

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 31 OCTOBER 2012

PRESENT: Cllrs C Francis-Pester, R Garner, A Giles-Townsend, B Hatch, G Hill,
L Knott, C Wring, Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Cllrs P McNeill, G Watkins

P/12/412 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs C Hall and J Norton-Sealey – other commitments.

PART 1

P/12/413 MEMBERSHIP OF PLANNING COMMITTEE

Members considered the request from the newly appointed Town Councillor for Walton Ward to be a member of this Committee. In view of the fact that this is an additional Member on the Planning Committee not the replacement of a member it was agreed this should be a part 1 item to Council;

RESOLVED: TO RECOMMEND TO COUNCIL that Cllr Graham Watkins be co-opted onto the Planning Committee for the remainder of the Council year 2012/13.

PART 2

P/12/414 ELECTION OF CHAIRMAN OF PLANNING COMMITTEE

Following the resignation of Cllr J Norton-Sealey as Committee Chairman due to eye problems Committee Members were asked to confirm Cllr G Hill as Planning Committee Chairman. Cllr Hill raised the question as to whether only NSC Councillors should take on this appointment. It was confirmed that this is not the case. Members felt Cllr Hill's Chairmanship had been exemplary when he had been required to chair meetings during the year.

RESOLVED: To confirm Cllr Hill as Planning Committee Chairman for the remainder of the Council Year 2012/13.

NOTE: Cllr Hill to continue to be a member of the FGP Committee but his membership would be as Chairman of the Planning Committee.

P/12/415 ELECTION OF VICE CHAIRMAN OF PLANNING COMMITTEE

Following the election of the Vice Chairman of the Planning Committee to Committee Chairman it was;

RESOLVED: To elect Cllr Wring as Vice-Chairman of the Planning Committee for the remainder of the Council year 2012/13.

P/12/416 DECLARATIONS OF INTEREST

NOTE: *District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. 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/12/417 MINUTES OF THE PLANNING COMMITTEE 10 OCTOBER 2012

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

P/12/418 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

418.1 NSC CONSULTATION GAMBLING STATEMENT OF PRINCIPLES P/12/395

NSC had replied to the Town Council's request to consider passing the no casino resolution stating that the Government has now allocated the locations for additional casinos and due to legislation no new casinos are now permitted to open in England and Wales. NSC confirmed that should the legislation change and further expansion of the number of casinos was allowed by Government, NSC would revisit the matter and examine options available to them. NOTED.

418.2 ENFORCEMENT ISSUES

APP NO 11/P/2041/ADV 87 & 89 HILL ROAD P/12/374 No further information.

ADVERTISEMENT CLEVEDON SCHOOL P/12/411.1 No reply to date.

RESOLVED: To follow up these enforcement issues. **Action: Deputy Town Clerk**

P/12/419 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

12/P/1539/F Clevedon Hall Estate, Victoria Road - Erection of 48 no dwellings (use class C3) and 8 no self-contained hotel suites (use class C1) and associated works including hard and soft landscaping, car parking, integral open space and internal roads and paths following the demolition of the existing school buildings and hardstanding. Listed Building alterations to existing estate wall and the formation of 2 no new openings in the walled garden wall. Proposed alterations to Elton Road vehicular and pedestrian access.

This application had been included on the Clevedon list from NSC as there was a problem with the target date which had now been amended. The application had not changed and Clevedon Town Council had previously considered this application and sent comments to NSC. **NOTED.**

12/P/1740/F Crab Apple Inn, Southern Way Installation of childrens' play equipment in public house garden.

12/P/1749/F The Regent, Hill Road Mixed use development including restoration of former Regent Hotel building for retail use (Use Class A1 and A2) at ground and lower ground floor levels and 20 residential dwellings (Use class C3), retention of existing access to serve associated parking, landscaping and external works. Demolition of extension to rear and extension and fire escape to north west elevation.

Members welcomed plans for this dilapidated site, their only concern being the parking provision – one car parking space for each dwelling and parking for the retail units on this already congested road. However it was felt the site could not accommodate more parking without a reduction in dwellings or a multi storey car park which adjacent residents had objected to in the past. Councillors recalled problems in the past with the Pier Hotel development and considered the economics of the site should be borne in mind in order that this good quality development opportunity is not lost.

12/P/1750/CA The Regent, Hill Road Demolition of extension to rear and extension and fire escape to north west elevation.

12/P/1790/F Osborne House Residential Home Bay Road Change of use from residential care home (C2 use) to 5 no. flats (C3 use).

It was noted that the changes were internal and there would be no further development of the site. Off street parking is provided.

P/12/419 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

12/P/1821/F Clevedon School, Valley Road Erection of a single storey building to provide sixth form accommodation.

12/P/1822/F 2 Churchill Close Erection of a two storey extension and single storey extension.

RESOLVED: NO OBJECTIONS to the above six planning applications.

Action: Deputy Town Clerk

P/12/420 TREE WORKS

It was noted that the Clevedon Tree Warden has no objections to both of the following applications;

12/P/1727/TPO Queens Square, Kenn Road T1 London Plan Reduce low growth on north eastern edge of crown by up to 3m and up to a height of 5m as necessary. Crown lift to balance.

It was noted that some of these works are to increase the scope of the CCTV camera.

RESOLVED: NO OBJECTION. Request confirmation from the NSC CCTV Manager that the view from the Queens Square CCTV camera is not restricted.

12/P/1728/TPO 8 Walton Road T1-5 Various remedial works following significant storm damage.

RESOLVED: NO OBJECTION.

Action: Deputy Town Clerk

P/12/421 CLEVEDON TREE WARDENS

A resident had indicated a willingness to become a Tree Warden. At present there are two Tree Wardens in post.

RESOLVED: To keep his name on file should a vacancy arise.

Ascertain from Angela Slotte if conservation volunteer work is available in the town.

Action: Deputy Town Clerk

P/12/422 NATIONAL GRID CONNECTION PROJECT CONSULTATION

Cllr Garner reported on the following;

422.1 HINKLEY C CONNECTION GROUP Critique of Stages 1 and 2 of the Statement of Community Consultation compiled by representatives from Bagworth and Compton Bishop Parish Councils with assistance from Mark and Chapel Allerton Parishes.

It was agreed that the Town Council could not endorse the document, however individual members could comment or await the public announcement on 6 November 2012.

RESOLVED: No comment on the above document.

Action: Deputy Town Clerk

422.2 INFORMATION ON THE NATIONAL GRID LOCAL COMMUNITY FORUM including a list of current members, terms of reference and Local Community membership form. Any Councillors wishing to become a member of the Local Community Forum at this stage should complete the form.

422.3 HINKLEY POINT C CONNECTION PROJECT UPDATE National Grid will be announcing the draft route on 6 November 2012. This will identify where overhead lines and underground cables are proposed. All Councillors invited a briefing event the nearest being at Double Tree by Hilton Cadbury House on Tuesday 13 November at 7.00 pm. Members are asked to confirm that they will attend.

P/12/423 FOR INFORMATION The following items were received and noted;

423.1 PLANNING APPLICATIONS determined since 10 October 2012

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

423.2 NAMING OF OFFICE BUILDING IN BEACH AVENUE – TRICOURT.

P/12/424 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/12/425 PART 1 ITEMS

RESOLVED: Min no P/12/413 Membership of Planning Committee.

APPROVED AS A TRUE RECORD CHAIRMAN:

The meeting finished at 8.40 pm DATE:.....