

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 18 AUGUST 2010**

**PRESENT:** Cllr J Norton-Sealey – Committee Chairman  
 Cllrs C Francis-Pester, R Garner, C Hall, L Knott, D Shopland, C Wring  
 Mrs I Johnson – Committee Clerk

**P/10/110 DECLARATIONS OF INTEREST** There were no declarations of interest.

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

**P/10/111 MINUTES**

The minutes of the Planning Committee meeting held on 4 August 2010 were approved and signed.

**P/10/112 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

**112.1 APP 10/P/1215/F 79 DIAL HILL ROAD**

Members received and noted a copy letter from a resident living nearby objecting to the application on grounds that 'it would be detrimental to the ethos of the area'. The letter had been forwarded to NSC.

**112.2 APP 10/P/1110/WT 71 CAMBRIDGE ROAD**

The Clevedon Tree Warden had inspected the Tulip tree and agreed that the tree should be felled in view of damage caused by its roots on the wall and neighbour's gatepost. There are also telephone cables which pass between its branches. This information had been forwarded to NSC. Noted.

<p><b>PART 2 ITEMS</b>  <b>ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b></p>
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**P/10/113 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

10/P/1312/F 1 Saltings Close – First floor extension over existing single storey side extension.

10/P/1320/F 37A Sercombe Park – Two storey extension following demolition of attached garage.

10/P/1321/F Old Rose Cottage, Nortons Wood Lane – Two storey extension and conservatory to the north elevation; a single storey lean to extension to the east elevation, change flat roof on existing garage to pitched roof, existing retaining wall to be demolished and erected 2.4m east to accommodate lean to extension.

10/P/1323/F 28 Tuckmill – Two storey side extension.

10/P/1335/F 9 Strode Road – Single storey rear extension.

10/P/1371/F Newstead, 16 Herbert Road – Installation of replacement windows to north west and east elevations.

10/P/1375/F 23 Yeo Way – Rear conservatory.

10/P/1382/RG3 Mary Elton Primary School – New single storey Children's Centre and associated external works.

**RESOLVED:** NO OBJECTIONS to the above eight planning applications.

**P/10/113 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS cont'd...**

10/P/1358/F & 10/P/1359/LB Adelaide Cottage, 13 The Beach – Alterations to rear of dwelling to create a self contained annexe at ground floor level including replacement of glazed doors.

**RESOLVED:** To visit the site prior to final consideration of this application. Site Meeting arranged for 6.30pm on Wednesday 25 August 2010.

**ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC**

**P/10/114 TREE WORKS**

10/P/1342/TPO Western Court, Chapel Hill – T1 Silver Birch – reduce crown by 30%.

10/P/1343/TPO Victoria Court, 21 Albert Road – T1 Oak – Prune to clear BT lines.

10/P/1363/WT 22B Thackeray Road – T1 Beech – Reduce crown by 20%. G1 – 8 x Beech reduce lateral spread and crown reduce by 20%. H1 – Holm Oak – fell.

**RESOLVED:** NO OBJECTIONS to the above works to trees.

**ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC**

**P/10/115 APP 10/P/1270/F KENN BUSINESS PARK, KENN**

These plans had been provided for information as it is not within the boundary of Clevedon.

**RESOLVED:** To reiterate the comments made on the outline plans;

- Concern about the inadequacy of the existing road network and the increased traffic along Central Way in Clevedon both during the development stage and afterwards. Also the possibility of increased traffic along Northern Way accessing the site from the Nailsea and Portishead approach roads.
- Concern about the siting of the access to the business park.

**P/10/116 N SOMERSET LOCAL DEVELOPMENT FRAMEWORK - DRAFT POLICIES****116.1 RESIDENTIAL PARKING STANDARDS**

Members felt the revised Parking Standards and Schedule of Residential Standards were a great improvement on the present policy.

**116.2 DEVELOPMENT IN NORTH SOMERSET'S GREEN BELT**

Members were concerned about the change to the current policy which limits extensions to 50% of the original dwelling.

**RESOLVED:** Members were concerned about the change to the current policy which limits extensions to 50% of the original dwelling. Under Issues (2) it states that 'Extensions greater than 50% of the original building will be assessed on both the size of the new build and the impact on the openness of the Green Belt'. Members agree with the need to assess extensions greater than 50% of the original property but believe the criteria used to carry out this assessment should be clearly defined to enable an unambiguous understanding of what constitutes exceptional circumstances.

**ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC**

**P/10/117 FORMAL REVIEW OF NORTH SOMERSET COUNCIL'S STATEMENT OF LICENSING POLICY 2011-14**

This lengthy document had not been circulated to Members.

**RESOLVED:** To suggest that;

- 1) In addition to the core membership of the Licensing Sub-Committee a local member could be invited to join the Sub-Committee to provide local knowledge on applications, renewals etc for their area.
- 2) Local Councils be informed of applications for their towns/parishes.

**ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC**

- P/10/118 FOR INFORMATION** The Committee received and noted;
- 118.1 PLANNING APPLICATIONS** determined since 4 August 2010.
- 118.2 PLANNING OBLIGATIONS, LOCAL ISSUES AND PRIORITIES**  
Confirmation of meeting date and time; 6.00 pm 8 September 2010 at the Council House.
- 118.3 WEST OF ENGLAND JOINT WASTE CORE STRATEGY – Update**  
A more comprehensive update was provided by the NSC Executive Member for Environment and Asset Management.
- 118.4 HINKLEY POINT C CONNECTION PROJECT – Acknowledgement of the comments of Clevedon Town Council.**  
Cllr Garner also reported the meeting to establish Community Forums.
- 118.4 SEVERN TIDINGS** No members present were able to attend the Annual Severn Estuary Forum in the Armada House Conference Centre, Bristol on Friday 8 October 2010.
- 118.5 CPRE FIELDWORK AND COUNTRYSIDE VOICE MAGAZINES**

**P/10/119 NORTH SOMERSET COUNCIL CORE STRATEGY**

NSC had provided an update as follows. This was circulated to members as it was relevant to minute P/10/116 above.

The coalition government has now revoked the Regional Spatial Strategy and announced that decision making powers on planning and housing will be returned to local authorities. North Somerset Council Executive Committee formally considered the next steps at their meeting on 20 July 2010. In order to provide clarity to the development industry and local communities, the key principles underpinning the Council's approach to growth and development to 2026 are as follows.

Protection of the Green Belt.

No development at SW Bristol.

Main strategic objective is Weston employment-led regeneration plus supporting infrastructure.

Regeneration of Weston town centre.

New residential development at Weston to be led by place-making and community-building principles, not top-down housing numbers.

Elsewhere in the district housing will be restricted, with new development reflecting community needs and aspirations.

Infill development to be more sensitive in respect of density, design and environmental impact.

A new locally-derived housing requirement for the district will be investigated and tested. This is likely to be in the range 14,000-16,000 dwellings. This will require additional consultation in the Autumn on, in particular, the proposed new district-wide housing requirement and the approach to the Weston Villages development. The outcomes will then be used to inform the next stage of the plan process. This next stage is known as the Publication (or Pre-Submission) Stage, and is likely to be available for consultation towards the end of this year.

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 9.10 pm

DATE: .....

RATIFIED AT COUNCIL ON 6<sup>TH</sup> OCTOBER 2010

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