

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 4TH JUNE 2014

PRESENT: Cllrs C Bussey from 7.35pm, C Hall, B Hatch, L Knott, A Shopland, G Watkins. Mrs I Johnson Deputy Town Clerk.

P/14/762 APPOINTMENT OF COMMITTEE CHAIRMAN FOR THE MEETING

In view of the fact that the Committee Chairman was absent and the Committee Vice-Chairman had yet to be appointed it was agreed unanimously that; CLLR L KNOTT be appointed Committee Chairman for this meeting.

P/14/763 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs G Hill and R Garner – out of Clevedon and Cllrs A Giles-Townsend and J Norton-Sealey another commitment. Cllr C Wring was not present in view of a planning application being considered on a property in her ownership. Following the meeting apologies were on the answerphone from Cllr C Francis-Pester who was stuck in traffic.

P/14/764 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.

14/P/1001/F The Old Library, 6 Linden Road Cllr Wring declared a prejudicial interest and was not present at the meeting.

14/P/1057/LB Clevedon Pier Cllrs Hall and Knott declared personal interests as they represent Clevedon Town Council on the Clevedon Pier Trust.

P/14/765 APPOINTMENT OF A VICE-CHAIRMAN OF THE PLANNING COMMITTEE FOR THE COUNCIL YEAR 2014/15

Cllr Knott asked for nominations for Committee Vice-Chairman;

CLLR A GILES-TOWNSEND proposed by Cllr Hatch; seconded by Cllr Knott
There were no other nominations. It was unanimously;

RESOLVED: Cllr A Giles-Townsend declared Planning Committee Vice-Chairman for the Council Year 2014/15.

P/14/766 MINUTES OF THE PLANNING COMMITTEE HELD DURING THE ANNUAL STATUTORY MEETING OF COUNCIL ON 12TH MAY 2014

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

P/14/767 MINUTES OF THE PLANNING COMMITTEE HELD ON 14TH MAY 2014

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

P/14/768 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0942/F 42B Copse Road - Erection of a two storey rear extension following demolition of existing two storey conservatory.

Members considered the letter of objection from the adjacent property owners concerning issues of overlooking from the proposed bathroom window and the change of use of the existing kitchen to a bedroom.

RESOLVED: RECOMMEND REFUSAL concern that the extension will have a detrimental effect on the amenity, privacy and living conditions of the neighbouring property.

P/14/768 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

14/P/0940/F 2 The Leys - Erection of a single storey extension to front and rear elevation.

14/P/0987/F 13 Conygar Close - Erection of single storey rear extension

14/P/0998/F 39 Kings Road - Erection of single storey rear extension and alterations to roof to provide additional living space and include a first floor balcony and windows.

No objections received by the NSC Councillor for Walton Road.

14/P/1001/F The Old Library, 6 Linden Road - Change of use from office (A2/B1) to residential (C3) with demolition of existing side porch and rear fire escape stairs, erection of replacement side porch, new vehicular access and parking area and work to tree.

14/P/1015/F 24 Edward Road South - Erection two storey extensions to front and rear elevation and changes to roof to create a two storey dwelling.

No objections received by the NSC Councillor for Walton Road.

14/P/1048/HHPA 60 Coleridge Vale Road South - 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 5.0 metres; 2) have a maximum height of 3.6 metres and 3) would have eaves that are 2.3 metres high.

14/P/1057/LB Clevedon Pier, The Beach - Alterations to entrance "funnel" design from that approved under listed building consent 10/P/2097/LB from circular to hexagonal.

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

P/14/769 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

The Clevedon Tree Warden had no objections to these three applications for works to trees.

14/P/1020/WT 20 Wellington Terrace - 1 Yew – Fell

RESOLVED: Request that the Yew tree is pruned rather than felled if at all possible.

14/P/1036/TPO 61 Cambridge Road - Various tree works as itemised on application

RESOLVED: NO OBJECTIONS

14/P/1065/WT Herbert Gardens, Herbert Road - Various tree works as itemised on application.

RESOLVED: Not to comment on the Town Council's own application for works to trees.

Action: Deputy Town Clerk

P/14/770 PRESENTATION SLIDES USED AT THE NSC DEVELOPMENT MANAGEMENT PARISH WORKSHOP P/14/759.2

770.1S106 FUNDING P/14/748.2– Information and form for Town and Parish Council use received after the meeting.

The information was welcomed. It was noted that possible requirements for S106 funding should be highlighted by Town and Parish Councils at the pre-application meeting stage of a development.

RESOLVED: As Cllrs A and D Shopland had attended the Workshop Members felt they should make a presentation to full Council on S106 funding and the information should be circulated to all Councillors.

Action: Cllrs A & D Shopland & Deputy Town Clerk

770.2 NEW PLANNING WEB PAGES launch delayed until middle of June – Noted.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/14/771 PROPOSED RESTRUCTURING OF NSC AREA PLANNING COMMITTEES P/14/748.1

The briefing paper circulated by the Executive Member for Strategic Planning, Highways & Transport to NSC Councillors was considered. The Town Councillor for North Ward had sent her comments by email. Her concern being that democracy would be removed from residents of Clevedon who may have to live with the consequences of planning decisions made possibly without local knowledge.

The report stated that 'Members who are not on the Committee could still attend the committee meeting and speak on an item although they would not have voting rights'. In view of the forthcoming meeting arranged by the Leader of NSC it was;

RESOLVED: To write to the Leader of NSC expressing the Town Council's strong objection to the proposal for a single committee to determine planning applications and request that NSC Members not on the Committee be able to attend and vote on planning applications in their own wards.

Action: Deputy Town Clerk

P/14/772 DRAFT BACKWELL NEIGHBOURHOOD PLAN

The Committee noted that the Plan is available on NSC website www.n-somerset.gov.uk/backwellplan and the consultation ends 14 July 2014.

P/14/773 FOR INFORMATION The Committee received and noted;

773.1 PLANNING APPLICATIONS determined since 14th May 2014.

773.2 APP No 14/P/0860/F 53A Dial Hill Road – Objection received.

773.3 App No 14/P/0169/LDE – Land at the Buildings Court Lane P/14/745 Awaiting further information.

P/14/774 CHAIRMAN ITEMS FOR INFORMATION

774.1 PROPOSED EXPANSION OF ST NICHOLAS CHANTRY PRIMARY SCHOOL

The NSC consultation paper has been emailed to all Councillors.

RESOLVED: To discuss this consultation paper at the next meeting of the Planning Committee on 25th June 2014 and invite the Head Teacher of the School to attend.

Action: Deputy Town Clerk

P/14/775 PART 1 ITEMS

Minute 770.1 S106 Funding has been referred to Council but is not a Part 1 item.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.30 pm

DATE:.....