

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 12TH FEBRUARY 2014

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs C Francis-Pester, R Garner, L Knott, P McNeill, G Watkins,
 C Wring. Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllr L Little for part of the meeting, D Shopland

7.30 pm INFORMAL BUSINESS

APP 13/P/2400/F 22 MARINE PARADE

IN ATTENDANCE: Mr R Squires – Acorn Property Group;
 Mr H Seddon – Origin 3 Planning Agent;
 16 residents.
 Mr G Moore representing Clevedon Civic Society

The Committee Chairman reminded those present that the Committee would not be discussing these pre-amendment plans during formal business. Following submission of amended plans to NSC the Town Council would be formally consulted and residents could attend this meeting.

Mr R Squires, Acorn Property Group reminded those present that the Group had asked for comments prior to submitting the planning application and received no feedback. Following objections raised at the last meeting of the Planning Committee the architect had looked at ways to reduce the stories proposed by a minimum of 2.5 metres to allow views over the estuary and of the Pier.

With regard to materials he pointed out that there was a mix of finishes along the seafront including many rendered buildings, the only natural stone buildings being adjacent to the site. It was now proposed to include some natural stone elements to the building along with render.

Mr Squires emphasised that it is generally accepted that a precedent has been set for development of this site and the NSC Planning Officer is minded to recommend approval of the plans as submitted. However the determination deadline has been extended pending the submission of these amendments. Mr Squires asked for feedback from the residents present.

Mr G Moore spoke on behalf of Clevedon Civic Society as Mr Tranter was unable to attend. He referred those present to the Civic Society's letter dated 30 December 2013 which highlighted many concerns about the development and the Society's disappointment of the public consultation process for this important site. The Civic Society wished to work with the developers. He made the following points about the amendments;

- The overall reduction of the height of the development is welcomed. However concerns that views of the Pier will still be obscured remained.
- Consider the flat roofed areas unattractive to look down on and suggest a more imaginative design.
- Concern the external render will not withstand the elements of this seafront site ie the deterioration of rendered town houses adjacent to Walton Park Hotel. The Society expect a long lasting quality finish at this site on the edge of a Conservation Area.

The Society welcomed the amendments but felt they did not go far enough.

Mr C Stone of 5 Friary Close felt the amended plans still meant a loss of views from Marine Parade. He also highlighted;

- Vehicular access – safety concerns for traffic and walkers.
- Construction implications to local residents (noise, nuisance and parking) compounded by work at the Royal Pier Hotel site and The Regent.
- Natural England hope to be consulted on this planning application.

Mr R Hamilton-James of 1 Edgarley Court spoke on behalf of his wife, himself and four other residents of Edgarley Court. Mr Hamilton-James cited Policy CS5, SM37, DM48 and CS19 of the North Somerset Core Strategy highlighting the following;

- Attention to be given to aspects of historic environment ...such as the Victorian townscapes and seafront in Clevedon. Ensure new developments are in keeping with the character of the surrounding area and not squeezed into inappropriate locations or gardens.
- Development proposals through use of garden land must be carefully assessed against the harm they may cause to the character of the local environment. Proposals will only be permitted where the open or undeveloped character of the gap would not be significantly adversely affected.
- English Heritage draw attention to the great importance of views, particularly views of the sea and prominent buildings.
- Roofline significantly higher in places than the adjacent villas. The wonderful views would be replaced by a roofline with solar panels out of keeping with the adjoining street scene.
- The proposed development seriously prejudices the amenity of adjacent properties.
- The view from Marine Parade is the first landmark glimpse of Clevedon's historic Pier afforded to visitors as they enter Clevedon on the coast road.

Mr Hamilton-James asked that the revised plans be rejected.

Mr P Richards of 10 Marine Parade drew attention to the many objections on the planning portal. He too cited access to the site and asked for consideration of a condition to put right any damage during construction and any loss of amenities. He drew Members attention to the fact that the amount of traffic and number of cars parking in this area has increased considerably since the previous application was approved and asked for an up to date highways survey.

All members of the public left with the exception of Mr G Moore.

