

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 30th JULY 2014

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: C Bussey, C Francis-Pester, R Garner, A Giles-Townsend, B Hatch,
 A Shopland, G Watkins. Deputy Town Clerk – Mrs I Johnson

IN ATTENDANCE:

Councillors N Pennycott until 8.38pm, D Shopland and 12 residents

8.10 PM INFORMAL BUSINESS**APP NO 14/P/1450/F 26 OLD CHURCH ROAD**

Four residents spoke on behalf of the twelve residents present;
Grace Elyasir a Clevedonian spoke of the decline of the town centre and the fact that cafes and takeaways in the town are already struggling for trade. Another outlet could only result in closure of other premises and therefore more empty shops and more unemployment.

Jane Turner a resident of Lower Queens Road highlighted problems for local residents in the area; namely parking – the road was often double parked in the evening; noise, litter and fumes from the extractors that are close to their back gardens. She felt there were more takeaways and cafes per square meter in Clevedon than Bristol.

Lorraine Guy has been the proprietor of the café one door away from the proposed site for the last 7 years. Four cafes/takeaways have opened in the immediate area meaning that the business is shared out even more not increased. She highlighted the need for retail shops to bring more people into the town.

Mr D Turran has been the proprietor of the takeaway opposite the proposed site for the last 20 years. He supported the points made by Lorraine Guy.

The residents were reminded that although the Town Council is consulted on planning applications, NSC is the planning authority that makes the final decision. Also the Planning Committee is limited to consider planning matters in relation to the application not economic and social concerns.

8.18 PM FORMAL BUSINESS**P/14/804 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Councillors J Norton-Sealey and C Wring (family commitments).

P/14/805 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.

14/P/1464/F 164 Kenn Road Cllr Hill declared a personal interest as he knows the applicant – a fellow dog walker.

P/14/806 MINUTES OF THE PLANNING COMMITTEE HELD ON 9th JULY 2014

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record subject to min P/14/796 the addition of (sic) after Cottoneaster.

PART 1

P/14/807 ITEMS ARISING FROM THE SITE MEETING AT THE CLEVEDON SALVATION ARMY PREMISES PRIOR TO THIS MEETING See notes attached to these minutes and copies of the full presentation entitled “A Building For The Future” available in the Town Council Offices.

It was made very clear at the Presentation made by the Clevedon Salvation Army that funding from the Town Council was not the requirement rather a letter of support for their project to expand the facilities and programme of works carried out locally by way of the purchase by the Salvation Army of suitable premises.

RESOLVED: TO RECOMMEND COUNCIL write a letter of support as set out in the previous paragraph.

Action: Deputy Town Clerk

P/14/808 RE-STRUCTURING OF NSC AREA PLANNING COMMITTEES P/14/784 – Members spoke at some length about the changes to the planning committee structure now implemented by NSC and the change in how the general public contact planning officers (via a new online contact form) see P/14/814.2 below. The changes would appear to be partly due to financial constraints on NSC budgets.

The Leader of NSC in his reply (circulated to all Councillors) had stated that ‘any member with an application on the agenda for the NSC Committee would be included on the Committee as a voting member and the distribution and substitution of members will ensure there will always be local representatives’. Members found it hard to believe that up to 61 Members could attend and vote if there were applications being considered in their wards.

RESOLVED: TO RECOMMEND COUNCIL reply to the Leader of NSC stating that Council does not accept the points made in his letter. Also to highlight Members concerns that the new single Committee will not be able to undertake the functions of both the Area Committees and the Planning & Regulatory Committee and query how the planning process will now be adjudicated.

Action: Deputy Town Clerk

PART 2

P/14/809 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

The Committee agreed to consider app no 14/P/1450/F as the next item and not as stated on the list of applications as residents with an interest in this application were present.

14/P/1450/F 26 Old Church Road - Change of use from retail (A1) with flat over to restaurant/café/hot food takeaway - A3/A5 with flat over to include installation of new shopfront and extract to rear elevation.

The NSC Councillor for Central Ward had spoken with the NSC Planning Case Officer who had advised that there was very little that could be done to refuse these plans. A case would have to be made to prove that the addition of another café/takeway would be detrimental to the locality. This would be difficult. NSC Councillors agreed a procedure to refer this application to the NSC Planning and Regulatory Committee. There was also a suggestion that NSC Economic Development Team be asked to consider an overall plan for the Town Centre

14/P/1450/F 26 Old Church Road continued...

Following lengthy discussions it was proposed by Cllr Francis-Pester, seconded by Cllr N Pennycott and unanimously;

RESOLVED: RECOMMEND REFUSAL for the following reasons;

- Due to the number of similar outlets already in this area of Old Church Road a further café/takeaway would exacerbate the detrimental effect on this area of the town and the town as a whole.
- Increase in noise, litter and particularly extraction fumes affecting adjacent residential properties.
- Lack of parking in this already congested town centre location.

8.38pm Residents and Cllr Pennycott left the meeting.

14/P/1163/F Bellevue Mansions, Bellevue Road – Replacement of windows and doors with UPVc/aluminium to match existing. (*Omitted NSC Planning Register for Clevedon*)

RESOLVED: NO OBJECTIONS VOTE: Unanimous.

14/P/1407/F 21 Closemead - Erection of a two storey side extension and single storey front extension.

RESOLVED: NO OBJECTIONS VOTE: Unanimous.

14/P/1420/F 3 Queens Road - Siting of a steel storage containers to rear of takeaway restaurant for temporary period of 3 years.

RESOLVED: To request further information as only the Flood Risk Management Report is available on the NSC web site.

14/P/1437/F 114 Teignmouth Road - Erection of a two storey side extension.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1464/F 164 Kenn Road - Retrospective application for a single storey front extension with a 300mm protection greater than approved on 10/P/1705/F. VOTE: 6 For

RESOLVED: RECOMMEND REFUSAL considered out of keeping with the street scene and contrary to the NSC Residential Design Guide. Also to seek clarification from NSC as to the policy for dealing with infringements of planning permissions.

14/P/1473/F 4 Court Lane – Erection of a two storey rear/side extension.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1488/F 20 Yeoward Road – Front bay extension.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1537/NMA Westway House, Hither Green – Non-material amendment to 13/P/0837/F(proposed conversion of existing B1 (Business) and B8 (Storage & Distribution) building to A1 (Retail) use together with external and internal remodelling of building, car parking, revised vehicular, delivery and pedestrian areas, landscaping planting and related works) to amend cladding, doors and windows to east elevation change colour of eaves, fascia and shopfront and change boundary fence and access wall among other minor amendments.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1541/F Second Floor (Top Floor) 22 St Johns Road – Change of use of top floor flat (C3) to form a dental laboratory (D1)

RESOLVED: NO OBJECTIONS VOTE: 5 FOR 0 AGAINST

14/P/1547/LB 79 Walton Road – Listed building consent for retention of side conservatory.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1548/MMA 60 Cambridge Road – Minor material amendment to planning permission 13/P/0513/F (Erection of a two storey extension together with a single storey extension following demolition of the existing garage) to allow 3no windows to be installed on the side (north west) elevation at basement level and the re-positioning of a window on both the ground and first floor (retrospective).

RESOLVED: NO OBJECTIONS VOTE: Unanimous

14/P/1550/RG3 North Somerset Council, Castlewood – Extension to car park

RESOLVED: NO OBJECTIONS VOTE: Unanimous

To ask NSC to consider allowing residents in the immediate area use of the car park outside of normal working hours.

14/P/1562/LB & 14/P/1565/F Highdale Farm East, Highdale Avenue – Proposed loft conversion to include the installation of a new staircase and 2no rooflights to the east elevation. Internal repairs/alterations to include double glazing to windows and a stained glass windows to the north elevation. Erection of a traditional oak framed car port with photovoltaic roof panels.

RESOLVED: NO OBJECTIONS VOTE: Unanimous

Action: Deputy Town Clerk

P/14/810 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

14/P/1497/TPO 23A Hill Road - Small Sycamore and Ash - Fell. 3 Sycamores - crown raise over house and power lines. Selective crown thin by max 20%.

The Clevedon Tree Warden had not been able to gain access to the site.

RESOLVED: To request the NSC Tree Officer's report prior to commenting on this application.

ACTION: Deputy Town Clerk

P/14/811 REQUEST FOR TREE PRESERVATION ORDER MADE BY CLEVEDON TWINNING ASSOCIATION

The Town Council representative on the Twinning Association had been asked by the Chairman of the Association to investigate a Tree Preservation Order for a fir tree on the site of the now vacant Police Station in Queens Road. The tree had been a gift to the Police from the Police in Ettlingen some 30 years ago.

RESOLVED: To refer this request for NSC and the Clevedon Tree Warden.

ACTION: Deputy Town Clerk

P/14/812 REQUEST TO NSC FOR NOTIFICATION OF PREMISES LICENCE APPLICATIONS P/14/786

NSC had replied that the 2003 Licensing Act still places the onus on an applicant to advertise or circulate application details. There is no requirement placed on the Licensing Authority except where possible to place a notice on their web site.

RESOLVED: To reply stating that Clevedon Town Council consider this legislation is not in the best interests of local residents.

It was noted that a new premises application for 59 Hill Road is not on the web site although it had been received by NSC and commented on by local residents.

RESOLVED: To obtain a copy of this application.

ACTION: Deputy Town Clerk

P/14/813 NSC CIL AND S106 BRIEFING- 15TH OCTOBER 2014 – Deferred

ACTION: Deputy Town Clerk

P/14/814 FOR INFORMATION The Committee received and noted;

814.1 PLANNING APPLICATIONS determined since 9th July 2014.

814.2 New NSC planning web pages and contact arrangements – see P/14/809 above

814.3 App No 14/P/1194/F 12 All Saints Lane – Email concerning the layby.

RESOLVED: Refer to NSC Planning Case Officer.

ACTION: Deputy Town Clerk

814.4 App No 14/P/0169/LDE – Land at the Buildings Court Lane P/14/745 Statutory Declaration from applicant on NSC website.

P/14/815 CHAIRMAN ITEMS FOR INFORMATION

815.1 SEVERN ESTUARY FORUM PROGRAMME

P/14/816 PART 1 ITEMS

1. Salvation Army min P/14/807 above and
2. Re-structuring of NSC Area Committees. Min P/14/808 above.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.44 pm

DATE:.....