

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 7th JANUARY 2015

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: R Garner, C Francis-Pester, J Norton-Sealey, A Shopland, G Watkins,
 J West, C Wring, Mrs I Johnson – Deputy Town Clerk.

IN ATTENDANCE:

Councillor: D Shopland

P/15/908 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr C Bussey – work commitments; Cllr B Hatch – holiday; Cllr C Hall and L Knott – family commitments.

P/15/909 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/2068/F Cllr J West declared a personal interest. App 14/P/2610/F Cllrs A & D Shopland declared personal interests. App 14/P/2584/F Mrs Johnson declared a personal interest.

P/15/910 MINUTES OF PLANNING COMMITTEE ON 10th DECEMBER 2014

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record. The last sentence before the resolution under App 14/P/2379/NMA St Nicholas Chantry School was queried but not formally amended.

P/15/911 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

14/P/2577/F & 14/P/2578/LB 79 Walton Road - Construction of pitched roof to replace existing roof to annexe and the addition of two front dormers, new windows and door.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

14/P/2584/F Hall, Old Church Road - Erection of a single storey extension to provide improved entrance, toilet facilities, new coffee area with outside seating area.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

14/P/2594/LUP 4 Wayside Drive - Certificate of lawful development proposed for erection of a single storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

14/P/2610/F Nortons Retreat, Nortons Wood Lane - Loft conversion to create first floor living space and to include dormer window and balcony.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

14/P/2620/F Unit 14, Hither Green Trading Estate, Hither Green - Change of use from storage and distribution within mixed use Class B1 & B8 to vehicle repair and parts distribution within mixed use Class B2 & B8.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

14/P/2635/F 47 Kenn Moor Drive - Erection of a single storey extension to the front of the dwelling.

RESOLVED: VOTE: 6 FOR 1 ABSTENTION NO OBJECTIONS

P/15/911 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

14/P/2647/F 15 Woodland Glade - Erection of a two storey side extension following demolition of existing garage and conservatory.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

14/P/2655/F 60 Kenn Road - Single storey extension to side of property.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS subject to NSC having no liability for damage to the existing wall adjacent to the footway, as it is unclear from the plans how close the new wall will be and whether the guttering will overhang the existing wall.

14/P/2657/F 9 Durbin Park Road - Erection of two storey side extension and replace roof of existing utility room and a raised decking area.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS.

14/P/2663/ADV Toll House, Clevedon Pier - Display of banner on temporary access scaffolding.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS.

14/P/2667/F Clevedon Motorcycles, 135 Old Street - Change of use of existing ground floor shop to 1 no. one bedroom flat. Demolition of existing workshop and erection of 2 no one bedroom flats. Insertion of 2 no windows at first floor level and 1 no. new window at ground floor level to east elevation and 1 no window at ground floor level on west elevation. Alterations to existing shop front.

It was noted that the application is unchanged from a previous application that was refused planning permission.

RESOLVED: VOTE: 7 FOR 1 AGAINST RECOMMEND REFUSAL concern there is no off-street parking provision and this is already a heavily congested area of the town.

14/P/2673/F 4 The Croft - Single storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

14/P/2680/F Coach House, 10 Elton Road - Refurbishment of dwelling including the replacement of flat roofs with pitched, demolition of existing single storey front garage/structure and access stairs to accommodate two car parking spaces, the addition of doors from rear side extension and kitchen area into enclosed garden. The balcony facing Elton Road to be retained with raised parapet and structural glass top and at first floor level the addition of a glazed screen with a rood extension forming a canopy.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

14/P/2683/F 2 Pyne Point - Erection of a front in-fill porch.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

14/P/2689/ADV Unit 2 Hither Green Trading Estate - Display of 4 no internally illuminated fascia signs; 1 no set of graphics to glazing; 1 no set of poster frames and 1 no deliveries panel. *A proposal for REFUSAL was lost 2 FOR 5 AGAINST*

RESOLVED: VOTE: NO OBJECTIONS 6 FOR 0 AGAINST

P/15/911 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

14/P/2698/F Unit 13 Tweed Road Industrial Estate, Tweed Road - Change of use from B1/B8 to B2 MOT testing.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS subject to a reduction in hours of opening to 8.00 am – 6.00 pm Monday to Friday; 8.00 am – 1.00 pm Saturday and no working on Sunday and Bank Holidays. This would safeguard nearby residents and also be in line with other businesses on this industrial estate.

14/P/2718/NMA 76 Kenn Road - Non-material amendment to 13/P/1645/F (erection of a two storey rear extension following removal of existing single storey structures. New front entrance porch and vehicular access) to change roofing tiles from clay pantiles to concrete double roman tiles.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider the integrity and character of this terrace of dwellings should be maintained with the use of clay pantiles.

15/P/0006/PDT Land at Sixways Post Office - Siting of 10 metres Phase 5 "special" streetworks tower and associated works, removal of existing 10 metre telegraph pole.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/15/912 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

14/P/2619/TPO The Grove House, 8 Walton Road - Tree A - Holm Oak reduction of canopy; Tree B - Holm Oak to fell.

RESOLVED: NO OBJECTIONS subject to the Tree Officer's report.

Action: Deputy Town Clerk

P/15/913 NSC TOWN & PARISH WORKSHOP 10TH DECEMBER 2014

The Committee Chairman reported on the subjects discussed; Planning Policy Update; Main application types and procedures; S106 and CIL Community Funding; New community strategy. A 65 page presentation is available on the NSC website at <http://www.n-somerset.gov.uk/KBA/DM/Pages/Town-and-Parish-workshop-agendas-and-presentations.aspx>. He reported that following the challenge to the NSC Core Strategy housing allocation 2,500 more dwellings will be required taking the total to at least 20,985 and therefore NSC is updating their Housing & Economic Land Availability Assessment to identify potential sites and their suitability for housing. A five year supply of deliverable houses will be required. He brought to Members attention a Clevedon site designated on the map used in the presentation in the vicinity of Court Lane/Davis Lane. It was felt the need for affordable housing sites also needed to be considered.

913.1 NSC DEVELOPMENT MANAGEMENT GROUP STRUCTURE – Noted.

913.2 LEISURE AND HERITAGE PROJECT ANNOUNCED AT THE WORKSHOP

Parishes are asked to provide additional local information and links

RESOLVED: To refer this item to the Town Events & Amenities Committee.

Action: Deputy Town Clerk

P/15/914 NSC STATEMENT OF COMMUNITY INVOLVEMENT UPDATE –

Consultation period ends 16 February 2015. Members were asked to look at this document on the website <http://consult-ldf.n-somerset.gov.uk/consult.ti/scid/consultationHome> prior to the next meeting of the Committee on 4th February 2015.

Action: All Committee Members

P/15/915 FOR INFORMATION The Committee received and noted;
915.1 PLANNING APPLICATIONS DETERMINED SINCE 10TH DECEMBER 2014.

P/15/916 CHAIRMAN ITEMS FOR INFORMATION

916.1 AGENDA FOR THE NEXT PLANNING COMMITTEE MEETING

Members were informed that a planning application for the 'Challicoms' building in Hill Road should be available for consideration at the next meeting. Also the agent and architect will be making a presentation.

RESOLVED: All Clevedon Councillors to be invited.

Action: Deputy Town Clerk

P/15/917 PART 1 ITEMS

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.00 pm

DATE:.....