11/P/2103/F Cllr Wring declared a personal interest as a family member resides close to this application site. Also a personal interest in agenda item 10 Clevedon Flower Show as a members of this organisation.

App No 11/P/2079/F Cllr Francis-Pester declared a personal interest as he is known to both the applicant and architect.

App No 11/P/2100/F Cllrs Norton-Sealey and Knott declared personal interests as they are known to the applicant.

P/11/203 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 9th November 2011 were approved and signed.

P/11/204 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

There were no updates on action items not elsewhere on the agenda.

PART 1

P/11/205 COMMUNITY & LOCAL GOVERNMENT CONSULTATION
COMMUNITY INFRASTRUCTURE LEVY

Following lengthy discussions answers to questions concerning Neighbourhood funds were agreed. These would be forwarded to meet the deadline of 30 December 2011 and would be ratified by full Council in the new year.

RESOLVED: TO RECOMMEND TO COUNCIL the following response to this consultation;

CHAPTER 1: NEIGHBOURHOOD FUNDS

Question 1: Should the duty to pass on a meaningful proportion of levy receipts only apply where there is a parish or community council for the area where those receipts were raised? YES

Comments: Pass to parish and community councils as accountable elected bodies.

Question 2: Do you agree that, for areas not covered by a parish or community council, statutory guidance should set out that charging authorities should engage with their residents and businesses in determining how to spend a meaningful proportion of the funds? YES

Comments: Communities should be meaningfully consulted.

Question 3: What proportion of receipts should be passed to parish or community councils?

Comments: 70% Parish/Town/Community Council; 30% Principal/charging authority on the assumption that the Community Infrastructure Levy will replace section 106 funding. This would enable elected members to make decisions not officers in district/principal authorities at a distance from the area affected.

P/11/205 COMMUNITY & LOCAL GOVERNMENT CONSULTATION
COMMUNITY INFRASTRUCTURE LEVY CONTINUED

Question 4: At what level should the cap be set, per council tax dwelling?
 Comments: No less than Section 137 of the Local Authority Act 1972.

Question 5: Do you agree that the proposed reporting requirements on parish or community councils strike the right balance between transparency and administrative burden? YES
 Comments: Much of this work is already done to comply with accounting, audit regulations and data transparency requirements.

Question 6: Draft regulation 19 (new regulation 62A(3)(a)) requires that the report is to be published on the council's website, however we recognise that not all parish or community councils will have a website and we would welcome views on appropriate alternatives. Comments: Clevedon Town Council is fortunate to have a website however those parish or community councils without this facility could perhaps make use of parish newsletters and noticeboards.

Question 7: Do you agree with our proposals to exclude parish or community councils' expenditure from limiting the matters that may be funded through planning obligations? YES
 Comments: Town and Parish Councils should not be bound to the infrastructure list of the charging authority as they have a greater local knowledge and accountability,

Question 8: Do you agree with our proposals to remove the cap on the amount of levy funding that charging authorities may apply to administrative expenses? YES
 Comments: Cap should remain to ensure principal authorities do not use levy to underwrite internal budget cuts.

CHAPTER 2: AFFORDABLE HOUSING

RESOLVED: Not to complete this section of the consultation as this is a principal authority matter.

Action: Deputy Town Clerk

PART 2

P/11/206 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/2000/F 88 Teignmouth Road – Erection of a two storey end of terrace dwelling.
RESOLVED: RECOMMEND REFUSAL concern the development in this location would have a harmful effect on the character and appearance of the surrounding area and a detrimental impact on the living conditions of the occupiers of the properties to the south of the site.

11/P/2020/F Clevedon Garages, Tickenham Road – Erection of a single storey workshop extension to existing car showroom with amendments to parking external forecourt and vehicle servicing areas following demolition of existing vehicle workshop and store.

RESOLVED: NO OBJECTIONS request retention of the trees and hedging.
 The East Ward NSC Councillor joined the meeting after this application was considered and informed members that he would be referring the application to the NSC North Area Committee.

P/11/206 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONTINUED

11/P/2041/ADV Shops to front of 87 and 89 Hill Road – Display of 2 no non-illuminated fascia signs.

RESOLVED: RECOMMEND REFUSAL suggest reduction in the size of the fascia signs to maintain the architectural integrity and features of the fascia of the shop. Request size of signage match existing signage on this Listed Building which is in a Conservation Area.

11/P/2100/F Land at 29 Dial Hill Road – Erection of dwelling.

It was noted there had been objections to this application and the application may be referred to NSC North Area Committee for determination. Vote:2 FOR 4 AGAINST

RESOLVED: RECOMMEND REFUSAL considered overdevelopment of the site. The development could have an overbearing negative impact on the Conservation Area below.

11/P/2003/F 1 The Triangle – Change of use from retail unit to ground floor self-contained 1 bed flat with replacement door and window.

11/P/2014/F 27 Copse Road – Replace plate glass window with 12 pane windows (to match style of 29 Copse Road) remaining frontage unchanged.

11/P/2015/LB 34 Copse Road – Erection of single storey rear extension.

11/P/2021/F Ground Floor and First Floor 8 The Triangle – Change of use of shop and first floor office to ground floor shop and first floor self contained flat with alteration to rear roof slope and insertions of new window to rear elevation.

11/P/2042/MMA Asda (Former Focus DIY), Tweed Road – Application for minor material amendment to planning permission 11/P/1343/F (installation of ATM to west elevation, plant to south and east elevations and alterations to service yard and gates) to change position of proposed transformer plant from south elevation to the east elevation

11/P/2049/NMA 20A Wellington Terrace – Application for non material amendment to planning permission 11/P/0741/F (To put a conservatory onto an existing open balcony part of a top floor flat). To change the rear elevation from 2no windows to 1no window 1/3 of the width of the balcony.

11/P/2079/F 1 Old Park Road – Erection of single storey extension to east elevation following demolition of existing garage/wood store.

11/P/2101/LB 87/89 Hill Road – Minor internal works to include replacing rotten floorboards, increase height of non-load bearing partition, replace down-lighters and relocate sink.

11/P/2103/F 10 Old Street – Change of use from shop (A1) to Indian takeaway (A5) with installation of extract ventilation system to include flue. Vote:4 FOR 1 AGAINST
As with the previous application for 10 Old Street there was concern expressed about the number of existing restaurants and takeaways in both the town centre and Old Street. It was considered this area of town had a history of long term empty retail properties and Members therefore felt it was preferable to fill the empty premises rather than be too restrictive.

P/11/206 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONTINUED

11/P/2109/F 18 Durbin Park Road – Erection of first floor extension to east and west elevation. Creation of bay window to front (north) elevation and canopy over front entrance. Alterations and additions of windows and doors to front, rear and side elevations.

RESOLVED: NO OBJECTIONS to the above ten planning applications.

Action: Deputy Town Clerk

P/11/207 TREE WORKS

11/P/2024/WT 26 Wellington Terrace – T1 Holm Oak – Crown reduce by 20%. T2 – Holm Oak – Crown reduce by 20%. T3 – Silver Birch – Crown reduce by 30%.

The Clevedon Tree Warden had no objections to these tree works.

RESOLVED: NO OBJECTIONS

Action: Deputy Town Clerk

P/11/208 MOTION REFERRED TO COMMITTEE BY COUNCIL 2 NOV 2011 11/63

“That this Council ask North Somerset District Council to investigate: a) the possibility of controlling the number of Charity Shops in any given shopping area; b) that Charity Shops pay full rates as other shops do”.

Members had been reminded that part (a) is governed by planning law and part b) has mandatory relief.

RESOLVED: To write this letter to Richard Kent, Head of Development Management, NSC.

P/11/209 TO CONSIDER A NEIGHBOURHOOD PLAN FOR CLEVEDON

Members were provided with a copy of the Communities and Local Government introduction to neighbourhood planning. The Government is looking to introduce the right for communities to produce a neighbourhood plan through the Localism Bill. This will enable communities to;

- chose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like
- grant planning permission for the new buildings they want to see go ahead

In areas with a parish or town council, the parish or town council will take the lead on neighbourhood planning as they have long experience of working with and representing local communities.

The Committee supported the proposal for an early draft Neighbourhood Plan. Initial thoughts on the possible content of a Clevedon Plan included;

- the protection of Clevedon’s rural town boundary (concern new planning legislation may encourage ‘land banking’ by developers).
- the protection of the historical and heritage assets of Clevedon including the seafront and the local environment
- Clevedon Town Centre - the need to encourage retail premises
- to clarify requirements for infill development
- opportunity to consider the future transport and infrastructure needs for the town.

It was noted that town and parish councils were asked to apply to the local planning authority prior to starting work on a neighbourhood plan, as the local planning authority is obliged by law to help draw up neighbourhood plans. In North Somerset currently Backwell and Long Ashton Parish Councils are working on Neighbourhood Plans for their areas. The Government has committed funding until March 2015 to ‘support local councils in making neighbourhood planning a success’.

RESOLVED: To ask NSC for an indication of how much weight would be given to a Neighbourhood Plan for Clevedon in the future determination of planning

applications for the town. Also to raise Neighbourhood Plans at the NSC Town and Parish Council Workshop see minute below. **Action: Deputy Town Clerk**

P/11/210 TOWN & PARISH COUNCIL DEVELOPMENT MANAGEMENT WORKSHOP – 14 DECEMBER 2011

RESOLVED: 1) That Cllr G Hill and the Deputy Town Clerk attend the Workshop on 14 December 2011 from 9.30 am to 12.30 pm in the New Council Chamber, WSM. 2) To suggest the following two topics for discussion at the Workshops;

- Neighbourhood Plans
- Update on Gypsy and Traveller Sites

Action: Deputy Town Clerk

P/11/211 APPLICATION FOR STREET TRADING CONSENT

NSC Licensing Department had forwarded an application from Clevedon Flower Show & Clevedon Pride to sell Christmas Table Decorations on two tables in Queens Square on four dates in December.

RESOLVED: NO OBJECTIONS to this application for street trading consent.

P/11/212 FOR INFORMATION

The Committee received and noted the following items available at the meeting;

- 212.1 PLANNING APPLICATIONS determined since 9 November 2011.
- 212.2 NATIONAL GRID – HINKLEY POINT C CONNECTION PROJECT – Response to consultees attached.
- 212.3 CONFIRMATION OF TREE PRESERVATION ORDER – Little Harp Inn, Elton Road
- 212.4 CPRE COUNTRYSIDE VOICE

P/11/213 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/11/214 TO DETERMINE PART I AND PART II ITEMS

The response to the Community Infrastructure Levy Consultation (min P/11/205).

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.58 pm

DATE:.....