

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 29th JUNE 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, C Francis-Pester, S Hale, K O'Brien, A Shopland
 G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland

P/16/1242 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr J Norton-Sealey – unwell; Cllrs C Hall and B Hatch – other commitments.

P/16/1243 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 for items on the agenda.

P/16/1244 MINUTES OF PLANNING COMMITTEE ON 15th JUNE 2016

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

Due to the fact that it was not possible to use the laptop due to the loading of updates on the computer the Committee agreed to take agenda items 7 – 10 prior to consideration of the online planning applications.

P/16/1245 NSC DRAFT LOCAL DEVELOPMENT ORDER TO SIMPLIFY THE PLANNING REQUIREMENTS ASSOCIATED WITH CERTAIN TYPES OF DEVELOPMENT ON A SPECIFIC IDENTIFIED SITE

Deferred from last meeting

The Committee Chairman reported that this is to encourage businesses to the new food enterprise zone on Weston Airfield. It would be a temporary order for 5 years.

RESOLVED: To make the following comment; Clevedon Town Council consider it is fundamentally wrong to encourage preferential development anywhere in North Somerset by simplifying the planning requirements for a designated area.

Action: Deputy Town Clerk

P/16/1246 NORTH SOMERSET LOCAL PLAN 2018-2036 PRE-COMMENCEMENT DOCUMENT

RESOLVED: TO DEFER to the next meeting of the Planning Committee

Action: Deputy Town Clerk

P/16/1247 PROPOSED DEVELOPMENT AT ST MODWEN SITE IN KENN – TO

CONSIDER SECTION 106 REQUIREMENTS FOR CLEVEDON LINKED TO THIS DEVELOPMENT

Members were very aware that increased housing in both Kenn and Yatton would put a strain on services in Clevedon in particular health provision, education, roads etc.

There was concern that NSC appeared to be approving housing developments without a long term strategic plan for infrastructure to support these developments. It was noted that section 106 funding is required to be linked to a need arising from a specific development. Members agreed that they should work with Kenn Parish Council as the development is in Kenn Parish.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/16/1247 PROPOSED DEVELOPMENT AT ST MODWEN SITE IN KENN continued...**RESOLVED:**

- 1) To remind NSC of their obligation to provide adequate education and health facilities for the development on the St Modwen site. Also to request improvements to the junction at Colehouse Lane and Kenn Road.
- 2) To discuss strategic requirements at the next meeting of the Committee on 20th July 2016 when the North Somerset Local Plan 2018-2036 is considered as this along with the Joint Spatial Plan will form a new district housing target and strategic locations.

Action: Deputy Town Clerk

P/16/1248 FOR INFORMATION The Committee received and noted the following; 1248.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 15th June 2016.

P/16/1249 PLANNING APPLICATIONS TO BE CONSIDERED:

16/P/1343/F 12 Westerleigh Road - Erection of a two storey extension to front elevation.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this two storey front extension to be out of keeping with the street scene and therefore intrusive development.

16/P/1354/F PB Design, 7&8 Hither Green Industrial Estate - Prior approval for the installation of solar photovoltaic equipment on the roof.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1359/F 19 Brackenwood Road - Demolition of the existing dwelling and construction of 1 no five bedroom house.

Two residents had raised objections concerning the height of the proposed dwelling the existing dwelling is a bungalow as is no 21; the modern two storey house is out of keeping with the neighbouring properties and they will be overlooked from the proposed balcony on the first floor and other windows.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this two storey modern house to be out of keeping with the street scene. Also concerns about overlooking of adjacent properties thus affecting the amenity of these properties.

16/P/1367/F 4B Kenn Road - Change of use from a shop (A1 use) to a chiropractic clinic (D1 use).

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1380/F 10 Westbourne Avenue - Single storey side extension following part-demolition of existing garage.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1409/LB 27 Old Street - Replacement of existing timber windows.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1392/F 64 Old Church Road - Demolition of existing building and erection of 3 no two bedroom dwellings.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this to be overdevelopment of the site, not in keeping with the street scene as the proposed dwellings are three storeys high. There is also concern about pedestrian safety in this busy area close to the town centre as the vehicular access and exit from the integral garages will be over the pavement. Also request the provision of replacement car parking for the existing cottage adjacent to this site.

16/P/1422/F 1 Highdale Road - Erection of a single storey extension to rear, raise height of garden wall and reinstate gate opening with new gate.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

16/P/1447/F 38 Coleridge Vale Rd South - Erection of a two storey side extension and internal alterations. Replacing rear single storey extensions flat roof with a pitched roof.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1451/F 1 Woodside Road - Erection of a single storey front & rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/16/1246 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/1398/HHPA 39 Castlewood Close - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.5 metres high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1247 TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/1302/WT 27B Dial Hill Road - G1 Holm Oak - reduce height by up to 2m. The Committee Chairman reported on his inspection of the tree.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/16/1249 CHAIRMAN ITEMS FOR INFORMATION

1249.1NSC LICENSING APPLICATION FOR LIMEHOUSE HILL ROAD

This had been reported in the local press. The Town Council had received no notification.

RESOLVED: Deputy Town Clerk to investigate with NSC Licensing Department and email Planning Committee members.

Action: Deputy Town Clerk

P/16/1250 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8. 37 pm DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL