

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 7TH AUGUST 2013

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

IN ATTENDANCE: Cllrs C Bussey, P McNeill, D Shopland,
 2 members of the public – applicants 13/P/1244/F did not wish to
 address the committee.

P/13/592 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Wring – out of Clevedon;
 Cllr B Hatch – illness.

P/13/593 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.

Cllr G Hill declared a personal interest in app 13/P/1192/F as he is known to the applicant.

Cllr L Knott declared a personal interest in app 13/P/1265/F as she is known to the adjacent neighbour.

P/13/594 MINUTES OF THE PLANNING COMMITTEE HELD ON 17TH JULY 2013

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

P/13/595 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/1191/F 41 Kenn Moor Drive - Erection of single storey front extension

13/P/1193/F 24 Yeo Way - Erection of a single storey front extension.

13/P/1217/F 110 Old Church Road - Change of use from residential use (C3) to mixed use of an osteopathic clinic (D1) in two rooms on ground level and residential (C3) use.

13/P/1229/F 11 Sercombe Park - Erection of single storey rear extension.

13/P/1244/F 30 All Saints Lane - Erection of first floor extension to enlarge existing bedrooms at the front of the house.

13/P/1265/F 29 Oldville Avenue - Erection of single storey rear/side extension following demolition of existing extension.

13/P/1328/ADV Britannia, 12 Station Road - Display 1 no internally illuminated fascia sign and 1 no internally illuminated projecting sign.

RESOLVED: NO OBJECTIONS to the above seven planning applications.

13/P/1192/F 6 Kings Road - Change of use from 3 no attached domestic garages to rear of property to single dwelling with associated parking and garden.

The Committee Chairman referred to the 1997 planning permission for the garages which included a condition that 'the garage shall not be used except for private and domestic purposes and shall at no time be used for any commercial or business purposes whatsoever'. The NSC Councillor for Walton Ward is following up the actions taken by NSC Compliance and Enforcement regarding the present use of the garages as the planning application states 'the garages were constructed as builders storage and have not formed part of the parking provision for the flats'. He is also referring the application to NSC North Area Committee.

13/P/1192/F 6 Kings Road continued...

RESOLVED: RECOMMEND REFUSAL consider 1) this application may set a precedent for similar backland development; 2) concern the construction of the garage may not be of the standard for a domestic residence; 3) loss of car parking previously allocated for the flats.

13/P/1211/F Unit 1, Tab building, Griffin Road Industrial Estate - Conversion of part of existing single storey storage/light industrial workshop to a two bedroom dwelling with external courtyard.

RESOLVED: RECOMMEND REFUSAL concern about the conversion of part of an industrial unit in view of possible noise and environmental nuisance to the residents. Also no parking on the site for the dwelling and access to the dwelling shared with the industrial unit.

13/P/1271/F 27 Valley Road - Erection of a side extension following demolition of existing garage, erect front gates/gateposts and front walling/fencing.

RESOLVED: NO OBJECTIONS provided the proposed extension complies with the NSC Residential Design Guide concerning loss of privacy to neighbouring residents.

13/P/1293/F Warrens Holiday Village, Colehouse Lane - Erection of an extension to existing restaurant facilities.

RESOLVED: RECOMMEND REFUSAL concern the foul and surface water drainage system is inadequate for this site.

13/P/1300/PDA Land near Lower Farm, Lower Strode Road - Erection of an extension to agricultural store.

RESOLVED: NO OBJECTIONS provided the building is for agricultural use.

13/P/1319/F 8 Edward Road West - Replacement of existing garage and storeroom with garage, utility and storeroom with an additional bedroom and two en-suites above.

RESOLVED: RECOMMEND REFUSAL consider the proposed development to be out of keeping with the street scene.

ACTION: Deputy Town Clerk

P/13/596 TREE WORKS

13/P/1201/WT 11 Hill Road - T1 Holly – Trim back by up to 10%.

13/P/1308/TPO Oaklands, Elton Road – T1 Holm Oak – Crown reduce to previous reduction points.

RESOLVED: NO OBJECTIONS to the above two applications for works to trees.

P/13/597 MATTERS ARISING FROM RECENT PRE-PLANNING APPLICATION MEETING WITH DEVELOPMENT SECURITIES PLC WITH REGARD TO QUEENS SQUARE P/13/584

Following the pre-application meeting NSC had confirmed in writing that there have been no formal discussions with them regarding the disposal of any land in connection with a development at Queens Square. NSC confirmed that should approaches be made with regard to the proposals and release of Council land consultation will take place with the local Members and the Town Council.

RESOLVED: To ask NSC to include Queens Square in the NSC Sites and Policies Plan and safeguard the area as a community/public open space to be highlighted under Policy CD1: The Triangle, Clevedon Town Centre.

ACTION: Deputy Town Clerk

P/13/598 APP 13/P/1126/WT 39 HILL ROAD – CONSIDERED AT LAST MEETING.

The NSC Tree Officer had inspected the trees and confirmed that the trees were in poor condition and would not therefore qualify for tree preservation orders. This was also confirmed by the NSC Councillor for North Ward. NOTED.

P/13/599 TO CONSIDER THE FORMATION OF A SUB-COMMITTEE OF THE PLANNING COMMITTEE TO CONSIDER FUTURE PLANS/POLICIES FOR USE OF EMPTY INDUSTRIAL UNITS AND BROWNFIELD SITES IN THE TOWN – Deferred from last meeting. P/13/588

The Committee Chairman had visited the industrial estates and drawn up a list of empty units. It was noted that many of these units are privately owned. It was generally felt that Clevedon is well placed adjacent to the motorway to attract businesses and possibly a hotel. Prior to forming the Sub-committee;

RESOLVED: To write to the Head of Development Management NSC and enquire what investigations NSC is carrying out at present with regard to the future use of empty industrial/commercial unit and brownfield sites in Clevedon. Also whether the Planning Committee as representatives of Clevedon Town Council could be involved in these investigations and thereby influence planning guidance for the future of Clevedon.

ACTION: Deputy Town Clerk

P/13/600 HISTORIC TOWNS FORUM EVENT – 1 AUGUST 2013

Engaging businesses and communities with the tourism economy, how to set up BIDs, make the most of neighbourhood planning, and importantly, how to work within current legislation using best practice and knowledge sharing case studies.

600.1 REPORT OF EVENT BY CLLR KNOTT

Cllr Knott circulated her report of the event (available to those not in attendance). She highlighted one or two points; A presentation on tourism by a dynamic Chief Executive of Hereford and Worcestershire Chamber of Commerce calling for a different attitude to tourism as the pattern of people's recreation and holidays have changed (short last minute breaks). Essential services to get right include; car parking, toilets, signage, litter bins. Crime prevention could be tackled at the planning stage.

Cllr Knott pointed out that Winchester has completed a Vision document rather than a neighbourhood plan and she felt work on the Clevedon Vision Statement should continue.

600.2 TO RETROSPECTIVELY AGREE PAYMENT OF EVENT FEES - £89 per person

RESOLVED: To agree to fund the course fees from the sum allocated to the preparation of the Clevedon Vision document in the Planning Committee budget 2013/14.

ACTION: Town Clerk

P/13/601 CLEVEDON ENFORCEMENT CASES

Members welcomed this regular information but felt it would be more useful if timescales and target dates were included. Concern was expressed as to whether sufficient resources were available.

RESOLVED: To direct the above enquiries to NSC. **ACTION: Deputy Town Clerk**

P/13/602 NORTH SOMERSET FLOOD RISK ACTION GROUP**602.1 Minutes of the meeting held on 4 July 2013**

P/13/602 NORTH SOMERSET FLOOD RISK ACTION GROUP continued...

602.2 The Group’s comments on the revised Severn Estuary Flood Risk Management Strategy Consultation

602.3 The Group’s comments on DEFRA consultation: Securing the future availability of home insurance in areas of flood risk.

RESOLVED: To note these documents for future reference.

P/13/603 FOR INFORMATION To receive and note the following items available at the meeting;

603.1 PLANNING APPLICATIONS determined since 17th July 2013.

603.2 COMMUNITY RESILIENCE NORTH SOMERSET – Summary of Team Building Workshop on 17 July 2013. Next workshop on Wednesday 18th September 2013 at 7.00 pm at Castlewood.

603.3 NOTICE OF APPEAL App 12/P/2201/F 51 Coleridge Vale Road North

P/13/604 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman’s items for information

P/13/605 PART 1 ITEMS.

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.55 pm

DATE:.....