

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 15th APRIL 2015

PRESENT:

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

IN ATTENDANCE:

Councillor D Shopland from 8.00 pm.
 Applicants and agent for application 15/P/0740/F.

7.30 PM INFORMAL BUSINESS**APP NO 15/P/0740/F LAND AT CAROLYN'S FARM, LOWER STRODE ROAD**

Mr Chris Langdon, the agent for this application outlined the main facts about this application;

- This is a new farming business and Mr Rogers had invested funds into agricultural buildings on this 88 acre site. He presently has 200 goats and hoped to breed 250 goats a year. He also has sheep and cattle.
- This application seeks to establish permission for a temporary agricultural dwelling for three years in this location. The farm business is a new business and therefore permission is sought only for a temporary 3 year period. Thereafter, once the viability of the farm business has been proved, an application for a permanent agricultural dwelling will be submitted.
- The application complies with PPS7 and the sequential test for development in flood risk zone 3A. Attached to the application.
- The location of this temporary agricultural dwelling takes account of the need of the herdsman to be within sight and sound of the operation whilst also minimising the visual impact of a new dwelling in the countryside.

A member emphasised that it was good to see young people returning to farming in Clevedon.

7.38 PM FORMAL BUSINESS**P/15/964 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllr C Francis-Pester – unwell; Cllr J Norton-Sealey – another commitment.

P/15/965 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 15/P/0501/F – Cllr Hill declared a personal interest as he is known by the previous occupier. App 15/P/0628/F Cllr A Shopland declared a personal interest as she is known to the applicant. App 15/P/0745/F Cllr C Bussey declared a personal interest as his daughter had previously worked at the care home. App 15/P/0666/WT Cllrs Wring and Hatch declared personal interests as they are known to the applicant.

P/15/966 MINUTES OF SPECIAL PLANNING COMMITTEE ON 8TH APRIL 2015

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

P/15/967 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

The Committee agreed to consider app no 15/P/0740/F as the next item and not as stated on the list of applications as applicants and agents with an interest in this application were present. See Informal business above.

15/P/0740/F Land at Carolyn's Farm, Lower Strode Road - Change of use of land to use for siting of a caravan to be used as a temporary agricultural dwelling.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS. *The applicants and agent left the meeting.*

15/P/0456/LDE Storage Yard, Old Church Road - Certificate of Lawful Use existing for the use of storage yard and building.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS to the certificate of lawful use for the existing use.

15/P//0501/F 163 Kenn Road - Erection of dormer roof extension to side elevation.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0507/F Penny Cottage, Kenn Road - Erection of a single storey side extension.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0521/F 6 Kings Road - Conversion of garages to rear of property to a single dwelling with associated car parking and garden area.

It was noted the present application is the same as that previously refused which had gone to appeal and been dismissed. The Walton Ward NSC Councillor had referred the application to the NSC Planning & Regulatory Committee. It was agreed to reiterate the Town Council's previous comments on this application.

RESOLVED: VOTE 9 FOR 0 AGAINST RECOMMEND REFUSAL consider 1) this application may set a precedent for similar backland development; 2) concern the construction of the garage may not be of the standard for a domestic residence; 3) loss of car parking previously allocated for the flats.

15/P/0569/F 151 Old Street - Erection of a two storey side extension.

Some concerns were expressed that this development may set a precedent, however Members felt the extension was a quality design in keeping with the dwelling.

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS

15/P/0571/F 42B Copse Road - Reinstatement of the first floor side extension to form a bathroom.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0601/F 7 Durbin Park Road - Erection of a two storey side and rear extension. Raise roof height and add dormers to front elevation and first floor juliet balcony to the rear.

It was noted that a previous application had been withdrawn. The Committee Chairman reported that the adjacent neighbour had some concerns particularly about the rear extension. Amendments had been made; the height of the roof had been reduced, the roof had been hipped and the extension was slightly further from the boundary (900mm). The neighbour did not wish to pursue his objections and

P/15/967 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

had therefore decided not to attend this meeting. The Committee Chairman also reported that other bungalows in the road had been extended in a similar way.

