

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 20th DECEMBER 2017
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee - Chair
 Cllrs N Barton, B Cherokoff, C Francis-Pester, S Hale,
 G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Mr P Templeton – Informal Business only
 7 members of the public

7.30 pm INFORMAL BUSINESS

1. APP NO 17/P/5036/FUL STAFFORD GARAGE, 1 WOODLANDS ROAD

Two residents addressed the meeting both drew attention to the fact that many properties adjacent to the application site had not been notified of the planning application. The following points were made;

- People who objected to the last planning application for this site had not been informed of the application.
- A request for a list of addresses to which notification letters were sent.
- The application was registered on 7th November. The notification to residents was dated 29th November. The application to be decided by 2nd January 2018 thus a shorter consultation period due to the Christmas and New Year holidays.
- A very short time to post objections to the proposals on the NSC website prior to this meeting. Also the NSC planning website was down last weekend when residents were available to post objections.
- Concern that Government planning guidance has been breached.
- Elderly residents in the area do not use computers and can only object by letter and this takes time, particularly at this time of year.

Members informed the residents present that the administration of the NSC Planning Department had been affected by a major change to the planning website which had only gone live 2-3 weeks ago. The reason for the website being out of action at the weekend was that the memory capacity had been wrongly set up. There had been problems in the past with other complex development sites and the appropriate neighbouring properties receiving notification of the proposed development. The confidentiality of data was also discussed and whether names and addresses of objectors could be retained.

2. CLEVEDON NEIGHBOURHOOD PLAN STEERING GROUP

The Group has been engaging with the community and last month the focus area discussed was Open Spaces. Previous engagements included housing and Clevedon as a destination. The meeting on 8th January is to focus on transport and energy generation and all Councillors were invited. There are also plans for a Neighbourhood Plan website and mailshot.

Some members of the Steering Group had met with David Carter who had emphasised the need for a Town Plan which could more quickly address concerns in the town centre as had been the case for Weston. This had been a new idea for the Group although it would appear the Clevedon Coastal Team had been discussing the subject. Mr Peter Templeton had now stood down as Chairman of the Group although still a member. The Group is now looking to the Town Council to lead the Group and take this initiative

2. **CLEVEDON NEIGHBOURHOOD PLAN STEERING GROUP cont'd...**
 forward linking it with work the Town Council is doing and the CCT. The Town Plan had been discussed at the last FGP Committee.
 It was noted that at the NSC Planning Workshop there was enthusiasm for Neighbourhood Plans. Also Town & Parish Councils receive 25% of CIL if they have an adopted plan. The Neighbourhood Plan would however need to be consistent with new adopted strategies.
 Members looked forward to the minister's decision regarding the new housing in Backwell and whether Backwell's adopted Neighbourhood Plan would influence housing numbers and the location of the housing.
 With regard to the Joint Spatial Plan Mr Templeton was concerned that Clevedon hardly featured.

P/17/1672 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Hall - illness; Cllr B Hatch – out of Clevedon, Cllr K O'Brien – illness; Cllr A Shopland – another commitment.

P/17/1673 DECLARATIONS OF INTEREST

NOTE: *District Councillors will reconsider applications; if they are on the NSC P & R Committee, taking into account all relevant evidence and representations. Any decision taken at the Town Council does not bind them at North Somerset Council.*

Cllr G Watkins declared a personal interest in app 17/P/5036/FUL as he is a customer of Stafford Garage.

P/17/1674 MINUTES OF PLANNING COMMITTEE ON 29th NOVEMBER 2017

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

PART 2

P/17/1675 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

With the Committee's agreement the Chairman altered the order of the agenda to consider the application of interest to members of the public present.

17/P/5036/FUL Stafford Garage, 1 Woodlands Road - Erection of a terrace of 3no (2 no three bedroom and 1no two bedroom dwellings and 3no detached two bedroom dwellings (6 no dwellings in total) with associated parking, refuse storage and landscaping following the demolition of the existing garage and warehouse.

Members considered that the objections raised to the previous application had not been addressed. The design was slightly less obtrusive but still out of keeping with the area. Cllr Starr who could not be present had suggested that there should be some engagement with the community as to what development would be acceptable for the site. According to the application form, it did not appear that the applicant had sought pre-application advice.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider the development to be inappropriate and overdevelopment of the site. Out of scale with the housing in the area and will therefore have an adverse effect on this Conservation Area. Also concerns about access to the site and insufficient off street parking.

17/P/5036/FUL Stafford Garage, 1 Woodlands Road continued...

To write separately to NSC concerning the inconsistencies of notifying neighbouring properties to this site with a request that objectors to previous applications for this site should have been notified of the new applications for the site.

Also Cllr Blades and Cllr Shopland to be asked to talk to Planning Officers about the Town Council and residents objections to this application and request a NSC Site Visit.

