

CLEVEDON TOWN COUNCIL

PLANNING MEETING HELD ON 12th AUGUST 2020 AT 7.30PM HELD VIA ZOOM VIRTUAL MEETING DUE TO COVID 19 PANDEMIC AND IN LINE WITH GOVERNMENT DICTATES

This meeting was held under The Local Authorities and Police and crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England & Wales) Regulations 2020 section 5

PRESENT:

Chair of the Committee – Cllr A Everitt
Councillors N Barton, B Cherokoff, C Francis-Pester, A Goodliffe, B Hatch, G Hill, K O'Brien, A Shopland, D Shopland, J West, R Westwood & H Young

IN ATTENDANCE: Mrs P Heath – Town Clerk & Committee Clerk, Mr B Chislett – Clevedon Town Council, Tree Officer and two members of the public

7.30 PM INFORMAL BUSINESS

20/P/1472/FUL & 20/P/1708/LBC - The applicants advised Committee members that the proposal of 2no. self-contained units of tourist/visitor accommodation would be small and in time may be transformed into a 'granny annex' in the future for a family member. The applicants are also aware that the property is in a flood risk area.

CLEVEDON TOWN COUNCIL TREE WARDEN - The new Tree Warden for the Council was introduced and welcomed by Committee members. The warden provided his tree history background to the Committee.

7.36 PM FORMAL BUSINESS

20/P/1984 APOLOGIES FOR ABSENCE

No apologies for absence were received.

20/P/1985 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 22nd JULY 2020

Members of the Committee **AGREED** to the minutes of the meeting held on the 22nd July 2020 and will be formally ratified at Full Council on 9th September 2020.

20/P/1986 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

Cllr West declared an interest in application, 20/P/16567/FUH as she knows the applicant.
Cllr Young declared an interest in application 20/P/1611/TRCA as she knows the applicant.

20/P/1987 TO RESPOND TO THE FOLLOWING PLANNING APPLICATIONS

The Committee Chairman explained to Committee members that there was an ability to screen share and view planning applications online if the Committee deemed it necessary.

With the Committee's agreement the Chairman altered the order of the agenda to consider the application for Dowlais Farm, Lower Strode Road due to the applicant being present.

20/P/1472/FUL & 20/P/1708/LBC – Dowlais Farm, Lower Strode Road – Yeo Ward – Listed building consent and for the change of use of agricultural building, with associated works, to create 2no. self-contained units of tourist/visitor accommodation
DECISION – SUPPORTS by 10 Votes to 0

20/P/1433/FUL – Ground Floor, 32-34 Hill Road – Walton Ward – Change of use of ground floor from A2 use (Professional and Financial Services) to a mixed use incorporating A1/A3/A4 (Retail, Restaurant, café and bar) – *Agenda item deferred from 22 July 2020 Committee meeting.*

DECISION – SUPPORTS by 7 Votes to 3 Against

20/P/1455/HHPA – 32 Summerlin Drive – East Ward – Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4.5 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 3.5 metres high

DECISION – SUPPORTS by 12 Votes to 0

20/P/1478/MMA – 11 Madeira Road – East Ward – Minor material amendment to planning permission 19/P/1915/FUH (two-storey extension with single storey rear extension) to allow for changes to windows to front, side and rear elevations, change the roof of the single storey rear extension from sloping tiled to flat roof with a parapet and brick external finish to match existing ground floor external wall at the front.

DECISION – SUPPORTS by 8 Votes to 2 Against and 3 Abstained

20/P/1510/FUH – 25 Windsor Close – Yeo Ward – Erection of a single storey rear and side extension and demolition of existing detached garage.

DECISION – SUPPORTS by 9 Votes to 0

20/P/1542/FUH – 10 Hillside Road – West Ward – Proposed single storey side and rear extension

DECISION – SUPPORTS by 9 Votes to 2 Against

20/P/1546/FUH – 7 Fearnville Estate – West Ward – Proposed erection of a single storey side extension

DECISION – SUPPORTS by 11 Votes to 0

20/P/1553/FUH – 152 Kenn Road – South Ward – Part retrospective application for erection of single storey rear extension

DECISION – REFUSED by 12 Votes to 0

The extension has not been built in accordance with the submitted plans.

