

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 5th OCTOBER 2016

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

IN ATTENDANCE: Cllr D Shopland
 2 residents from Copse Road – re: App 16/P/1920/F
 Applicant – App 16/P/1920/F
 2 residents from Highdale Avenue – re App 16/P/2005/F

7.30 pm INFORMAL BUSINESS

1. **APP NO 16/P/2005/F 73 Highdale Avenue** - Erection of a two storey side and single storey rear extensions and raised deck.

Mr Knott, who lives adjacent to the application site, had not been aware that the application had been considered at the last meeting of the Committee until the day after the meeting. Mr Knott put forward the following objections;

- The extension will be overbearing close to the boundary and will cause loss of light from the landing window overlooking the extension.
- Lack of privacy to his garden. The proposed balcony and decking will be will be raised and overlook his garden.
- On street parking is a major concern as Highdale Avenue has a large primary school.

Mr Knott noted that a similar application made in 2008 for this property had been refused by the Town Council.

2. **APP NO 16/P/1920/F 1 Woodlands Road** - Erection of a terrace of 4no three-bedroom dwellings and a three storey building comprising undercroft parking and 4 no two-bedroom flats following the demolition of the existing garage and warehouse.

Mr Wellington and Mr Doy of Copse Road highlighted the following;

- Loss of light from the houses on Copse Road with a 16-18 foot wall 7-8 foot from the back gates of their houses.
- Consider the proximity of listed buildings should be taken into account.
- Insufficient off street parking.
- Concern that existing surface water drainage problems will be exacerbated.

The residents are aware that there will be some form of development of the site but consider this to be overdevelopment.

7.45 pm FORMAL BUSINESS

P/16/1413 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs J Norton-Sealey - illness; K O'Brien and N Barton - work commitments; C Hall – out of Clevedon; B Hatch – another commitment.

P/16/1414 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. **App No 16/P/1920/F 1 Woodlands Road** Cllr Watkins and Cllr Shopland declared personal interests as they are customers of Staffords Garage. **Agenda Item 12** Cllr Starr declared a personal interest as he is a member of Clevedon Golf Club.

P/16/1415 MINUTES OF PLANNING COMMITTEE ON 14th SEPTEMBER 2016

Subject to the following amendments first page second paragraph change 'bed' to 'bid'; third paragraph first page change 'will' to 'may', the minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

P/16/1416 TO CONSIDER ITEM ARISING FROM INFORMAL BUSINESS**ABOVE;**

16/P/2005/F – 73 Highdale Avenue - Erection of a two storey side and single storey rear extensions and raised deck.

It was emphasised that the Town Council does not revisit planning applications that have previously been considered by the Committee unless there has been a change in circumstances that establishes planning reasons to reconsider the application. In this case NSC Highways identified an under provision of 3 parking spaces. It was also now apparent that the decking at the rear of the dwelling is of a height that will interfere with the privacy of the adjoining properties.

RESOLVED: RECOMMEND REFUSAL due to:

- 1) The decking area being above the height of the boundary fence and adjacent to the boundary and this will therefore affect the amenity of the neighbouring properties.
- 2) Under provision of 3 parking spaces and the application therefore does not meet the required local plan parking standards or comply with policy DM24 safety and CS11 parking standards. **Action: Deputy Town Clerk**

P/16/1417 TO CONSIDER PLANNING APPLICATION DEFERRED FROM PLANNING COMMITTEE MEETING ON 14TH SEPTEMBER 2016;

16/P/1920/F 1 Woodlands Road - Erection of a terrace of 4no three-bedroom dwellings and a three storey building comprising undercroft parking and 4 no two-bedroom flats following the demolition of the existing garage and warehouse.

Six Councillors had attended the site meeting earlier in the day and looked at the site in detail. NSC Highways had objected to the application on grounds of insufficient off street parking provision. Members generally felt the development was over development of the site. The need for a more appropriate scheme for this Conservation Area was emphasised. There were also concerns as to drainage capacity.

RESOLVED: VOTE: 5 FOR 1 ABSTENTION RECOMMEND REFUSAL for the following reasons;

- Overdevelopment of this site which is in a Conservation Area adjacent to listed buildings.
- Overbearing blank wall adjacent to the listed buildings.
- Under provision of off street parking spaces. Does not comply with the required local plan parking standards or comply with policy DM 24 and CS11.

Action: Deputy Town Clerk

P/16/1418 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

16/P/2099/F Clevedon Service Station, Tickenham Road - Alterations to the existing petrol filling station, including replacement of the existing plant, provision of 7 new bollards, removal of external arch cladding and installation of new roller shutter on existing shop and new 2.2m high compound.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

To highlight the fact that the introduction of Marks and Spencer is likely to generate more people visiting the site. Members are concerned that visibility for vehicles exiting the site is limited by a totem pole advertisement sign and suggest that it should be resited.

16/P/2129/F 18 Sumerlin Drive - Erection of a boundary fence.

It was noted that the revised plan now located the fence 1 metre from the edge of the pavement.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider the height of the fence will have an adverse impact upon the appearance and character of Sumerlin Drive, characterised by open frontages and low level fences. Also concern the fence would still restrict visibility between the adjacent private driveway and the highway.

16/P/2146/F Garden Flat, 8 Leagrove Road - Erection of a small summer house.

Members questioned whether the modern summerhouse pod could be seen from Pier Copse Gardens.

RESOLVED: VOTE: 3 FOR 2 AGAINST 1 ABS NO OBJECTIONS

16/P/2166/F 16 Woodview - Erection of front and rear dormer windows.

Members expressed concern that this would be the only house in the street with dormer windows.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this development to be out of keeping with the character of the area and street scene. Also concern at the under provision of off street parking for this 5 bedroom house.

16/P/2178/F 81A Hill Road - Timber deck at first floor level to rear of property with opaque glass side screen along side boundary.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/16/1418 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS cont

16/P/2204/F 2 Victoria Road - Two storey extension to west elevation to join existing garage following demolition of existing store.

16/P/2205/LB 2 Victoria Road - Two storey extension to west elevation to join existing garage following demolition of existing store. Internal alterations to ground floor kitchen and formation of new bathroom at first floor with conversion of existing bathroom to bedroom.

Some Members voiced their reservations about any alterations to this historic lodge house which is a Grade II listed building. Other members felt that the design and materials to be used were in keeping and complimented the building.

RESOLVED: VOTE: 4 FOR 3 AGAINST The Committee Chairman used his casting vote to vote for the application as he felt there were no justifiable planning reasons to object to the application. NO OBJECTIONS

P/16/1419 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/2156/NMA 12 Yeates Court - Non-material amendment to permission 16/P/0584/F (Rear single storey extension) to increase the width of the bi-fold doors from 2400mm to 3000mm.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/16/1420 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;

16/P/2057/WT 95 Hill Road - T1 ash – fell.

It was NOTED that this application had now been determined by NSC.

16/P/2080/TPO 1 Cambridge Grove - T1 Sycamore - remove epicormic growth and reduce entire crown by 2 metres.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/16/1421 TO CONSIDER NSC PROPOSED CIL DRAFT CHARGING SCHEDULE

All Committee members had received a copy of the consultation document. It was agreed to answer the 6 questions as follows;

QUESTION 1: in line with the legal tests, do you think the CIL rates proposed in the Draft Charging Schedule at Appendix A strike an appropriate balance between:

- The desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of the North Somerset area, taking into account other actual and expected sources of funding; and
- The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across North Somerset?

NB: Clevedon and rest of North Somerset excluding Weston proposed CIL charge is £80 per m²

P/16/1421 TO CONSIDER NSC PROPOSED CIL DRAFT CHARGING

SCHEDULE continued...

RESOLVED: Agree that the proposed CIL rates do strike an appropriate balance.

QUESTION 2: do you agree with North Somerset's proposal not to introduce a policy for phasing of CIL payments? What are your reasons?

RESOLVED: In no doubt that the CIL payment should be agreed at the outset and paid within the 60 day deadline and that this should be enforced.

QUESTION 3: do you agree with North Somerset's proposal not to introduce a discretionary charitable relief policy? What are your reasons?

RESOLVED: Agree that a discretionary charitable relief policy should not be introduced as this would complicate the charging structure.

QUESTION 4: do you agree with North Somerset's proposal not to introduce an exceptional circumstances relief policy? What are your reasons?

RESOLVED: Agree. Fully support that there should be no exceptional circumstances.

QUESTION 5: do you think the draft Regulation 123 List provides a clear understanding of the infrastructure that might be funded through the CIL?

RESOLVED: Yes.

QUESTION 6: Do you think the draft Regulation 123 List strikes the right balance between CIL contributions and Section 106 planning obligations?

RESOLVED: Yes.

P/16/1422 TO CONSIDER UPDATED NSC PLANNING ENFORCEMENT**RECORDS**

The updated list was noted. The email that accompanied the list provided information on the preferred method for submitting new enforcement complaints via the 'report it' form on the council's website (under the 'planning applications' tab). **RESOLVED:** To highlight the need for residents to be able to report complaints about breaches of control in the format that is most appropriate to them be it letter, email or indeed a form online.

P/16/1423 FOR INFORMATION The Committee received and noted the following;

1423.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 14th September 2016.

RESOLVED: To investigate the planning permission for 16/P/1576/CUPA as this site falls within flood zone 3.

1423.2 PROPOSED NEW BASE STATION INSTALLATION AT CLEVEDON GOLF CLUB P/16/1392 Copy letter from resident of Linkside. Maxema Ltd, agents for Vodafone and Telefonica had circulated the Town Council's comments on this proposed site to neighbouring properties of Clevedon Golf Club. The letter from the resident of Linkside was noted.

P/16/1424 CHAIRMAN ITEMS FOR INFORMATION

1424.1 MEETING WITH NSC DIRECTOR OF DEVELOPMENT MANAGEMENT AND HIGHWAYS & TRANSPORT SERVICES 11TH October 2016 – Vice-Chairman of Planning Committee to attend as Committee Chairman is unable to attend that day.

1424.2 INVITATION TO PARISH AND TOWN COUNCIL BRIEFING TUESDAY 1ST NOVEMBER 2016 10.00 AM – 12.00 NOON NEW COUNCIL CHAMBER WSM Subject: Briefing prior to the start of consultations in November on the NSC Site Allocations Plan and Joint Spatial Plan and Joint Strategic Transport Vision. Two representatives from Clevedon Town Council to attend.

RESOLVED: Committee Members wishing to attend to contact the Deputy Town Clerk.

1424.3 APP NO 16/P/1693/MMA 53A DIAL HILL ROAD Revised plans had been received for information only.

RESOLVED: To review replies from NSC Compliance & Enforcement Team.

1424.3 COMMITTEE CHAIRMAN'S PROPERTY – Members were informed that work to the exterior of his property would be commencing soon. The NSC Conservation Officer had confirmed that planning permission is not required.

P/16/1425 TO DETERMINE PART 1 ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 9.32 pm DATE:.....