

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 29th OCTOBER 2014

PRESENT:

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

IN ATTENDANCE:

Councillor J West

7.30 pm FORMAL BUSINESS
P/14/871 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Councillor C Wring.

P/14/872 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 14/P/2143/F – Cllr G Watkins declared a personal interest as he resides close to the application site.

P/14/873 MINUTES OF PLANNING COMMITTEE ON 15th OCTOBER 2014

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

P/14/874 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

14/P/2094/F 110 Kenn Road - Erection of a single storey extension at rear. Change from mono pitch roof to ridge at rear.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/2097/PDA Land off Lower Strode Road - Prior notification for the proposed erection of an agricultural building.

It was noted the building is for a hay/fodder store due to an increase in animals.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/2131/F 47B Hill Road - Erection of a two storey and single storey rear elevation and an outbuilding with terrace over.

It was noted the garden area to be developed is currently a yard.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/2143/F 41 Copse Road - Erection of a dwelling and attached garage on site of former workshop and store. Alterations to existing vehicular access.

It was noted the new dwelling would not be as high as an adjacent property.

RESOLVED: VOTE 8 FOR 0 AGAINST; NO OBJECTIONS

14/P/2187/F 3 Westfield - Erection of a porch and garage conversion.

Off street parking for more than one vehicle would still be available.

RESOLVED: VOTE 10 FOR 0 AGAINST; NO OBJECTIONS

14/P/2209/F 22 & 24 Old Street - Change of use of 2no first floor flats and ground floor retail property to create 2no dwelling houses. Erection of a single storey rear extension to each dwelling following the demolition of the front entrance porch and part of the rear/side wall.

The East Ward Town Councillor emphasised that the building had not been used for retail for many years. Parking is available at the rear of the property.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

P/14/875 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

14/P/2191/WT 33 Dial Hill Road - T1 Confer hedgerow, T2 Holm Oak, T3 Holly, T4 Plum, T5 & T6 Sycamore. T1-T6 to be reduced by 30% to original pruning points. T7 Scots Pine - thin crown by 15%.

The Clevedon Tree Warden had inspected the trees and provided photographs. She had no objections to these tree works.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

14/P/2207/WT 34 Copse Road - 1X Bay - 50% linear reduction.

The Clevedon Tree Warden had inspected the tree and had no objections to the application.

RESOLVED: VOTE UNANIMOUS FOR; NO OBJECTIONS

Action: Deputy Town Clerk

P/14/876 APP NO 14/P/0169/LDE LAND AT THE BUILDING, COURT LANE P/14/851

The NSC Senior Planning and Enforcement Officer had replied to the Town Council's enquiries. She stated 'If the change of use of land has occurred for a continuous period of 10 years or more (4 years for operational development – erection of buildings) and the applicant can demonstrate this they can apply for a lawful use certificate. The council can only assess the application on the evidence submitted. If the council has no evidence to contradict the applicant's claim then we have no option but to approve the application. Therefore no consultations are carried out as it is not a matter of planning policy.'

It is suggested the Town Council direct concerns about drainage to the Environmental Agency or the Internal Drainage Board direct.

RESOLVED: To NOTE the information and continue to monitor this site.

P/14/877 TERMS OF REFERENCE OF THE PLANNING COMMITTEE as amended at the meeting on 3rd September 2014 (P/14/832) and subsequently deferred from meeting on 24th September 2014

RESOLVED: The terms of reference were approved without amendment. To be considered at the next meeting of the Finance & General Policy Committee.

Action: Deputy Town Clerk

P/14/878 SEVERN ESTUARY FORUM 16TH SEPTEMBER 2014

Cllr Watkins reported on the two presentations he attended at the Forum;

CLIMATE CHANGE Following severe flooding in West Wales earlier this year a government report had made 47 recommendations 42 of which have been accepted. These include;

- Sustained investment in coastal risk management
- Investment in flood forecasting, warning, awareness, response and recovery; investment in new flood defences and to maintain existing ones; calls for more certainty on budgets for flood risk management over a longer term
- Improved information on coastal flood defence systems. More complete and consistent information on all defences; information on condition, areas they protect and maintenance; to include information on man-made, natural

P/14/878 SEVERN ESTUARY FORUM 16TH SEPTEMBER 2014 continued...

defences and structures where defence is a secondary function i.e. promenades

- Greater clarity of roles and responsibilities of agencies and authorities
- Better clarity to people and communities of who does what; enable more efficient and effective delivery for communities. Assessment of skills and capacity. More support to communities to become more resilient
- More 'self-sufficient' communities in the future; enable communities to respond to flood warnings; enable communities to manage their flood risk in the future with support from relevant agencies
- Delivery of locally developed plans for coastal communities

Cllr Watkins felt these findings as they arose from lessons learnt following severe flooding and linked in with the newly formed CTC Community Resilience Working Party. People's perception of flood risk was also discussed at the Forum - flooding is likely to be a sudden event.

ENERGY GENERATION These discussions had centred on the Swansea lagoon project which is close to final approval and predicted to produce a lot of energy and a similar project near Minehead.

Information on both of these reports and the whole Forum can be found at www.severnestuary.net/sep/forum.html

P/14/879 REQUEST FOR TREE PRESERVATION ORDER MADE BY THE CLEVEDON TWINNING ASSOCIATION P/14/811

Members noted the reply from the NSC Tree Officer that 'if the tree is not under threat then a TPO is not necessary'. Also the tree must be 'visible to the public and contribute to the character of an area'.

RESOLVED: The CTC Clevedon Twinning Association representative would report this to the Association. **Action: Cllr G Watkins**

P/14/880 FOR INFORMATION The Committee received and noted;
880.1 PLANNING APPLICATIONS determined since 15th October 2014.

880.2 App No 14/P/1752/F ST NICHOLAS CHANTRY C OF E PRIMARY SCHOOL – Decision Notice and update sent to neighbouring properties of the School. Cllr Garner reported that he and Cllr Shopland had met with NSC Highways and Education Officers concerning the loop parking area and the monitoring of the speed of traffic using Highdale Avenue.

880.3 PRESENTATION HAND OUT FOR S106 AND CIL CONTRIBUTIONS BRIEFING at the last meeting of the Planning Committee on 15th October 2014.

RESOLVED: When the information on s106 payments for developments at Clevedon Hall and The Regent is presented at the next meeting. It was agreed to draw up a list of local items to be considered for future s106 funding.

Action: Deputy Town Clerk/All Councillors

880.4 ALL COMMITTEE MEMBERS TO NOTE THE PLANNING COMMITTEE BUDGET FOR THE NEXT FINANCIAL YEAR will be considered at the meeting on 19th November 2014. Any items that require costings to be submitted to the Deputy Town Clerk by 5th November 2014. **Action: All Councillors**

P/14/881 CHAIRMAN ITEMS FOR INFORMATION

881.1 APP NO 14/P/0221/F 59 HILL ROAD The Committee Chairman had received an email from the Civic Society concerned that the shop front being installed last weekend did not appear to be as approved. It was a folding window which would allow the restaurant to be open onto Hill Road. There were concerns about increased noise for residents living behind the shops in Hill Road.

RESOLVED: To seek guidance from the NSC Enforcement Team.

Action: Deputy Town Clerk

P/14/882 PART 1 ITEMS

There are no Part 1 items

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.03 pm

DATE:.....