

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 21st DECEMBER 2015

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

IN ATTENDANCE: Cllr T Morgan

7.30 pm INFORMAL BUSINESS – APP NO 15/P/2720/F CRABTREE FARM,
TWEED ROAD

Mr J Bright, applicant highlighted the following points;

- 1) The revised plans will reduce the overall number of dwelling units over both sites from 7 to 6.
- 2) Fewer traffic movements along the existing drive adjacent to the school and improved access for all vehicles to Units 1 and 6 via the southern drive. No access to these units would be permitted via the existing drive adjacent to the school.
- 3) An improved street scene when viewed from Fosseway as Unit 2 has been removed thus opening up the vista through the site.
- 4) Construction traffic for phase 1 would utilise the existing entrance to the 4-garage courtyard.

He reported that there were no adverse comments on the NSC website.

Mrs A Wadsworth a resident of Stickland highlighted the large number of planning applications for this site over the past 10 years plus. Each application slightly changing plans and yet no significant start had been made on the development. This has been extremely upsetting for residents living near this site and she felt these actions breached Article 8 of the European Commission of Human Rights regarding privacy of their homes and family life. She had concerns about highway safety and felt a Highways Officer should visit the site at school opening/closing times. She also had concerns that the two sites would not be separated and more vehicles would access the site from Fosse Way. She reported that there was no notice about this application at the site and residents had not been consulted on these new plans. She would be forwarding her objections.

Mrs S Warry a resident of Blackmoor adjacent to the east side of the site also stated that the uncertainty over this development over the past ten years had been detrimental to her living at her property.

7.37 pm FORMAL BUSINESS
P/15/1124 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs N Barton, C Hall, D Flint and Cllr J. Norton-Sealey other commitments.

P/15/1125 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 15/P/2775/F Cllr B Hatch declared a personal interest as she is known to the applicant. App No 15/P/2786/LB Cllr G Watkins declared a personal interest as he lives near the application site.

P/15/1126 MINUTES OF PLANNING COMMITTEE ON 9th DECEMBER 2015

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

P/15/1127 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

The Committee agreed to consider app 15/P/2720/F as the first planning application to be considered as the applicant and residents with an interest in the application were present.

15/P/2720/F Crabtree Farm, Tweed Road - Erection of 2no dwelling with access from Fosseyway (partial amendment to 14/P/1738/MMA, 10/P/438/F4 and 08/P/1994/RM resulting in reduction of numbers).

Members made the following points;

- *The reduction in the number of units was positive.*
- *Concern about increased traffic on this busy road adjacent to the school.*
- *Confirmation required that the two sites will be permanently divided to prevent traffic cutting through to Fosse Way.*
- *Reassurance that NSC will contact properties around the application site including those residents that had commented on previous applications for the site about this revised application.*
- *The need for defined planning reasons to object to this application as an application for a higher number of units on this site already had approval.*
- *Sympathy with the residents who had lived with the uncertainty of development on this site for the past 10 years.*

RESOLVED: 1. To defer consideration of this application until the next meeting of the Committee on 20th January 2016 to await the formal comments of the NSC Highways Officer. 2. To raise concerns with NSC about consultation with nearby residents and the lack of a site notice. VOTE: 8 FOR 0 AGAINST.

Action: Deputy Town Clerk

The members of the public left the meeting.

15/P/2699/F 53A Dial Hill Road - Erection of single and two storey extensions, raise level of roof, construction of dormer windows with a rooflight on the north elevation, balcony and erection of a conservatory (retrospective).

Concerns expressed about health and safety and the working practices at this development as shown in the photographs submitted with this application.

RESOLVED: NO OBJECTIONS VOTE: 2 FOR 0 AGAINST

15/P/2702/F 3 Fearnville Estate - Variation of condition 1 (approved plans) & condition 2 (sample of materials) and removal of condition 4 (obscure glazing to east elevation) amended plans revised to remove window to the east elevation of permission 15/P/1224/F (Application to remove Condition 6 attached to planning permission 14/P/0121/F (erection of a chalet bungalow) to allow for removal of the requirement to construct the dwelling to a minimum of Code Level 3 of the Code of Sustainable Homes).

RESOLVED: No information on the NSC website therefore application DEFERRED.

15/P/2716/F Flat 6, Wellington Court - Retrospective application for the erection of a Juliette balcony to flat window to rear.

RESOLVED: NO OBJECTIONS VOTE: 7 FOR 0 AGAINST

15/P/2717/CUPA Ground Floor Offices, 16 Bellevue Mansions - Prior approval for the change of use from redundant offices (B1) to residential (C3) with no operational development. *It was noted that the property had been empty for two and a half years.*

RESOLVED: NO OBJECTIONS VOTE: 7 FOR 0 AGAINST

15/P/2775/F 34 Halswell Road - Erection of double garage following demolition of existing garage.

RESOLVED: NO OBJECTIONS subject to the garage being for domestic use only.
VOTE: 6 FOR 0 AGAINST

15/P/2786/LB 37 Copse Road - Removal of internal walls, new internal staircase down to basement and creation of new boiler outlet.

RESOLVED: NO OBJECTIONS 6 FOR 0 AGAINST

15/P/2793/HHPA 32 Shelley Avenue - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.5 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.3 metres high.

RESOLVED: No information on the NSC website therefore application DEFERRED.

ACTION: Deputy Town Clerk

P/15/1128 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;

The Clevedon Tree Warden had visited all the application sites and provided her comments and photographs. She had no objections to these applications apart from the Hawthorn at 12 Edgehill Road which she felt was healthy and should remain.

15/P/2666/TPO 12 Edgehill Road - T1 Hawthorn – fell.

RESOLVED: RECOMMEND REFUSAL of felling this healthy tree. **VOTE:** 7 FOR 0 AGAINST

15/P/2744/TPO Ladyewood, 17 Wellington Terrace - T1 Horse Chestnut - remove pollards back to main stem.

RESOLVED: NO OBJECTIONS **VOTE:** 6 FOR 0 AGAINST

15/P/2747/TPO 2 Edgehill Road - T1 Ash reduce crown by up to 2m.

RESOLVED: NO OBJECTIONS **VOTE:** 7 FOR 0 AGAINST

15/P/2750/WT 16 Kenn Road - T1 Maple reduce crown by up to 2m.

RESOLVED: NO OBJECTIONS **VOTE:** 6 FOR 0 AGAINST

ACTION: Deputy Town Clerk

P/15/1129 ENFORCEMENT

34 TENNYSON AVENUE P/15/1109.1– The Environment Agency had replied stating planning enforcement action should be taken by NSC to get the structure removed however the Environment Agency would assist NSC in removing the structure if requested by using powers under their Byelaw 19(a) to serve notice for the removal of the structure. The Agency pointed out that there are other structures through the town that have been built either on or across their maintenance strip which they will deal with in the new year. The Agency asks for the Town Council's continued support in this matter.

RESOLVED: To forward a copy of the reply to NSC Planning Enforcement with a request that enforcement action is carried out.

ACTION: Deputy Town Clerk

P/15/1130 STREET NAMING AND NUMBERING

APP 15/P/1538/MMA SOUTH FIELD CLEVEDON HALL ESTATE

Members felt they needed more time to consider the naming of this development. One name put forward was Conrad Finzel who was the first owner of Clevedon Hall.

RESOLVED: DEFERRED to the next meeting of the Committee.

ACTION: Deputy Town Clerk

P/15/1131 TO CONSIDER THE PLANNING COMMITTEE BUDGET 2016/17 The Planning Committee Budget 2015/16 Update was NOTED.

RESOLVED: TO RECOMMEND to the Finance & General Policy Committee that no budget is allocated for the Planning Committee for 2016/17

P/15/1132 NSC CONSULTATION – COMMUNITY RIGHT TO BUILD ORDER PROPOSED NEW VILLAGE HALL FOR CONGRESBURY

The information was NOTED.

RESOLVED: NO COMMENTS

P/15/1133 REPORT ON THE TOWN & PARISH COUNCIL WORKSHOP ON 16TH DECEMBER 2015

The Committee Chairman reported on his attendance at the Workshop. Items discussed; Planning Policy update; Weston Town Centre regeneration; NSC website and communications strategy review. The presentation slides are now available on the NSC website. Current information on the Development Management Structure and staffing arrangements were circulated to all Committee Members at the meeting.

P/15/1134 FOR INFORMATION The Committee RECEIVED AND NOTED;

1134.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 9th December 2015.

1134.2 NOTICE OF PLANNING APPEAL – App No 15/P/1833/F 33 Copse Road
Replacement of windows and doors. To be decided by written representations.

1134.3 NSC LICENSING - Notification of applications made for various licences – None.

P/15/1135 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/15/1123 TO DETERMINE PART 1 ITEMS

There were no part 1 items.

The Committee Chairman wished everyone present a Merry Christmas.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.22 pm

DATE:.....