RESOLVED: VOTE: 5 FOR 4 AGAINST NO OBJECTIONS

15/P/0610/F 9 Brackenwood Road - Erection of a single storey rear and side extension at Lower Ground Floor level. Flat roof walk-out terrace finish over.

The issues of overlooking raised by the neighbour were being addressed.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0617/ADV 7-11 Bellevue Road - Display of 2 no illuminated fascia signs, 1 non-illuminated projecting sign, window and door graphics, 3 no wall mounted poster signs.

It was noted that one resident had objected to the illuminated signs as they considered the light to be intrusive and excessive in this residential area.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS provided the illuminated signs are switched off at 10.00 pm or when the shop closes in view of light pollution affecting residential properties in this area.

15/P/0628/F Kelston House, Tickenham Road - Erection of two storey side extension.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0641/F 16 Edward Road West - Replace existing garden shed.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0657/F Land to rear of 26-28 Alexandra Road - Erection of a two storey detached dwelling with attached garage.

The Committee Chairman reported that this previously approved application had run out of time. Members were concerned about the new dwelling would impinge on the access to other properties.

RESOLVED: NO OBJECTIONS subject to there being no detrimental effect on access to the adjacent property. VOTE: 4 FOR 5 AGAINST. Therefore RECOMMEND REFUSAL of this backland development which will impinge on the setting of the adjoining public gardens also concerns about access to this property and the adjacent property.

15/P/0677/ADV 119-121 Kenn Road - Display of 1 no internally illuminated totem sign.

Members noted the totem sign is a solid sign 4.6 m high.

RESOLVED: VOTE: 5 FOR 3 AGAINST RECOMMEND REFUSAL concern that this totem sign will obstruct visibility for traffic.

15/P/0680/F & 15/P/0681/LB Flat 2, Melbourne House, 13 Wellington Terrace - Remove existing shed and erection of a replacement summerhouse.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

P/15/967 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

15/P/0707/HHPA 34 Channel Road - Prior approval request for the erection of single storey extension to south-west elevation that would; 1) extend beyond the rear wall of the original house by 5.5 metres, 2) have a maximum height of 3.0 metres and 3) have eaves that are 3.0 metres high.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0715/HHPA 2 Eastend Cottage, Tickenham Road - 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 5 metres; 2) have a maximum height of 3.17 metres and 3) have eaves that are 2.2 metres high.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

NB: To report the lack of an ordnance survey map and the poor quality of these plans to NSC.

15/P/0717/F Walton Park Hotel, Wellington Terrace - Erection of a steel frame terrace and decked area for hotel use (retrospective).

Members felt the terrace should be more visually acceptable.

RESOLVED: VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL consider the steel framed terrace and decked area to be inappropriate, intrusive and out of keeping with the Hotel building in this Conservation Area.

15/P/0720/F 18 Kenn Moor Drive - Erection of a front extension.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0745/F Ashley House, 33 Sunnyside Road - Change of use of care home (C2 use) to a house in multiple occupation (C4 use) with associated car parking, refuse and cycle storage.

It was generally felt this would provide useful much needed accommodation.

RESOLVED: VOTE: 7 FOR 1 AGAINST 1 ABSTENTION NO OBJECTIONS

P/15/968 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

15/P/0477/TPO 77 Dial Hill Road - T1 Sycamore - Fell. T2 - Scots Pine - Fell.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0544/WT Hazelwood, 27 Princes Road - T1 Bay Tree - fell.

RESOLVED: VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL consider there are insufficient reasons for the tree to be felled.

15/P/0651/TPO 31 Bryant Gardens - T1 Oak reduction on side of 9B Dawes Close by 4-5m and reshape into crown.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0666/WT The Knoll, Chapel Hill - T1 & T2 Holm Oaks - reduction of height of adjacent pollarded tree to approx 24m; T3 reduce to previous pollard cuts, T4 T5 & T6 fell.

RESOLVED: VOTE: 6 FOR 2 AGAINST NO OBJECTIONS however request the felled trees are replaced.

P/15/968 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED continued..

15/P/0708/TPO 1 Friary Close - T1 Holm Oak - reduction of crown by up to 2m to gain clearance of 6.5m over road: T2 Holm Oak prune branches to create a distance of up to 2m gap between tree and house.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/15/969 JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES P/15/947

NSC had acknowledged the submission of an additional site and the Town Council's comments on previously identified sites and plan to discuss this further with the Town Council. It was recalled that this will be a part 1 item for full Council next week.

RESOLVED: To include this item on a future Planning Committee agenda after the May elections. New Councillors to be briefed prior to further discussions.

Action: Deputy Town Clerk

P/15/970 NOTICE OF PLANNING APPEAL APP NO 14/P/2352/ADV THE REGENT, 26 HILL ROAD

The appeal is against the following determination; The use of strong strident colours in the proposed illuminated projecting box sign and surrounding the ATM cash machine will not be in keeping with the neutral tones found in the buildings, shop fronts and signage of the local area and which forms the character of the Conservation Area and the setting of the Listed Building.

This appeal will be determined on the basis of written representations. NSC had forwarded to the Planning Inspectorate the Town Council's comments on this application. NOTED.

P/15/971 NSC SITES AND POLICIES PLAN PART 1 : DEVELOPMENT MANAGEMENT POLICIES P/15/946

Due to the omission of Policy DM42 Accessible and adaptable housing from the list of policies on the online consultation, the consultation period has been extended to 24 April 2015. NOTED.

P/15/972 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

Members again commented on the lack of progress with many of the Clevedon cases. With regard to 9 The Beach this enforcement case had now been taken over by a different Case Officer and a full report is awaited.

P/15/973 APP NO 14/P/0221/F 59 HILL ROAD

NSC had confirmed that a retrospective planning application has now been approved for the revised shop front therefore no further action will be taken. NOTED.

P/15/974 NEIGHBOURHOOD PLANNING WORKSHOP ON 9TH MARCH 2015

Committee Chairman reported on his attendance. A USB stick containing all the presentation slides is available in the Town Council Office. Steven Williams MP for Bristol West and Minister for Communities and George Moore from the Department of Local Government and Communities had addressed the meeting. Cllr Hill had

P/15/974 NEIGHBOURHOOD PLANNING WORKSHOP ON 9TH MARCH 2015 cont..

also obtained information on grants towards neighbourhood plans. Members noted that the NSC Officers, Claire Courtois and Celia Dring had emphasised that local authorities are obliged to support parishes in compiling neighbourhood plans. Also neighbourhood plans appear to take precedence over other planning guidance. The Committee noted that the Finance & General Policy Committee had recently recommended that following the 2015 elections the Planning Committee investigate in detail the undertaking of a Neighbourhood Plan, to include details of assets for the town, services and provision.

RESOLVED: To include this item on a future Planning Committee agenda after the May elections. New Councillors to be briefed prior to further discussions.

Action: Deputy Town clerk

P/15/975 FOR INFORMATION The Committee received and noted;

975.1 NSC CORE STRATEGY – HOUSING REQUIREMENT. A copy of the letter to the Secretary of State for Housing & Planning from Mr D Turner NSC and the statement made by the Leader of NSC have been emailed to councillors on 23 March 2015.

975.2 TOWN & PARISH FORUM – 3 MARCH 2015 – Presentations made at the Forum had been emailed to Councillors.

975.3 PLANNING APPLICATIONS DETERMINED SINCE THE SPECIAL PLANNING COMMITTEE MEETING ON 8TH APRIL 2015 will be available at the Planning Committee meeting on 29th April 2015.

975.4 NOTICE OF TREE PRESERVATION ORDER 53 HILL ROAD

975.5 CPRE COUNTRYSIDE VOICE AND FIELDWORK MAGAZINES SPRING 2015

P/15/976 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman's items for information.

P/15/977 PART 1 ITEMS

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.12 pm

DATE:.....