

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

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, A Giles-Townsend, B Hatch, L Knott, J Norton-Sealey,
 C Wring. Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllr T Morgan

P/13/503 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs C Francis-Pester – another commitment and Cllr G Watkins – unwell.

P/13/504 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/0436/F - Cllr C Wring declared a personal interest as her husband is Church Warden at St John's Church.

P/13/505 MINUTES OF THE PLANNING COMMITTEE HELD ON 13 MARCH 2013

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

P/13/506 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

506.1 CLEVEDON BANDSTAND P/13/490

Cllr Hall had met with David Turner at NSC and would be liaising with John Flannagan regarding further details about these repairs. It is hoped the insurance repairs will be carried out soon to enable the Bandstand to be used.

RESOLVED: To ask NSC to carry out a temporary repair to protect the Bandstand from vermin.
Action: Deputy Town Clerk

506.2 MARSON HOUSE – PRE-APPLICATION PUBLIC CONSULTATION P/13/496.1

The Committee Chairman had attended part of this consultation and reported that the main concern of the residents is the shortage of parking in this area, particularly in the evenings. The NSC Ward Councillor has been contacted by many residents in the area and is considering holding a further public meeting.

506.3 208 KENN ROAD P/13/491.1

The Committee Chairman reported that the Environment Agency and Internal Drainage Board reports were available on the NSC planning website. The NSC Compliance Monitoring Officer had reported that he has contacted the Project Manager to look into points raised by residents.

RESOLVED: To ask NSC Development Management whether the present development complies with the requirements of the reports.

Action: Deputy Town Clerk

P/13/507 APP NO 13/P/0291/LUP 5 RUSSELL ROAD Deferred from last meeting

Application for lawful development certificate for the enclosure of ground floor space under existing first floor side extension. Additional plans had now been received.

RESOLVED: NO OBJECTIONS to the lawful development certificate.

P/13/508 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0412/F 52 Strode Road Erection of single storey side extension following demolition of existing conservatory.

RESOLVED: NO OBJECTIONS subject to clarification of land ownership and access arrangements at the side of this property.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/13/508 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

13/P/0422/LDE Land at Yeolands Farm, Hurn Road Certificate of lawful Use Existing for caravanning and camping site.

RESOLVED: NO OBJECTIONS to the certificate of lawful use. Members could recall the use of this land as a caravanning site for the past 30 years.

13/P/0436/F Bradshaw Group, Unit 5B, Tweed Road Industrial Estate Change of use from an industrial unit to a gymnasium.

RESOLVED: DEFER CONSIDERATION as the unit number on the application does not match that on the site plans.

13/P/0376/F Flat 1, 29 Castle Road Erection of single storey extension following demolition of existing extension.

13/P/0395/F 12 Brookfield Walk Erection of single storey rear extension and a two storey side extension.

13/P/0426/F 31 Copse Road Replace upvc/aluminium exterior door and windows on front of property with traditional hardwood door and frame and 2no hardwood box sash windows (double glazed tilt and slide with Georgian bars). Replace upvc/aluminium french doors and windows on the rear of property with upvc double glazed french doors and windows. Replace wood and polycarbonate roof on lean to with upvc roof glazed with double glazing units.

RESOLVED: NO OBJECTIONS to the above three planning applications.

Action: Deputy Town Clerk

P/13/509 TREE WORKS

13/P/0418/WT Allotment adjoining St John's Church Hillside Rd 1 Sycamore on Hillside Road - Remove branches overhanging road, group of Sycamore saplings on St John's Road - Remove; Elders -Remove.

13/P/0433/TPO 105 Old Park Road T4 London Plane - semi pollard to older pollard points

RESOLVED: NO OBJECTIONS to the above two tree works applications.

Action: Deputy Town Clerk

P/13/510 NORTH SOMERSET COUNCIL SITES AND POLICIES PLAN**POLICY DM33 SETTLEMENT BOUNDARIES**

No major strategic changes are proposed at Clevedon as it is constrained by Green Belt to the north and floodplain to the south. The Green Belt and settlement boundaries remain unchanged. No new housing sites have been allocated. Land outside of the town boundary is regarded for planning policy purposes as countryside. One Councillor felt the southern boundary should be re-evaluated.

RESOLVED: Clevedon Town Council has always resisted any built development on the southern boundary and this has not changed.

PROCEDURE FOR UPDATING THE SPDPD

RESOLVED: To request information on the mechanism for periodically updating this document.

POLICY CD1 THE TRIANGLE, CLEVEDON TOWN CENTRE

It is stated that within this area

- A1 uses are to be concentrated in the primary shopping frontages defined on the Proposals Map;
- outside the primary shopping frontages other town centre and economies which increase footfall, vitality and viability will be permitted;
- residential and office use is encouraged on upper storeys;

P/13/510 NORTH SOMERSET COUNCIL SITES AND POLICIES PLAN continued...

- small scale residential and change of use will only be permitted on the edges of the town centre if it can be demonstrated that town centre uses are no longer viable;
- loss of public car parking spaces within this area will not be permitted;
- enhancements to the public realm will be sought and encouraged.

RESOLVED: The Town Council does not wish to encourage further fast food takeaway establishments as these units do not encourage people to stay and use the town centre.