20/P/1259/FUL – 7 Elton Road – West Ward – Reconfiguration of existing property consisting of 3x1 bedroom flats, 1x2 bedroom flat and 1x3 bedroom flat to 3x1 bedroom flats and 4x2 bedroom flats. Land to the rear to be redesigned to include areas of parking and soft landscaping.

DECISION – SUPPORTS by 12 Votes to 0

20/P/1607/NMA – 7-9 Albert Road – West Ward – Non-material amendment to application 20/P/0591/FUL (Erection of timber summer house to rear grounds) to allow enlargement of approved garden building – *Application decided by NSC on 29th July 2020. APPROVED with no objections received.*

20/P/1626/FUH – Bycourt, Tickenham Road – East Ward – Proposed single storey rear extension to attached annexe with internal alterations

DECISION – SUPPORTS by 12 Votes to 0

20/P/1648/COA – 4 Bellevue Mansions – Walton Ward – Change of use from redundant office (Use Class B1 (a)) to 1no. residential (Use Class C3 dwellings).

DECISION – SUPPORTS by 11 Votes to 1 Abstained

20/P/1651/HHPA – 5 Turner Way – Yeo Ward – 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 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.3 metres high.

DECISION – SUPPORTS by 11 Votes to 0

20/P/1683/FUH – 10 Kings Road – Walton Ward – Erection of single storey front porch. Demolition of rear porch and conversion of garage into habitable space with new roof. Widening of driveway entrance in boundary wall.

DECISION – SUPPORTS by 11 Votes to 0

20/P/1656/FUH – 61 Dial Hill Road – Walton Ward – Proposed erection of a new timber fence on the line of the existing fence to Northwest boundary; new fence 2m above new raised garden profile and increase the level of part of rear garden, level increase varying from 0m to a maximum of 1m; install rock filled gabion basket retaining wall to Northwest boundary, varying in height from 0m to 1m.

DECISION – SUPPORTS by 12 Votes to 0

20/P/1719/FUL – 10A Parnell Road - East Ward – Demolition of existing residential/commercial buildings and the construction of 4 dwellings, associated amenity space, parking, and landscaping

DECISION – SUPPORTS by 10 Votes to 1 Against

20/P/1758/LDP – 1 Robin Lane – Walton Ward – Certificate of lawful development for a proposed single storey rear extension to replace existing sunroom

DECISION – SUPPORTS by 11 Votes to 0

20/P/1988 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

20/P/1623/TPO – 71 Bryant Gardens – Yeo Ward – T1 – Ash – Fell.

DECISION – SUPPORTS by 7 Votes to 5 Against

The Tree Officer confirmed that the tree is a healthy tree, but wrong tree type for this setting. This tree is more likely to have grown by self-seeding.

20/P/1544/TRCA – 12A Hill Road – Walton Ward – T1 – Bay – Reduce to 2m from ground level. T2 – Sycamore – Fell. T6 – Poplar – Crown reduce by 1.5m. T7 – Pear – Fell. T8 – Pear – Crown reduce by 1.5m.

DECISION – SUPPORTS by 10 Votes to 0

The Committee members agreed that the felling of the sycamore tree should be reconsidered.

The Committee also asked that the NSC Tree Officer be contacted to enquiry as to why fruit trees are included in tree works applications.

Action – Committee Clerk

20/P/1619/TRCA – 16 Herbert Road – Walton Ward – T1 – Elder – Fell.

DECISION – REFUSED by 9 Votes to 0

The Committee refused the application as the Elder tree should be better managed and not felled.

20/P/1611/RCA – 29 Dial Hill Road – Walton Ward – G1 – Holm Oaks – Reduce height by 18 inches

DECISION – SUPPORTS by 10 Votes to 0

20/P/1989 NSC CONSULTATIONS
1989.1 TO RECEIVE VIEWS ON THE NORTH SOMERSET LOCAL PLAN 2038 –
CHALLENGES CONSULTATION

The Committee debated the Local Plan 2038 – Challenges Consultation document and made the following observations.

