

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 31st MAY 2017

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, C Francis-Pester, B Hatch, C Starr, A Shopland,
 G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland

7.30 pm FORMAL BUSINESS

P/17/1539 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Hall – illness; Cllr K O'Brien – another commitment; Cllr S Hale – out of Clevedon.

P/17/1540 DECLARATIONS OF INTEREST

NOTE: District Councillors will reconsider applications; if they are on the NSC P & R Committee, taking into account all relevant evidence and representations. Any decision taken at the Town Council does not bind them at North Somerset Council.

Cllr West declared a personal interest in app no 17/P/1119/TPO as she is known to the applicant.

PART 1

P/17/1541 TO CONSIDER A REQUEST FOLLOWING THE ANNUAL STATUTORY MEETING OF COUNCIL FROM A COUNCILLOR TO BE A MEMBER OF THE PLANNING COMMITTEE

It was reported that the request had been made by Cllr J Norton-Sealey.

RESOLVED: TO RECOMMEND TO COUNCIL that Cllr J Norton-Sealey become a member of the Planning Committee.

PART 2

P/17/1542 TO APPOINT A VICE-CHAIRMAN OF THE PLANNING COMMITTEE FOR THE COUNCIL YEAR 2017/18

The Committee Chairman asked for nominations for Vice-Chairman;

CLLR N BARTON proposed by Cllr A Shopland seconded by Cllr J West.

There were no other nominations. **Cllr N Barton** unanimously declared Planning Committee Vice-Chairman for the Council Year 2017/18.

P/17/1543 MINUTES OF PLANNING COMMITTEE ON 3rd MAY 2017

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

P/17/1544 MINUTES OF THE SPECIAL PLANNING COMMITTEE HELD DURING THE ANNUAL STATUTORY MEETING OF COUNCIL ON 17TH MAY 2017

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

P/17/1545 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

17/P/0962/F 10 Southern Way - Single storey side and rear extension following demolition of existing garage.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/17/1545 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

continued...

17/P/0986/F 19 Somerton Road - Single storey front and rear extensions.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1001/F 23 Rippleside Road - Erection of a two storey rear and side extension, new front dormer and porch.

It was noted that the side extension would be adjacent to a public footpath and that the side window would be opaque.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/1005/F 33 Coleridge Vale Road North - Erection of a two storey side extension and single storey rear extension.

It was noted that off road parking would be retained.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/1011/F 13-15 Old Street - Change of use from shop (A1 use) to A3 restaurant use. Installation of flue extraction to rear of property.

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS subject to the residential properties above and to the rear of these premises being safeguarded against noise and fumes from the flue extraction.

17/P/1018/F 79 Churchill Avenue - Loft conversion to bungalow.

It was noted that the proposal would double the height of this dwelling.

RESOLVED: VOTE: 6 FOR 1 AGAINST NO OBJECTIONS subject to health and safety concerns about the existing foundations of the bungalow supporting an additional floor.

17/P/1021/F & 17/P/1022/LB 41 Victoria Road - Change of use of existing ground/basement maisonette to 2 no self-contained apartments and replace entrance door.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/1059/F 7 Yeolands Drive - Single storey rear extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/1061/LB Clevedon Pumping Station Tickenham Road - Installation of new electro chlorination plant and associated equipment within the interior of the building, together with the erections of a new salt saturator tank, extended concrete plinth and associated staircase to the north of the Engine/Boiler House building.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

17/P/1066/F 14 Summerlin Drive - Erection of front porch.

There was some concern about the size and design of this porch which included a toilet.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

P/17/1545 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

17/P/1067/LB & 17/P/1080/F 79 Walton Road Creation of new vehicular access into Nortons Wood Lane to include new gates and drive with turning head following part demolition of rear boundary wall.

RESOLVED: VOTE: 5 FOR 3 AGAINST RECOMMEND REFUSAL of this vehicular access onto Nortons Wood Lane on highways grounds – lack of visibility splay on this slight bend.

17/P/1078/F 2-6 Bay Road - Change of use from nursing home (Use Class C2) to 19no self-contained flats (use Class C3). Works to include; two storey side extension to no.6, two storey rear extension to no 2 & 4, removal of link between buildings, removal of garage, new dormers to front elevations, parking provision and hard/soft landscape works.

Some members were concerned about the loss of another nursing home from the town and whether a viability check had been carried out on the nursing home. It was noted that the number of parking spaces provided exceeded the number required for this development. It was hoped that the affordable housing and section 106 provision resulting from this development would benefit the town.

RESOLVED: VOTE: 4 FOR 2 AGAINST NO OBJECTIONS subject to a drainage capacity assessment of the site and area being carried out prior to planning permission being determined.

17/P/1083/F 24 Fearnville Estate - Proposed new rear two storey extension and side single storey extension.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/1128/F 82 Dial Hill Road – Renew existing roof covering using Broseley plain brindle clay tiles; remove existing redundant chimney stack on south west elevation; extend dormer window elevations forward by 500mm approx.. & construct bonnet plain tiled coverings over on front (NW) & rear (SE). Demolish existing southwest dormer & extend existing subordinate height ridge & form new tiled gable over existing inner skin of south west elevation.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/1137/NMA 52 Chipping Cross – Non material amendment to application 16/P/1993/F (Erection of a 2 storey side extension and a single storey side and rear extension.) to allow the movement of the rear wall back 50cm. **RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

Arising from the above discussions on planning applications it was;

RESOLVED: To ask the Neighbourhood Plan Steering Group to consider future designs for extensions to prevent them having a detrimental effect on the street scene and character of the town. In particular by the creation of terraced dwellings.

Action: Cllr J West

P/17/1546 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION

17/P/0970/HHPA 59 Butterfield Park - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.7metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.55 metres high.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/17/1547 TREE WORKS APPLICATIONS TO BE CONSIDERED;

17/P/1119/TPO – 30a Cambridge Road – T1 – Yew – reduce crown by up to 1 metre

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/17/1548 REPORT OF NSC TOWN & PARISH WORKSHOP - 11TH MAY 2017

Copies of the presentation slides had been provided for Committee members. Cllr Barton and the Deputy Town Clerk had attended the Workshop. The following points were discussed;

1548.1 NEIGHBOURHOOD PLANS The importance of Neighbourhood Plans had been stressed by the NSC Planning Policy Officer. It was also intimated that Town and Parish Councils working on a Plan may in future be allocated housing figures to locate in their plans.

1548.2 PLANNING PORTAL Concerns had been raised again about the ongoing problems with the NSC planning website. There is no definite date for the launch of the new planning portal as yet.

1548.3 FIVE YEAR HOUSING SUPPLY At the Hearings to examine the NSC Site Allocations Plan on 16-18 May 2017 the Inspector will be investigating whether there are sufficient immediately available sites in the submitted plan to meet the 5 year supply requirements. The outcome of this Hearing is not yet known.

1548.4 SECTION 106 MONIES Cllr Barton had made the suggestion at the Workshop that the register of section 106 monies should be shown on the NSC website as is the case with some other local authorities. Following on from this queries were raised as to the current situation regarding s106 monies available. This is being reviewed by the Finance & General Policy Committee.

RESOLVED: When the NSC Annual Accounts are available later in the year to consider asking NSC how received S106 is recorded in the NSC Finances if it is not clear.

Action: Finance & General Policy Committee/RFO

P/17/1549 TO RECEIVE AN ALCA BRIEFING PAPER ON THE NEIGHBOURHOOD PLANNING ACT 2017

The Briefing Paper had been circulated to all Town Councillors. The information was noted.

P/17/1550 LICENSE APPLICATION – MOTOR FUEL LIMITED 154 OLD CHURCH ROAD P/17/1532.1

The date of the hearing is Monday 19 June 2017 at 10.00am, to be held at the NSC, Town Hall, Weston-Super-Mare. As the Town Council had objected to the application a member of Clevedon Town Council would be invited to speak.

RESOLVED: Cllrs J West and G Hill to attend and speak.

Action: Deputy Town Clerk

P/17/1551 ALCA PLAIN GUIDE ON PLANNING FOR LOCAL COUNCILLORS

Councillors had received an invitation for this course to be held on 10th June 2017, 10:00 - 12:30 at Emersons Green Village Hall.

RESOLVED: Cllr N Barton to attend and report back to the Committee. The cost of the course, £50, to be funded from the Councillors' conference and training allocation under the FGP Budget 2017/18.

Action: Deputy Town Clerk

P/17/1552 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1552.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting on 3rd May 2017.

P/17/1553 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/17/1554 TO DETERMINE PART I ITEMS

Agenda item 3.1.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.52 pm

DATE:.....