APP NO 14/P/0221/F – 59 HILL ROAD

Mr G Moore on behalf of Clevedon Civic Society raised the following objections;

- Loss of A1 retail from Hill Road. The A1 use should only be changed when it has been advertised for a realistic time without any response.
- The proposed extract duct projects over the public footpath and is highly visible.
- No reference to storage and disposal of food waste. Will the public footpath alongside the buildings be used for this purpose, adversely affecting the Conservation Area and adjacent occupiers?
- Concerns about the disabled toilet access and fire escape to the rear.
- Railings to the first floor flat roof and terrace as shown would have a detrimental effect on the street scene.

8.45 pm FORMAL BUSINESS

P/14/690 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr B Hatch – out of Clevedon, Cllrs A Giles-Townsend, J Norton-Sealey and A Shopland – unwell and Cllr C Hall another commitment – message on answerphone.

P/14/691 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 14/P/0169/LDE Cllr McNeill declared a personal interest as he is known to the applicant.

P/14/692 MINUTES OF PLANNING COMMITTEE HELD ON 22ND JANUARY 2014

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

P/14/693 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

The Committee agreed to consider app no 14/P/0221/F as the next item and not as stated on the list of applications Mr Moore was present.

14/P/0221/F 59 Hill Road - Change of use from existing shop (A1) to licensed bar (A4) with minor alterations to shop front, installation of extract ducting on side elevation and railings to edge of existing flat roof.

A North Ward Councillor spoke in favour of retaining the shop for retail in this unique shopping area and questioned whether enough time had been given to advertising the premises for its existing use. It would appear that other shops in the town had been advertised for much longer periods before a change of use to A3 had been sought however the adjacent shop had been on the market for some time. It was noted there are already many cafes and restaurants on Hill Road. The position and maintenance of the extraction unit was queried as was the disabled access to the toilets; also the ongoing parking problems on Hill Road.

Proposed by Cllr Wring seconded by Cllr Watkins RECOMMEND REFUSAL for the following reasons; That it remain as a retail outlet if possible and consequently more time be given to prove it cannot be retained for A1 use; Parking issues highlighted by traders and residents of Hill Road; Extraction unit on public footway not acceptable. VOTE: 2 FOR 4 AGAINST lost

Proposed by Cllr Francis-Pester, seconded by Cllr L Knott

RESOLVED: NO OBJECTIONS request there is adequate provision for the disposal of waste and planned arrangements for smokers.

VOTE: 5 FOR 2 AGAINST

Mr Moore left the meeting.

14/P/0080/F 32 Old Church Road - Change of use from A1 shop and flat above to hot food takeaway and 4 dwellings including 3 self-contained flats and 1 maisonette with associated parking. Erection of 2no two storey extensions to north-west and to south and conversion works following demolition of existing shop stores.

Some concerns raised about this application, however the site has been vacant for many years and not attracted any interest as a retail outlet. The town is of course well served with hot food takeaways however it was felt market forces will prevail regarding competition. An addition to the housing stock would be welcomed. VOTE: 7FOR 1 AGAINST

P/14/693 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

continued...

14/P/0089/MMA Marson House, Marson Road - Minor material amendment to planning permission 13/P/0748/F (Change of use from offices to 6no flats and a sleep over room for staff. Erection of a side extension to incorporate a lift to all floors and an entrance hall at ground floor level, replacement of two windows with doors to north elevation, solar panels to side elevation roof, the addition of a rear and two front roof lights, bin storage area and a cycle stand) to enlarge 4 no windows on the north elevation and internal re-ordering of flat no 1.
The Town Councillor for Central Ward reported she had received no objections.
VOTE: 7FOR 0 AGAINST

14/P/0092/F 10 Castle View Road - Proposed rear and side ground and first floor extensions **VOTE: 7 FOR 0 AGAINST**

14/P/0105/F 27 Hazell Close - Two storey side extension **VOTE: 7 FOR 0 AGAINST**

14/P/0117/F 34A Highdale Avenue - Erection of garage on existing concrete base.
VOTE: 6 FOR 0 AGAINST

14/P/0184/NMA Former Royal Pier Hotel, Marine Parade - Non material amendment to planning permission 10/P/2083/F (The restoration, partial demolition, alteration, extension and conversion of the former Royal Pier Hotel into 17no flats with associated parking provision) to allow creation of access to form central roof terrace to left hand side of existing approved roof terraces and change of car park wall finish to natural stone.

14/P/0187/NMA Knightstone Court, Orchard Road - Non material amendment to 13/P/0689/F (Erection of a scooter store. Adjustment to door and window openings and installation of a new window) to change the location of main access and fire escape doors to scooter store.

14/P/0193/ADV The Regent, 26 Hill Road - Display of 1 no illuminated fascia sign, 1 no non illuminated ATM surround sign, 1 no illuminated projecting sign, 1 no non-illuminated internally applied vinyl sign.
Some concerns expressed about signs overhanging the pavement and internally illuminated signs in this Conservation Area. **VOTE: 4FOR 3 AGAINST**

14/P/0201/F 41 Hallam Road - Erection of single storey side and rear extension.
VOTE 7FOR 0 AGAINST

14/P/0206/CUPA 22 Hill Road - Prior approval for a change of use of ground floor and basement level from B1 office to C3 dwellings (2 no flats)
VOTE 7FOR 0 AGAINST

14/P/0227/F 42 The Avenue - Erection of two storey side and a single storey rear and front extension. **VOTE: 7 FOR 0 AGAINST**

14/P/0239/F 13 Brackenwood Road - Erection of a two storey side extension with rear ground floor terrace with railings. **VOTE: 7 FOR 0 AGAINST**

RESOLVED: NO OBJECTIONS to the above twelve planning applications.

14/P/0099/F 33 Edgehill Road - Erection of a dwelling following demolition of existing conservatory.

It appeared to be a very narrow site with little outside amenity area.

RESOLVED: RECOMMEND REFUSAL considered overdevelopment of this small site out of keeping with the street scene.

P/14/693 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

14/P/0121/F 3 Fearnville Estate - Erection of two storey dwelling.

RESOLVED: RECOMMEND REFUSAL Considered overdevelopment of this small backland site which could affect the amenities of adjacent properties. Also this development would not be in keeping with the specific design of the Fearnville Estate.

14/P/0169/LDE Land at The Buildings, Court Lane - Certificate of lawfulness for the continued use of the land for storage and maintenance of goods vehicles

The NSC Councillor for Clevedon East Ward reported that this site had been subject to NSC enforcement action concerning various unauthorised developments for which planning permission has not been sought or obtained. The buildings are in a poor condition and appear unsuitable for the purpose of maintenance of good vehicles.

RESOLVED: Councillors believe that the applicant has been using the land for over 10 years for the storage and maintenance of goods vehicles, however request; 1) confirmation that there is a current VOSA Licence for this use as the copy attached to the application has a review date of 2012; 2) continuation of the enforcement action by NSC to ensure all relevant drainage matters (regarding oil diesel etc and the fact this site is on the flood plain) and site maintenance issues are investigated; 3) The NSC Councillors present (Cllrs Francis-Pester, Garner, Knott and Shopland) ask that this application be brought to the North Area Committee for determination.

Action: Deputy Town Clerk

P/14/694 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/0135/WT 8 Gardens Road - 1 Willow - fell.

Following consideration of the Clevedon Tree Warden's comments it was;

RESOLVED: In the absence of reasons why this tree is to be felled, request that the tree be semi-pollarded rather than felled.

14/P/0216/TPO Western Court, Chapel Hill - 2 Cherry - Fell & 1 Cherry – remove extending lateral.

RESOLVED: NO OBJECTIONS however strongly recommend that two replacement trees of a suitable species, other than Cherry, be planted on the site.

14/P/0153/TPO 6c Channel Road - 1 Beech - Reduce crown by max 2m on east side to balance crown.

14/P/0159/TPO 35 Edward Road - 1 Ash - Remove 2 lower lateral limbs on west side and reduce 1 limb on east side up to 3m.

14/P/0226/TPO Searle Court, Cherry Avenue - 1 Alder - Crown lift and prune back growth on north & north west to clear building by 3M.

RESOLVED: NO OBJECTIONS to the above three tree works applications.

Action: Deputy Town Clerk

P/14/695 NORTH SOMERSET CORE STRATEGY: SUSTAINABILITY APPRAISAL SUPPLEMENTARY REPORT: REVISED POLICY CS13.

The letter advises that NSC has produced a sustainability appraisal of the proposed increase in the Core Strategy housing requirement (2006-2026) from 14,000 dwellings (minimum) to 17,130.

P/14/695 NORTH SOMERSET CORE STRATEGY: SUSTAINABILITY APPRAISAL SUPPLEMENTARY REPORT: REVISED POLICY CS13. Continued...

The Core Strategy is the strategic planning policy document for North Somerset and was adopted in April 2012 but following a legal challenge Policy CS13 relating to the district housing requirement needs to be re-examined. If the housing target is increased then this may have implications for a number of other policies which have also been sent back for examination. The Inspector appointed to undertake the examination has indicated that in the first instance, only Policy CS13 will be re-examined with any consequential effect on Policies CS6, CS14, CS19, CS28 and CS30-33 being re-examined at a later date should this be necessary. No other Core Strategy policies will be re-examined.

A Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the Core Strategy was done when the Publication Version was produced in 2011. A Supplementary Report has been produced to appraise the proposed increase in the housing requirement. Sustainability appraisal is a technical process that identifies, describes and evaluates the likely significant effects – environmental, economic and social – of implementing a plan and compares them with reasonable alternatives. It is a legal requirement for development plan documents.

Comments are invited on the Sustainability Appraisal report. Public consultation will take place from **27 January 2014 - 28 February 2014**. NOTED.

P/14/696 PAPERLESS PLANNING PROCEDURE

Jason Beale, NSC Performance & Customer Service Manager, had written confirming the paperless procedure for sending details of applications to parish and town councils from 1 April 2014. It was agreed the procedure would be to view the applications in the meeting direct from the NSC website and not download applications prior to the meeting as this would take a considerable amount of office time.

RESOLVED: To inform NSC that if the Planning Committee is unable to consider an application due to clarity of plans or internet problem, the application would not then be considered until the next meeting of the Committee which meets on a two-three weekly calendar. **Action: Deputy Town Clerk**

P/14/697 REQUEST FROM CO-ORDINATOR FOR CLEVEDON SNOW WARDENS

The Snow Warden Co-Ordinator for Clevedon had asked the Town Council to identify priority areas to be cleared in the event of snow. The Committee Chairman reported that PACT is looking to provide new grit bins near the Cottage Hospital and Health Centres at the request of the Snow Wardens. The question of public liability insurance was raised it was assumed as the Wardens are appointed by NSC this would be covered by that Council.

RESOLVED: **All councillors** to identify priority areas for snow clearance in their wards for consideration at the next Transport & Highways Committee meeting on 26 March 2014. **Action: All Councillors**

P/14/698 SEVERN ESTUARY FLOOD RISK MANAGEMENT STRATEGY CONSULTATION

Summary of responses and response to common comments received available at www.environment-agency.gov.uk/severnestuary. NOTED.

P/14/699 CLEVEDON CRICKET CLUB NETS - LANDOWNER'S CONSENT

RESOLVED: The Committee ratified the response already sent to meet the deadline of 7th February 2014 – No objections to the installation of the cricket nets on the cricket ground at Dial Hill Clevedon provided the nets are erected as per the attached drawing and plan, namely running parallel to the Esmond Grove hedge.

P/14/700 FOR INFORMATION The Committee received and NOTED;

700.1 PLANNING APPLICATIONS determined since 22ND January 2014.

700.2 AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT P/13/561

Confirmation that this has been adopted. Available on [http://www.n-somerset.gov.uk/Housing/affordable_housing/Documents/affordable%20housing%20supplementary%20planning%20document%20\(pdf\).pdf](http://www.n-somerset.gov.uk/Housing/affordable_housing/Documents/affordable%20housing%20supplementary%20planning%20document%20(pdf).pdf)

P/14/701 CHAIRMAN ITEMS FOR INFORMATION

701.1 PLANNING COMMITTEE 19TH MARCH 2014

RESOLVED: To change the date of this meeting to Monday 17th March 2014.

Action: All Committee Members

P/14/702 PART 1 ITEMS

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.06 pm

DATE:.....