17/P/5014/FUL 21 Victoria Road - Replacement of existing timber windows with PVCu windows.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/5028/FUH 10 The Paddock - Erection of single/two storey side extensions and internal alterations.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/5024/FUH 101 Strode Road - Remove existing garage, erect two storey side and single storey rear extension with integrated garage.

Some concern expressed that the extension will be built up to the party line.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/5033/FUH 17 Fairleigh Road - Ground floor rear and side extension, front lavatory window/wall alteration and front driveway entrance widened with dropped roadside kerb.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/5082/FUL Osborne House Care Home, 16 Bay Road - Extension to rear for new bedroom and two en-suite bathrooms. Extension to front to form laundry and training room with garden over. Formation of disabled access ramps.

There had been an objection online concerning the rear extension being closer to the rear boundary and a bedroom window overlooking the garden thus affecting properties on Edgehill Road.

A Walton Ward Town Councillor had spoken with the Manager of the Care Home who had confirmed that the rear extension would be the same distance as the existing gable.

RESOLVED: VOTE: 4 FOR 2 AGAINST NO OBJECTIONS

17/P/5084/LDP 20 Westbourne Avenue - Certificate of lawfulness for the proposed hip to gable roof extension/loft conversion with three roof lights and two windows and a new roof on existing conservatory with five roof lights and brick up side elevation.

Some concern about the 'chunky' design of the extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/5099/LDE 15 Shelley Avenue - Certificate of lawfulness for the existing single storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/5128/HHPA 23 Chard Road - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.6 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.95 metres high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/17/1676 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;

17/P/2650/TPO Oaklands, Elton Road - T1 - Holm Oak - Reduce to most recent previous reduction points. DEFERRED FROM LAST MEETING

RESOLVED: NO OBJECTIONS

17/P/2664/TPO 10 Princes Road - Beech (T1) crown lift cascading crown to approx 5m and remove epicormic growth (no major branches to be removed).

This application had appeared twice on the weekly list of applications and had been previously considered by the Committee.

P/17/1677 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE;

1677.1 CLEVEDON NEIGHBOURHOOD PLAN

No further discussion.

P/17/1678 WEST OF ENGLAND JOINT SPATIAL PLAN

The Committee Chairman went through the Plan with the Committee in some detail. Members were pleased to see that developments of 5 or more dwellings or sites larger than 0.2ha would have a minimum target of 35% affordable housing to be delivered on site and this should be borne in mind for possible future development of the St Modwen site.

The plan will be reviewed at 5 year intervals to ensure the strategy is being delivered. In the event that housing was not being delivered at the levels being planned, the plan identified some contingency locations to be considered for release through plan review. One site for around 1,500 dwellings is on land at east Clevedon.

There is mention of the new metrobus route linking Bristol to Nailsea with a potential onward link to Clevedon. The Strategy also highlights an improved connection to the M5 and a new M5 junction.

The need to liaise with neighbouring parishes was highlighted.

Deadline for comments 10th January 2018.

RESOLVED: To make the following comment. Request that the infrastructure requirements for developments are reviewed and in place prior to commencement of strategic development sites.

Action: Deputy Town Clerk

P/17/1679 REPORT OF THE NSC TOWN & PARISH COUNCIL WORKSHOP & NEW PLANNING SYSTEM – 7TH DECEMBER 2017

The Committee Chairman had been unwell and unable to attend. Cllr Barton and the Deputy Town Clerk had attended and reported back to the Committee. All Committee members had been provided with copies of the presentation slides. The Workshop had covered the following topics; Hinkley C Connection Update; Planning Policy Update; Community Infrastructure Levy (CIL); Website and general update.

Since the Workshop there had been communications from NSC concerning the new website and the Deputy Town Clerk would be meeting with Jason Beale at NSC to discuss this further. The consultation for planning applications has now reduced from 28 days to 21 days.

P/17/1680 NSC CURRENT LIST OF ENFORCEMENT CASES

The list had been circulated to Committee members. It was noted that the possible breach of planning conditions at 53a Dial Hill Road was now under consideration by a new officer.

The Enforcement Team is now carrying a vacancy and minor breaches assessed to have little or no impact will be given low priority.

P/17/1681 FOR INFORMATION The Committee RECEIVED and NOTED the following;

- 1681.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 29TH NOVEMBER 2017 – circulated to all Councillors.
- 1681.2 Confirmation of Tree Preservation Order 57 Rippleside Road Clevedon
- 1681.3 CPRE Countryside Voice Magazine) available at the meeting
- 1681.4 CPRE Fieldwork – Winter 2017

P/17/1682 CHAIRMAN'S ITEMS FOR INFORMATION

There were no items raised.

P/17/1683 TO DETERMINE PART I ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 9.25 pm DATE:.....