

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 9th NOVEMBER 2016

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

P/16/1437 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs J Norton-Sealey, A Shopland and C Hall - illness; K O'Brien - work commitments; G Watkins – another commitment; C Starr – out of Clevedon.

P/16/1438 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.

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

P/16/1439 MINUTES OF PLANNING COMMITTEE ON 19TH OCTOBER 2016

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

PART 2

P/16/1440 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

16/P/2309/F 29 Coleridge Vale Road South - Retrospective application for the retention of 0.95m high fence fixed to existing boundary wall to front of property.

16/P/2500/F 7 Coleridge Vale Road West - Retrospective planning for erection of a boundary wall 0.875 metres high with fence above, total height of wall and fence 1.95 metres.

It was agreed to consider both of these applications together as they are adjacent properties on a junction. The fence requires permission because it makes the boundary over one metre in height however it has been in situ for over 3 years. It was noted that NSC Highways had no concerns regarding highway visibility.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS to both applications.

16/P/2367/F Unit 2 Speedwell Estate, Knowles Road - Erection of side extension to existing B2 industrial unit.

The comments of the resident of Westbourne Avenue concerning the impact of the development on their property were considered. The property concerned does have a long garden and Members highlighted the fact that this site had been used as an industrial and employment site for many years. It was felt the new extension would be an improvement on the present nissan hut structure.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/2389/F 34 Kennaway Road - Retrospective application for the erection of ancillary building.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

P/16/1440 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

16/P/2397/F 15c Alexandra Road - Application to remove condition no 5 attached to planning permission 14/P/2385/F (change of use from office to 2 no mews type dwellings with associated works including some demolition of internal walls, ceilings and floors) to allow for non-compliance with condition relating to generation of energy through on-site technologies.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS.

16/P/2434/F 11 Albert Road - Erection of a rear extension at second floor level with pitched roof and external metal staircase; a single storey lean to side extension; replacement of existing open porch with larger enclosed porch; replacement of existing ramp and erection of new gates/fences to enclose front garden.

Some concerns expressed about the design of the front porch which is at present the same design as Winash but will be completely different. Also concerns that the external metal staircase will be used only as a fire exit as the adjacent property has a window overlooking the staircase.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/2444/ADV Clevedon Garages, Tickenham Road - Application for advertising consent for 8 No. illuminated fascia signs and 5 No. non-illuminated fascia signs, 1No. illuminated totem sign, 3No. non-illuminated wall mounted poster signs and 7 No. non-illuminated pump spreader signs.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS however concern that visibility for vehicles exiting the site is limited by a totem pole advertisement sign and suggest that it should be re-sited.

16/P/2449/F 1 Braikenridge Close - Erection of single storey extension to front of property and a two storey extension to side of property and separate garage following the demolition of existing garage.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/2460/F 86 Dial Hill Road - Extension to porch, single storey side extension with flat roof to form garage and roof alterations and dormers to increase first floor living space.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/2478/LB Marine Hill House, Marine Hill - Listed Building consent to replace the existing lathe and plaster ballroom ceiling at lower ground floor level with new plasterboard ceiling to match existing.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/2506/F 7 Sheldon Close - Single storey rear extension and detached garden studio.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/2523/F 1 Thackeray Avenue - Erect Two storey side extension, garage and single storey rear extension following the demolition of existing single storey side extension and garage.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

P/16/1441 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/2447/HHPA 10 Parnell Road - 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 4.4 metres; 2) have a maximum height of 3.45 metres and 3) have eaves that are 2.2 metres high. NOTED.

16/P/2485/NMA 40 Beaconsfield Road - Non-material amendment to application 16/P/1111/F (erection of a two storey side extension and a single storey rear extension and the addition of a new vehicular entrance) to change the windows of the living space on the front elevation to patio style doors. NOTED however this would be out of keeping with the street scene.

P/16/1442 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;

16/P/2342/WT 45 Princes Road - T1 holm oak - crown reduction by up to 4m, to previous pruning points.

16/P/2376/WT 12 The Chestnuts, Seavale Road - 1 x Lime tree - fell.

16/P/2379/TPO 1 Clynder Grove - T1 Copper Beach - crown reduce by 3m.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS to the above three tree works applications.

16/P/2494/WT 3 Linden Road - T1-T2 Eucalyptus – fell.

The Committee Chairman had met with an adjacent property owner who objected to the removal of the trees as they provided a screening effect for his property. It was pointed out that the trees were not in his ownership and being Eucalyptus would grow to great heights.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/16/1443 TO CONSIDER EMAIL FROM CLEVEDON TREE WARDEN

Members received an email from Angela Slotte, volunteer Tree Warden, informing them of her decision to give up her duties concerning visiting sites for tree works applications. She will remain a registered Tree Warden with the national Tree Council. She has stated that she would be happy to be involved on special tree cases and will continue with her conservation projects and work with Woodcutters for Wildlife.

RESOLVED: The Committee Chairman to write a letter of thanks on behalf of the Planning Committee emphasising that the work she has done has been worthwhile and her comments on tree applications have always been welcomed and valued.

ACTION: Deputy Town Clerk

P/16/1444 NSC PARISH AND TOWN COUNCIL BRIEFING RE SITE ALLOCATIONS PLAN AND JOINT SPATIAL PLAN 1ST NOVEMBER 2016

No Councillors had been able to attend the Briefing. Information distributed at the Briefing has been requested. Notification has been received on the commencement of the consultation period on the above plans the deadline for comments being 19th December 2016. To view the plan and associated background documents visit: www.n-somerset.gov.uk/sitesandpolicies and www.jointplanningwofe.org.uk.

RESOLVED: To consider these consultation documents at the next meeting.

ACTION: Deputy Town Clerk

P/16/1445 TO CONSIDER NSC CONSULTATION ON ARTICLE 4 DIRECTION AIRPORT

NSC is asking for views about the Councils intention to restrict off-site parking for Bristol Airport customers. NSC is proposing to make an Article 4 Direction which would remove the automatic “permitted development” rights for storing, parking, cleaning, maintenance or repair of any motor vehicle within a certain area around the airport.

RESOLVED: To make the following comments;

- Do not agree with the creation of a monopoly for parking at the airport.
- Consider the Article 4 Direction will undermine local business aspirations and is not in line with the Core Strategy policy to reduce out commuting and provide local employment.
- Consider that some of the temporary car park sites could be formalised to enable them to be better regulated.

ACTION: Deputy Town Clerk

P/16/1446 TO CONSIDER NSC CONSULTATION ON WESTON SUPER MARE TOWN CENTRE DRAFT SUPPLEMENTARY PLANNING DOCUMENT

RESOLVED: To note the consultation document without comment.

P/16/1447 REPORT OF NSC PLANNING & REGULATORY COMMITTEE SITE INSPECTION – 47B HILL ROAD

Cllr Hill had been unable to attend. Cllr Watkins was not present to speak to this item.

RESOLVED: To defer to the next meeting of the Committee.

ACTION: Deputy Town Clerk

P/16/1448 INFORMATION ON ROUTINE MAINTENANCE ON THE LAND YEO

The information provided by the Environment Agency had been circulated to all Town Councillors. The publication, ‘Living on the Edge’, guide to riparian landowners is available in the Town Council Office. NOTED.

P/16/1449 FOR INFORMATION The Committee received and noted the following; 1449.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 19th October 2016. It was noted with regret that app 16/P/1693/MMA had been approved. Mrs Graham had written thanking the Planning Committee for their good efforts on their behalf. She would be sending her complaint to the ombudsman.

P/16/1450 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/16/1451 TO DETERMINE PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.46 pm DATE:.....