

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 10<sup>TH</sup> AUGUST 2011**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs C Francis-Pester, R Garner, G Hill, D Shopland until 8.47 pm,  
 C Wring until 8.52 pm. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Carol Pike – NSC Housing Development Officer

7.30 pm **INFORMAL BUSINESS**  
**THE DRAFT EMPTY PROPERTY DELIVERY PLAN P/11/118**

Carol Pike answered the topics previously agreed as follows;

- The number of empty properties in Clevedon *286 flats and houses that have been empty over six months . This figure includes those under the process of being sold.*
- The approximate number of these empty Clevedon properties that will be able to be followed up and brought back into use. *69 of these empty private properties have been given a priority to be followed up by the officer. Carol Pike has a target of 90 properties in North Somerset to be brought into use over the next 3 years*
- What jurisdiction NSC has to enforce any action on homeowners. *Questionnaires are sent to the owner and incentives such as loans are on offer. A compulsory purchase order is a last resort but this option is not used very often.*
- An idea of the housing needs for Clevedon. *Details from the housing need register were provided.*
- Present role of the department and what will change in the future. *This should be discussed with Russell Forsbrook at NSC Housing Options.*

8.20 pm **FORMAL BUSINESS**

**P/11/123 APOLOGIES**

Apologies were received and accepted from Cllrs C Hall and L Knott – other commitments.

**P/11/124 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

There were no declarations of interest for items on the agenda.

***NOTE:*** District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

**P/11/125 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee held on 20<sup>th</sup> July 2011 were approved and signed.

**P/11/126 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

126.1 POSSIBLE APPOINTMENT OF A SECOND TREE WARDEN FOR CLEVEDON  
 P/11/114.1

The Deputy Town Clerk reported that Carol Price would be attending the next meeting of the Committee on 31 August 2011. Mrs Price had confirmed that her aim is to carry out educational projects on trees involving local schools. She has relevant qualifications – RHS General and Advanced Certificates. Angela Slotte would continue to deal with applications for works to trees in Clevedon. NOTED

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

<b>PART 2</b>
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**P/11/127 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

11/P/1265/F & 11/P/1266/LB The Market Hall, Alexandra Road - Retrospective application for 1.8 metre high fencing around new zen garden. VOTE 4 For 1 Against

11/P/1282/F Tregarth, All Saints Lane – Demolition of existing garage, removal of part of front boundary wall and erection of a car port.

*It was felt a precedent had been set with the approval of a similar application for another property in All Saints Lane.*

11/P/1287/F 21 Cambridge Road - Single storey extension to frontage of existing side extension. Alterations to front dormer with addition of a balcony at loft/roof level. Removal of 2no dormer windows. Insertion of 4no new rooflights. Erection of pitched roof to existing flat roofed side extension.

11/P/1318/F Gorselands, 45 The Avenue – Erection of a ground floor rear extension to rooms 20, 22, 23 and 34.

11/P/1319/F 31 Highdale Road - Part demolition of internal walls to interconnect four rooms. Demolition of existing plastic sheet roof over enclosed courtyard and replacement with new glazed structure. Demolition of part external wall and replacement with glazed wall. Construction of associated external patio and retaining wall.

11/P/1343/F Focus DIY, Tweed Road - Change of use from DIY store to food retail outlet with installation of ATM to west elevation, plant to south and east elevations and alterations to service yard and gates. VOTE: 4 FOR 1 AGAINST

*Concern was raised about whether this change of use might affect the economic recovery of Clevedon. It was generally felt that the retention of trade in Clevedon was a good thing and an additional supermarket in the town would introduce competition between the supermarkets and more importantly provide jobs.*

11/P/1344/F 43 Westbourne Crescent - New detached single storey garage and alterations to boundary fencing and existing turning bay and necessary highway alterations.

11/P/1364/F Ground Floor Flats, Hallam House, 11 Elton Road - Removal of room from Flat 1A to form room to front Flat 1 and removal of window at flat 1 to provide french doors and access to rear garden. Repositioning of timber balustrading and alteration to lower terrace to rear. Retrospective blocking up of 2no windows to rear room of flat 1A.

11/P/1382/F Warrens Holiday Park, Colehouse Lane - Two storey front/side extension to existing restaurant to form additional restaurant and function room accommodation.

11/P/1404/F 11 Channel Road - Two storey rear extension with room in roof and single storey side extension following demolition of existing conservatory.

11/P/1408/F Knightstone Court, Orchard Road – Construction of front entrance ramp with hard landscaping to sheltered residential flats.

11/P/1410/F 110B Kenn Road – Garden annex as ancillary accommodation.

**RESOLVED:** NO OBJECTIONS to the above **twelve** planning applications

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**P/11/127 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT'D...**

11/P/1304/F Unit 41, Hither Green Trading Estate – Change of use from workshop and office to a taxi booking and distribution office for private hire, general office administration and a workshop for vehicle maintenance.

**RESOLVED:** NO OBJECTIONS subject to conditions limiting noise and disturbance at night as this Trading Estate is adjacent to residential properties and there have been problems of noise nuisance reported in the past.

11/P/1335/F 26 Kelting Grove – Ground floor bedroom/bathroom extension.

**RESOLVED:** NO OBJECTIONS subject to environmental health concerns about the plans for the kitchen which appears to be an internal room with no ventilation or daylight.

11/P/1368/F Building to rear of 32 Albert Road – Conversion of existing building together with associated works to create a new dwelling.

*The NSC Councillor for North Ward had received notification of an objection which was discussed by the Committee.*

**RESOLVED:** NO OBJECTIONS subject to confirmation that the new dwelling will be accessible to emergency vehicles in particular the Fire Service in the event of a fire. **Action: Deputy Town Clerk to forward comments to NSC**

**P/11/128 TREE WORKS**

11/P/1392/WT 9 Friary Close - T1 Sycamore - Crown reduce and rebalance by up to 30%, light reduction of crown from nearest elevation of 9 Friary Close.

11/P/1393/WT 1 Park Road – T1 – Yew – Crown reduce 10-15%.

11/P/1407/WT Beech House, Bellevue Road – T1 – Beech – Sever ivy, clean out crown. 20% crown reduction.

**RESOLVED:** NO OBJECTIONS to the above three applications for works to trees. **Action: Deputy Town Clerk to forward comments to NSC**

**P/11/129 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE  
THE DRAFT EMPTY PROPERTY DELIVERY PLAN P/11/118**

NSC Councillors to direct further enquiries about this service through the appropriate channels at NSC.

**P/11/130 NORTH SOMERSET CORE STRATEGY – CHANGES TO THE  
PUBLICATION VERSION**

The Core Strategy has now been formally submitted to the Secretary of State for independent examination on Friday 8 July 2011. Once adopted the Core Strategy will be the primary planning policy document for North Somerset setting out where and what sort of development will take place and how communities can develop up to 2026.

Following the end of the consultation period on the Core Strategy NSC is proposing a number of changes to the Strategy. A document detailing these changes had been circulated to all Committee members.

**RESOLVED:** NO COMMENTS on the proposed changes to the North Somerset Core Strategy.

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**P/11/131 DRAFT NATIONAL PLANNING POLICY FRAMEWORK**

This document which is intended to bring together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated National Planning Policy can be found at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf>. Members were asked by NSC to consider comments on the NPPF and how it may have implications for the North Somerset Core Strategy. Deadline for comments 22 August 2011.

**RESOLVED:** NO COMMENTS on the Draft National Planning Policy Framework.

**P/11/132 NEW NSC PROCEDURE FOR SENDING DETAILS OF APPLICATIONS TO PARISH AND TOWN COUNCILS P/11/114.3**

The NSC Development & Environment Directorate had replied as follows;

- Work on a funding package to assist local councils will include some capability to scale from electronic plans.
- Work with their partners, Agilisys, will help to ensure all applications displayed on the NSC website are shown accurately.
- Plans to extend the consultation period for town and parish councils from 21 to 28 days when a significant number of councils are working on a paperless basis.
- NSC will continue to receive paper copies of application and currently a paper copy is kept at the NSC information point and another by the case officer.
- If the Town Council is asked to comment on a particularly large or complex application NSC will consider sending a paper copy on request. Alternatively the Town Council could ask the applicant to supply a paper copy.

Members felt generally there was no advantage to the Town Council in the new NSC procedure for consultation with parish and town councils. NOTED.

**P/11/133 SEVERN ESTUARY FORUM 2011**

No Committee Member present could attend this year's Forum on 23 September 2011 at Cardiff University.

**P/11/134 FOR INFORMATION** The Committee received and noted;

134.1 PLANNING APPLICATIONS determined since 20 July 2011

134.2 SEVERN TIDINGS MAGAZINE – Three copies available.

134.3 CPRE Fieldwork Magazine

**P/11/135 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman items for information.

**P/11/136 TO DETERMINE PART I AND PART II ITEMS**

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.50 pm

DATE:.....

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