POLICY CD2 HILL ROAD/ALEXANDRA ROAD DISTRICT CENTRE

It is stated that within this area

- specialist small scale shops, craft workshops, cafes and restaurants will be supported throughout the area and the loss of these uses on the street frontages will be resisted. Opportunities to increase outdoor café culture should be pursued and welcomed provided they do not hinder pedestrian access;
- opportunities to increase public car parking should be sought where possible;
- increased pedestrian links and improvements with the seafront will be encouraged;
- regeneration of the Regent Hotel will be pursued for a mix of uses including residential and commercial with environmental improvements to the benefit of the area; and
- scope for improvements to the public realm should be taken where possible.

RESOLVED: No further comment. Request spelling of Alexandra Road is changed.

POLICY DM6 & DM8 NON-DESIGNATED HERITAGE ASSETS

RESOLVED: 1. To request the inclusion of Clevedon Hall garden and north field on the register of historic parks and gardens; 2. To put forward Clevedon's heritage seafront for consideration as a World Heritage Site.

Members considered the proposals map and Appendix schedules as follows;

SCHEDULE 1 – PROPOSED SITES FOR RESIDENTIAL DEVELOPMENT

The following sites were listed in the Plan; Royal Pier; The Regent; Land at Byways; 22 Marine Parade; Marine Hill House.

SCHEDULE 2 – SITES FOR EMPLOYMENT DEVELOPMENT

The following sites were listed in the Plan; Castlewood; Hither Green; 5C Business Centre; Britannia Way Estate; Kimberley Road/Tweed Road/SKF Premises; Pizey Avenue/Knowles Road; Land to west of Kenn Road; Clevedon 5/20 Kenn Road Business Park/Yeo Bank; Waverley House, Old Church Road; 173-175 Kenn Road, north of Tesco.

RESOLVED: Suggest inclusion of the following existing employment sites; Sawmill Old Street, Teignmouth Road; TAD Industrial Site Parnell Road/Kenn Road; Tesco Kenn Road; Asda Strode Road.

SCHEDULE 3 – PROPOSED SITES FOR MIXED USE DEVELOPMENT

The following site is listed in the Plan; The Regent, Hill Road

RESOLVED: Suggest inclusion of the following existing mixed use site – Gas Works Moor Lane; proposed site Millcross (formerly proposed health care site).

SCHEDULE 4 – PROPOSED SITES FOR COMMUNITY FACILITIES

Allotments - It was noted the Town Council allotment sites were not included on the list as the list included only new allotment allocation sites.

P/13/510 NORTH SOMERSET COUNCIL SITES AND POLICIES PLAN continued...

Proposed Strategic Open Space

The following site is listed; East and North of Brookfield Walk.

SCHEDULE 5 – PROPOSED LOCAL GREEN SPACE

The following sites are listed in the Plan; Salthouse Fields; Wains Hill and Church Hill; Alexandra Gardens; Land at Green Beach, Seafront; Sunhill Park; Herbert Gardens; Dial Hill; Playground area at Kingston Avenue; Land at Crabtree Path; Land at Newlands Green; Blind Yeo along southern edge of Clevedon; Highdale Farm; Highdale Avenue; Land to west of Wordsworth Road; Land at Old Park Road; Playing Field at Southey Road; Recreation Ground at Southern Way and Strode Way; Strawberry Hill; Pier Copse

RESOLVED: Suggest inclusion of the following existing local green spaces; Green area adjacent to Walton Park Hotel (outside settlement boundary); Millennium Orchard; Hazell Close Playing Field and Play area; Strode Sports Centre playing fields and play area. Also to highlight the following important existing leisure facilities; Strode Centre; Marine Lake; MUGA and Tennis Courts adjacent to Salthouse Fields; Sailing Club on The Beach; Promenade Bowling Club.

SCHEDULE 6 – PROPOSED STRATEGIC CYCLE ROUTES

The following routes are listed in the Plan; Parallel to Valley Road between Walton Road and Woodland Glade; Parallel to Blind Yeo; Parallel to Middle Yeo, Marshalls Field to Strode Road; Strode Road to Hill Moor; Tweed Road to Fosseyway; Seaward side of Marshalls Field; Clevedon/Kenn/Yatton – Route of former railway line avoiding B3133; Clevedon to Nailsea.

RESOLVED: Suggest inclusion of the following existing cycle route – Clevedon ring paths in the south and west of Clevedon – information available from Transition Clevedon; proposed cycle route – Clevedon to Weston Super Mare.

In view of the time constraints it was agreed that three members of the Planning Committee – Cllrs Hatch, Knott and Wring would study the proposals map and schedules prior to the next meeting and report any other omissions from the document. The final comments being agreed at the Planning Committee meeting on 17 April 2013, the deadline for comments is 19 April 2013. **All Councillors invited to provide further observations to the Committee.**

P/13/511 PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

Members noted the purpose of this document is to guide the amount, design and layout of parking across all future new developments by introducing minimum rather than maximum amounts of parking spaces. The Committee considered Appendix A setting out the car and cycle parking standards.

RESOLVED: The Revised Parking Standards were welcomed and NOTED.

P/13/512 FOR INFORMATION Members received and noted the following items;

512.1 PLANNING APPLICATIONS determined since 20th February 2013.

512.2 NOTICE OF APPEAL LISTED BUILDING ENFORCEMENT NOTICE
93 Old Church Road

P/13/513 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/13/514 PART 1 ITEMS There were no Part 1 items.

APPROVED AS A TRUE RECORD

The meeting finished at 9.35 pm

CHAIRMAN:

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL