

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 2nd OCTOBER 2013

PRESENT: Cllr C Bussey, R Garner, B Hatch, L Knott, A Shopland, G Watkins
C Wring.

Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllr N Pennycott
Mr R Squire, Acorn Property Group – informal business only

7.30 pm **INFORMAL BUSINESS**

PRE-APPLICATION CONSULTATION – 22 MARINE PARADE

Mr Squire, from the new Bristol Office of Acorn, introduced the proposal for 9 three bed town houses arranged as a terrace. The new access is as approved for the previous planning application for 12 apartments and one bungalow which has now lapsed. The site is steeply sloping from Marine Parade and therefore the terrace will be four storeys in height with two storeys below the access road level. There will be two parking spaces per dwelling with two visitor spaces. Materials to be used are stone and render with slate roofing found in nearby properties. The bin store will be enclosed. The seawall is in poor condition and will require work. Mr Squire felt that it would be a challenging development because of the sloping nature of the site however he hoped the works could be completed in fourteen months. It was noted the application is under the affordable housing threshold and Section 106 contributions had yet to be agreed.

A Councillor expressed concern about the loss of a public view. The possibility of incorporating the name William Forbes in this development was raised with the Developer. The display boards and comment sheets were left for Councillors and residents to comment.

7.53 pm **FORMAL BUSINESS**

P/13/618 CHAIRMAN FOR THE MEETING

In the absence of both the Chairman and Vice-Chairman of the Planning Committee it was proposed by Cllr Watkins, seconded by Cllr Knott and unanimously agreed that Cllr Carole Wring Chair the meeting.

P/13/619 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs G Hill, A Giles-Townsend – out of Clevedon, Cllr P McNeill – unwell; Cllr C Francis-Pester – work commitments; Cllr C Hall – School Governors' Meeting; Cllr J Norton-Sealey – family commitments.

P/13/620 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.*

No declarations of interest were made by Councillors at the meeting.

P/13/621 MINUTES OF THE PLANNING COMMITTEE HELD ON 28th AUGUST 2013

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

PART 1

P/13/622 PROPOSED NATIONAL GRID HINKLEY POINT C CONNECTION PROJECT

The consultation runs to 29th October 2013. Details of Information Points and Hubs; Exhibitions and Briefing Events have been emailed to all Councillors. A copy of the Project Overview Report and a DVD detailing the project is available at the Town Council Office. Copies of parish and town council comments are requested NSC Planning Policy.

RESOLVED: TO RECOMMEND COUNCIL comments that as Clevedon is not geographically affected by the Connection Project the Town Council has no grounds for objections.

PART 2

P/13/623 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/1572/F 56 Edward Road - Erection of two storey extension and single storey front extension and a single storey rear extension.

13/P/1607/F 1 Crawford Close - Replacement of an existing dilapidated conservatory with a traditional single storey extension and erection of a single storey side extension comprising of a new living room with small bedroom ensuite.

13/P/1639/F 110 Strode Road - Change of use from 2 no flats to a 4 bed house.

13/P/1684/LB 4 Cope Road - Removal of a ground floor internal wall between dining room and lounge to create a single enlarged lounge.

13/P/1691/F Grendon Lodge, 22 St Johns Road - Change of use of the residential basement flat to D1 (non residential institutions) with external/internal alterations to enhance the existing dental practice located on the ground floor. Erection of an entrance porch to basement.

13/P/1716/F Clevedon School, Valley Road - Construction of a six lane 90m athletic track, double long jump pit and two throwing circles.

RESOLVED: NO OBJECTIONS to the above six planning applications.

13/P/1575/CUPA First & Second Floors, 21 - 25 Old Church Road - Prior approval for the change of use from first and second floor offices within Use Class B1(a) (Offices) to 5 no flats within Use Class C3 (Dwellings).

RESOLVED: Request clarification regarding the loss of basic amenities (toilets and kitchen) for employees in the first floor offices. Also confirmation that the fire exits for the flats comply with regulations.

13/P/1589/F Land to the rear of 12-14 Bay Road - 1 no detached dwelling

RESOLVED: RECOMMEND REFUSAL consider the development to be out of character with the site and surroundings and have an adverse impact on the street scene. Also the proposed development by virtue of its siting would have an adverse impact upon the living conditions of the neighbouring residents at 9 Edgehill Road by reasons of overbearing impact and loss of outlook.

13/P/1592/NMA 2 Bennetts Way -Non material amendment to planning permission 13/P/0334/F (Erection of a single storey rear and side extension including new pitched roof over existing garage and lobby) to reduce the size of the rear extension. No comments as timescale for NMA is too short. This application for a non-material amendment had already been APPROVED by NSC.

P/13/623 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS Cont'd...

13/P/1611/MMA 208 Kenn Road - Application for minor material amendment to planning permission 10/P/1914/F (erection of 6no flats and 2no dwelling houses with off street parking following demolition of existing dwelling). Amendment to approved application 07/P/2839/F. To allow for changes to fenestration, quoins removal, render removed from elevations, small amendments to ridge heights, reconfiguration of parking spaces.

RESOLVED: RECOMMEND REFUSAL of the minor material amendments consider there is no justification for the change in design and particularly the reduction in parking spaces from 9 to 8.

13/P/1645/F 76 Kenn Road - Erection of a two storey rear extension following removal of existing single storey structures. New front entrance porch and vehicular access.

RESOLVED: RECOMMEND REFUSAL consider this proposal to be overdevelopment of the original cottage which will have a detrimental impact on the amenity of neighbouring properties.

13/P/1673/HHPA 17 Hayward Close - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3.1 metres and 3) have eaves that are 2.1 metres high.

RESOLVED: OBJECT to this prior approval request. Consider the extension to be too excessive, 4m, and concern the development will have a major impact on neighbouring properties.

13/P/1703/F Seawards, Ladye Bay - Retrospective application for the formation of a parking and turning area.

RESOLVED: RECOMMEND REFUSAL for the reasons given by NSC for the previous planning application for the parking and turning area; 1. The creation of a parking area and the change of use of land to domestic curtilage including ornamental planting outside the settlement boundary adversely affects the character and appearance of the area therefore contrary to policy H/8 of the North Somerset Replacement Local Plan and CS12 of the Core Strategy. 2. The application is contrary to policies ECH/14 of the North Somerset Replacement Local Plan and CS4 of the Core Strategy as the development is located within a Wildlife Site and would result in a net loss of biodiversity within the area.

ACTION: Deputy Town Clerk

P/13/624 TREE WORKS

13/P/1636/WT 1B Lower Linden Rd - T1 Robina - Fell Chair of Planning, N Ward Town Cllr and Tree Warden RECOMMENDED REFUSAL of felling this amenity tree. This application has now been WITHDRAWN by the applicant.

13/P/1714/WT 7 Elton Road - 1 Yew - reduce crown by up to 1m and balance.

RESOLVED: NO OBJECTIONS also no objections from the Clevedon Tree Warden.

P/13/625 ACTIONS FROM PREVIOUS MEETINGS;

625.1 NSC ENFORCEMENT LISTS P/13/601 The NSC Enforcement Service Manager had replied stating that it was not possible to provide more information on the Enforcement List due to the number of enforcement cases and the resources available. The Enforcement Team is stretched due to vacancies and staff illness and although some extra resource has been available to help out work is having to be tightly prioritised.

625.1 NSC ENFORCEMENT LISTS CONT'D...

RESOLVED: To sympathise with the NSC Enforcement Service Manager with regard to the lack of resources and the number of cases and suggest that possibly a more robust method of dealing with cases could perhaps shorten the amount of work required to conclude cases.

ACTION: Deputy Town Clerk

625.2 INVESTIGATION INTO POSSIBILITY OF WORLD HERITAGE STATUS FOR CLEVEDON SEAFRONT P/13/614

The Reply from NSC Executive Member for Tourism stated that she and Cllr Ap Rees were happy to provide the moral support but could not commit NSC staff time to progressing a bid. Cllr Wring reported that the historical work already exists and other information is being gathered together. It was stated that there is no intention to give staff members additional work relating to this item; elected members of the Planning Committee are prepared to gather together all documentation necessary for such a bid, and jointly have the necessary skills to do this. NOTED.

625.3 NSC SITES AND POLICIES DPD INCLUSION OF QUEENS SQUARE P/13/611 – NSC had reported that they are still working on revising the Sites and Policies Plan and will take the recommendations regarding Queens Square into account in their deliberations.

RESOLVED: To monitor the changes to the Sites and Policies Plan.

625.4 CONFIRMATION OF TPO - 36 DIAL HILL ROAD P/13/615.2 The schedule and map were NOTED.

P/13/626 INVITATION TO 2013 SEVERN ESTUARY FORUM

The Forum this year is on Thursday 17th October 2013 at Gloucester Guildhall.

RESOLVED: Cllrs B Hatch and G Watkins to attend and report back. To be funded from the training budget.

ACTION: Deputy Town Clerk

P/13/627 NORTH SOMERSET CORE STRATEGY UPDATE

It was noted that following a legal challenge Policy CS13 which sets out the scale of new housing within North Somerset has been remitted back to the Planning Inspectorate for re-examination. Further consultation may be necessary. Please see North Somerset Core Strategy webpages for more information. NOTED.

P/13/628 FOR INFORMATION Items available at the meeting and were noted by Members;

628.1 PLANNING APPLICATIONS determined since 28th August 2013.

628.2 26 & 28 ROBIN LANE - TREE PRESERVATION ORDER

628.3 HISTORIC TOWNS FORUM – SEPTEMBER NEWSLETTER

P/13/629 CHAIRMAN ITEMS FOR INFORMATION

There were no items.

P/13/630 PART 1 ITEMS.

Proposed National Grid Hinkley Point C Connection Project

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.05 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL