

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 2nd MARCH 2016

- PRESENT:** Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, C Francis-Pester, S Hale, C Hall, B Hatch,
 A Shopland, G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk
- IN ATTENDANCE:** Cllrs J Cook, D Shopland,
 Mr P Anelay, Planning Policy, NSC – item 1 informal business only
 Mr & Mrs A Farnden
 Mrs T Graham – Informal business only

7.30 pm INFORMAL BUSINESS

1. NORTH SOMERSET SITE ALLOCATIONS PLAN – DESIGNATED OPEN SPACES IN CLEVEDON

Mr Anelay reported that public consultation on the Site Allocation Plan which covered proposed sites for housing, employment, safeguarded employment sites, community use, economic use and local green space would start on 10th March 2016 for seven weeks. Mr Anelay provided paper copies of maps showing all the different proposed sites for Clevedon together with copies of the relevant policies concerning the allocation of Local Green Space (LGS) and undesignated green space.

Following the public consultation on the 2013 Sites and Policies Plan Consultation Draft further sites for possible designation as LGS were put forward. NSC has now reassessed both the sites in the 2013 plan and the suggested sites.

Mr Anelay read out the relevant paragraphs from the National Planning Policy Framework (NPPF)

Para 76 Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

In view of the above the NSC policy for designated LGS is consistent with the policy for Green Belts 'planning permission will not be granted except in very special circumstances'. Some Members present felt this wording would not necessarily safeguard sites as NSC is required allocate sites for the additional housing numbers in the Local Plan.

Members also pointed out that Clevedon is starting on a Neighbourhood Plan and queried whether this was a requirement for designating LGS. Mr Anelay emphasised that responding to the present consultation for the NSC Local Plan would be the best way forward until the Clevedon Neighbourhood Plan is in place.

Mr Anelay also read out NPPF para 77; The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Mr Anelay was asked what might be considered an extensive tract of land. He replied that when reassessing the LGS for this plan the only site considered too large for designation had been Weston Woods - 132 hectares.

Members queried;

- The wording 'historic significance' and whether this could be defined as an area with historic interest to the town and its people. NSC would consider this when given in evidence for a LGS.
- The area of private land off Chapel Hill which has been included on the map. The NSC Councillor for Walton Ward asked that this be removed before the consultation commenced.
- Concern that the area of strategic open space for a possible play area is on private land that is often flooded.
- Concern that the map that has been used is out of date.

2. APP NO 16/P/0461/F 96 OLD CHURCH ROAD Erection of 2 storey rear extension.

Mr Farnden who lives next to the application site voiced his objections to this application on the following grounds;

- 1 There are no other two storey rear extensions in this road.
- 2 The Victorian stone apex which matched the other houses would be lost to a rendered brick wall.
- 3 The extension would overshadow and affect the amenity of Mr Farnden's courtyard area.

3. APP NO 14/P/0860/F Erection of single and two storey extensions, raise level of roof, construction of dormer windows and balcony and erection of a conservatory. Mrs Graham raised concerns about the level of the conservatory currently being built. She considered it not to be in accordance with the approved plans – much higher. The conservatory would overlook her conservatory with views into her kitchen. Photographs were projected of this view. Mrs Graham concurred that planning permission had been given without consideration of the slope of the land. The Clevedon NSC Councillor for Walton Ward would discuss this possible breach of planning permission with the NSC Planning Enforcement Team.

8.07 pm FORMAL BUSINESS

P/16/1163 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr J Norton-Sealey - unwell.

P/16/1164 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/0461/F Cllrs C Hall, C Francis-Pester and S Hale declared personal interests as they are known to the objector.

P/16/1165 MINUTES OF PLANNING COMMITTEE ON 17th FEBRUARY 2016

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

P/16/1166 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

The Committee agreed to consider app 16/P/0461/F as the first application to be considered as residents with an interest in the application were present.

16/P/0461/F 96 Old Church Road - Erection of a two storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL for the following reasons; 1) Overdevelopment of the site; 2) The extension does not enhance or maintain the architectural integrity of the original house; 3) Out of keeping with the street scene of Victorian villas; 4) Concern that this will set a precedent for the street; 5) Overshadowing of the courtyard area of the adjacent property thus affecting the amenity of that property.

16/P/0367/F Bellevue Mansions, Bellevue Road - Replacement of window and doors with heritage style composite windows (UPVC/aluminium) to match existing sash windows. Replacement of existing UPVC windows with heritage sash windows (part retrospective).

RESOLVED: VOTE: 6 FOR 2 AGAINST NO OBJECTIONS as the building already has some replacement UPVC windows.

16/P/0373/F Pinehurst, 17 Bellevue Road - Replacement of windows and doors with heritage style composite windows (UPVC/aluminium) to match existing sash windows.

RESOLVED: VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL suggest the windows are replaced with wooden sash windows as this property is in a Conservation Area.

16/P/0396/F Pine House, Bellevue Road - Change of use of redundant storage building to 2no residential dwellings. Proposed terracing to the front garden.

RESOLVED: VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL concern that there is insufficient off street parking provision. This is a congested area with no off street parking provision for residents or businesses.

16/P/0399/F 84 Old Church Road - Two storey and single storey side extension

RESOLVED: DEFER to the next meeting as only plans showing the existing elevations were available on the planning portal.

16/P/0414/LUP 7 Thackeray Avenue - Certificate of lawfulness for the proposed conversion of garage to living accommodation; replacing garage door with window, installation of new window and patio doors to rear elevation, removal of existing lean to rear extension, blocking up of side door and window.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/0416/LUP 15 Woodland Glade - Certificate of lawfulness for the proposed erection of a garden studio.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

16/P/0456/F 24 Edward Road South - Demolition of existing house and erections of new house (in accordance with previously approved house and extension under permission 14/P/1015/F, with minor amendment to position of chimney)

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

P/16/1166 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

16/P/0471/F 16 Ash Grove - Dormer window to side elevation to create additional living space.

RESOLVED: VOTE: 8 FOR 1 AGAINST NO OBJECTIONS

P/16/1167 N SOM SITE ALLOCATIONS PLAN (CONSULTATION DRAFT) P/16/1153

DESIGNATED LOCAL GREEN SPACES IN CLEVEDON See (1) Informal Business Due to the extended consultation period Members felt it was now possible to further consider; 1) Designated local green spaces in Clevedon including the Penny Fields; 2) The allocation of housing land including the Millcross site; 3) Replacement industrial sites if the St Modwen site is allocated for housing at their next meeting.

The Committee Chairman reported that he had now seen the 1930 sale deed for the Churchill Avenue playing fields and there were no covenants or restrictions on the use of the site. A Councillor with family connections to this land emphasised that there is a strong community ownership of this open space and other challenges for alternative use of the site had been challenged in the past.

RESOLVED: For the next meeting of the Planning Committee on 23 March 2016;

1. The Chairman and Deputy Town Clerk to draft a motion on 1) above with justification as to why these sites are important also to include other local green sites identified by Councillors since the list forwarded for tonight's meeting was compiled.
2. The Chairman of Council to draft a motion on 2) above.

P/16/1168 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

Members considered the list of enforcement cases as at 1st February 2016. Members still had concerns about the speed with which these cases are followed up.

P/16/1169 NOTICE OF PLANNING APPEAL

APP 15/P/1162/F WAGON & HORSES, 20 OLD STREET

RESOLVED: To re-iterate to the Planning Inspectorate (copy to NSC) the previous comments of Clevedon Town Council in respect of this planning application.

P/16/1170 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1170.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 17th February 2016.

1170.2 Portbury Parish Council – Neighbourhood Development Plan – Designation of a Neighbourhood Area.

1170.3 NSC LICENSING notification of applications made for various licences – none.

P/15/1171 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/15/1172 TO DETERMINE PART I ITEMS

There were no part I items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.10 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL