

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 27th NOVEMBER 2013

PRESENT: Cllr A Giles-Townsend – Committee Vice-Chairman in the Chair
 Cllrs C Francis-Pester from 7.35 pm, R Garner, B Hatch, L Knott,
 A Shopland, G Watkins, C Wring from 7.36 pm.
 Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland

P/13/654 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr C Bussey – work commitments; Cllr C Hall – another commitment; Cllr G Hill and Cllr J Norton-Sealey – illness.

P/13/655 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 13/P/1790/F Cllrs Wring and Watkins declared personal interests as they are known to the agent.

P/13/656 MINUTES OF THE PLANNING COMMITTEE HELD ON 6th November 2013

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

P/13/657 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/2043/F 100 Old Street - Erection of single storey rear extension.

RESOLVED: NO OBJECTIONS

13/P/2072/F 2 West Croft - Erection of single storey side extension and a glazed verandah to rear following demolition of existing rear lean to and porch.

RESOLVED: NO OBJECTIONS

13/P/2083/HHPA 37 Valley Road - 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 5.35 metres (includes previous extension 3169/76 conservatory only 3m); 2) have a maximum height of 2.9 metres and 3) have eaves that are 2 metres high.

RESOLVED: NO OBJECTIONS

13/P/2095/F & 13/P/2097/LB Clevedon Hall, Victoria Road - Change of use of Clevedon Hall from Business Centre together with a Wedding Centre to a Boutique Hotel together with a Wedding Venue Business to include conversion of upper two floors into hotel rooms and insertion of partitions to form bathrooms and new door openings, a new lift well and reuse of public rooms on ground floor as reception, restaurant, lounge and function rooms with associated landscaping and car parking. *Cllr Wring drew Members attention to a letter from English Heritage expressing concern that this change of use did not take into account the whole development package for Clevedon Hall Estate and felt insufficient information had been provided eg number of car parking spaces designated for the Hotel and necessary planning obligations regarding the parkland. Following debate it was decided not to highlight the need for defined car parking for the hotel. The majority of Members felt the change of use to a hotel would improve the environment around the Hall and that there is sufficient parking due to its previous use as a business centre. VOTE; 6 FOR 2 AGAINST*

RESOLVED: NO OBJECTIONS

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/13/657 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

13/P/2159/F Depot off Griffin Road – Application for the variation of condition 2 of planning permission 12/P/1976/F (siting of 8no temporary portacabins and construction of two walls (around portacabins 1-4), a 2.4m fence along eastern boundary (around portacabins 5 – 8) and formation of a parking area (retrospective)) to allow for an extension of 12 months.

Members recalled their previous concerns about this development which abuts a mainly residential area but felt local employment should be encouraged.

RESOLVED: NO OBJECTIONS

P/13/658 AMENDED PLAN

13/P/1790/F Clevedon Cricket Club – Relocation of existing cricket club practice net area, erection of new practice nets and removal of 2no existing concrete hardstanding areas.

In the light of residents' requests at the NSC North Area Committee meeting, the plans have been amended to show the new practice nets running parallel with Esmond Grove. The Walton Ward Councillor and the Committee Chairman had no objections to the amended plans but supported the residents request that the nets be sited closer to the hedge which required cutting back. VOTE: 6 FOR 0 AGAINST

RESOLVED: NO OBJECTIONS subject to the new practice nets being moved nearer to the hedge if this is possible.

ACTION: Deputy Town Clerk to forward all comments on applications to NSC

P/13/659 TREE WORKS APPLICATIONS

13/P/2144/WT Flat 2 Albany House, 12 Elton Road – 1 Ash Tree Fell

VOTE: 4FOR 5 AGAINST

RESOLVED: RECOMMEND REFUSAL as no reason given on the application as to why this healthy tree should be felled.

P/13/660 PLANNING COMMITTEE BUDGET 2014/15

RESOLVED:

1. To ask the Finance & General Policy Committee to consider the purchase of a new higher definition projector for use by the Committee and possibly other outside hirers.
2. To RECOMMEND to the Finance & General Policy Committee the following budget for the Planning Committee for 2014/15;

Printing and Production of Clevedon Vision document	£300.00	
Balance from the 2013/14 budget		£122.00
TOTAL		£300.00
3. To include an item on the next agenda to discuss the Clevedon Vision document. No draft wording has been agreed to date.

ACTION: Committee Chairman and Deputy Town Clerk

P/13/661 NSC DRAFT JUNCTION 21 ENTERPRISE AREA LOCAL DEVELOPMENT ORDER

This consultation runs from 31st October and 29th November 2013. The document is available on NSC website.

RESOLVED: To cautiously approve the Order but ask whether there would be an opportunity to extend the order to simplify the planning requirements associated with development at specific identified sites elsewhere in North Somerset should the need arise in the future.

P/13/662 TO CONSIDER FUTURE OF CAR PARK OPPOSITE LITTLE HARP

Following a review by NSC Asset Management Team of all pieces of land owned by NSC, the NSC Principal Planning Policy Officer had asked for the views of Clevedon Town Council as to future options for this site on Clevedon's seafront. The car park is currently leased to the Bowling Club. It was emphasised by the Officer that there is no firm proposal at this stage. There was some discussion about whether the Town Council should be given the opportunity to purchase the land should it become available.

RESOLVED: That the car park on Elton Road should continue to be leased to and maintained by the Promenade Bowling Club in view of the major developments planned for this area in Clevedon Hall Estate which may have an effect on this car park.

ACTION: Deputy Town Clerk

P/13/663 FOR INFORMATION Items available at the meeting and were noted by Members;

663.1 NOTICE OF PLANNING APPEAL APP NO 13/P/1192/F 6 Kings Road – To be determined on the basis of written representations.

663.2 PLANNING APPLICATIONS determined since 6th November 2013.
App No 13/P/1703/F Seawards, Ladye Bay **RESOLVED:** To ask the Planning Officer to provide the reasons for the approval of this planning application

663.3 CPRE COUNTRYSIDE VOICE MAGAZINE

663.4 CPRE FIELDWORK MAGAZINE

663.5 NOTICE OF HEARING Street Trading Application – Car Park The Old Inn, 9 Walton Road P/13/650. The Committee Chairman to attend at 10.00 am on 2 December 2013.

P/13/664 CHAIRMAN ITEMS FOR INFORMATION

664.1 TOWN & PARISH COUNCIL DEVELOPMENT MANAGEMENT WORKSHOP
5 December 2013, New Council Chamber, Town Hall, WSM – Committee Chairman to attend.

664.2 NSC COMMUNITY RESLIENCE WORKSHOP – 12 November 2013. Summary.

P/13/665 PART 1 ITEMS

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.34 pm

DATE:.....