Housing –

- It was noted, with concern, that the Local Plan will be shaped by instructions received from Central Government regarding higher housing numbers.
- It was noted that redundant commercial units are to be retained and used for new development.
- It was recognised that there will be a push to provide homes to mitigate the economic downturn where plans have already been agreed and concern was expressed with regard to major developments being built without necessary amenities included.
- It was suggested that planning permission has been granted for many potential homes but which have never been developed and, in this context, questions were raised about the wisdom of encouraging more development plans.
- It was noted that St Modwen have put up a ‘for sale’ sign on land opposite Kenn Business Park. This land could be developed for housing development, with the Parish Council becoming the developer for this site.
- It was noted that, in Clevedon, there is urgent need for more affordable and social housing particularly, given the demographic profile, for the younger generation.
- It was noted with regard to The Millcross site in Clevedon that the Yeo Ward District Councillor is campaigning for the site to become a Goldsmith Street development with up to 100 homes for rental.

Climate Emergency –

- Clarification is required with regard to flood zones and plans to distinguish between plans on the one hand and feasible actions on the other.
- There needs to be more mention of the run-off of rainwater from mountains and streams and potential localised flooding risks.
- Green belt land should not be built on, and it was noted that there are flood risks associated with this.

Supporting Economy –

- The plan refers to a third of residents who ‘out commute’ in the area. While this may be valid for North Somerset as a whole, in Clevedon there is an age imbalance value between earners and non-earners, with higher numbers of older residents in Clevedon.

Infrastructure -

- Clevedon motorway junction 20 should be developed with an additional entry/exit feeder to accommodate traffic to and from the Nailsea direction and that this should be made a priority item to ease congestion in the town.
- Town Centres need more support. Following the pandemic, with more people working from home and thus in our towns during the working day, there is an opportunity for local businesses development, and this should be supported.
- The Local Plan 2038 makes no reference to health services.

Transport -

- Access to public transport is important to towns. Following the Covid-19 pandemic there needs to be a renewed focus on transport, including a cycle infrastructure.

Lifestyle –

- The type of economy the Council wishes to generate should now be shaped by the pandemic: healthier lifestyles, different sporting activities, supporting the outdoor activities market.

Employment –

- North Somerset has skills gaps in the social care workforce. There needs to be more work undertaken towards attracting workers to fill such vacancies.

A draft response of all comments made concerning the Local Plan 2038 – Challenges Consultation to be distributed to all Councillors. If it is established that further items need to be discussed, then a Special Planning Committee meeting to be arranged.

DECISION – SUPPORTS by 8 Votes to 0

20/P/1990 FOR INFORMATION

1990.1 PLANNING APPLICATIONS DETERMINED BY NORTH SOMERSET COUNCIL

Committee members **NOTED** the applications determined by NSC since 22nd July 2020.

20/P/1991 CHAIRMAN ITEMS FOR INFORMATION

1991.1 PLANNING CONSULTATIONS

The Committee Chair confirmed that the National Association for Local Councils (NALC) has issued three consultations from the Ministry of Housing Communities and Local Government regarding new planning regulations:

(1) on a range of proposed Changes to the Current Planning System including the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development [closing date 17 September 2020];

(2) on each part of a package of proposals within the White Paper ‘Planning for the Future’ deigned to reform the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed [closing date 15 October 2020];

(3) on proposals to Transparency and Competition (land control) requiring additional data from the beneficiaries of certain types of interests in land—rights of pre-emption, options and estate contracts, and on the design of the policy and additional evidence on the impacts of the policy [closing date 16 October 2020].

Confirmation of a Special Planning meeting to be arranged to discuss all documents will be sent to all Councillors.

[Clerks note: This will now be a Council meeting due to the deadlines, in line with the Planning Terms of Reference].

1991.2 20/P/1673/FUL - PROPOSALS FOR THE B&M BARGAINS LIMITED SITE

The Committee Clerk confirmed that NSC Planning Department has granted an extension of two weeks on the deadline for comments on the proposals for the B&M site.

A Special Planning Committee meeting to be arranged for all Councillors to attend as the plans have a major impact on the town. Councillors were directed to examine the planning documents submitted on the NSC portal.

20/P/1992 TO DETERMINE ANY PART I ITEMS

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIR.....

The meeting finished at 9.07pm

DATE: