

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 20TH JULY 2011

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 Cllrs C Francis-Pester, C Hall, L. Knott, C Wring.

IN ATTENDANCE: Mr J Wells – Headteacher Clevedon School) Trustees Clevedon
 Mr D Bishop – Business Manager Clevedon School) School Sports Centre
 Mr G Blakeman – Chair of Governors Clevedon School

7.30 pm **INFORMAL BUSINESS- APP NO 11/P/1154/RG3 SWISS VALLEY SPORTS CENTRE**

Mr Wells and Mr Bishop addressed the meeting and made the following case for the approval of the planning application to continue the extension of the use of the Astro turf;

‘Over 600 people had signed a petition urging the Council to keep the facility open following the disclosure that NSC had decided to close the Sports Centre. Clevedon School was asked to take over the £40K loss making operation from NSC. A charitable Trust was formed with a view to operate the centre on a “not for profit” basis for the benefit of the community of Clevedon. The Clevedon School Sports Club Trustees vision is; “To aspire to create a hub for cultural and sporting activity through a not for profit organisation; which satisfies the expectations of both Clevedon School and its community by providing high quality, well managed facilities that offer opportunities for participation through to the pursuit of excellence’. The school has contributed to the funding of the refurbishment of the Sports Club. Customer feedback has been positive and the Trust Board has future plans for holiday programmes and the training and coaching of referees and umpires.

Clevedon School has shown a significant improvement over recent years with an increase in student intake from pupils in Clevedon Primary Schools. Clevedon School now represents 1250 children and nearly 1000 families in Clevedon with the School’s cluster schools representing a further 160 children and 1200 families. The CSSC is seen as an integral part of the dual use of the school site and it would have a significantly negative impact on this and the wider community were it to have to close.

The Business Plan drawn up by the Trustees is based on the granting of planning permission to use the artificial turf pitches and associated floodlights up to 10.00 pm. This extension of time satisfies both a demand for use of the facility and also provides additional income - £19,200 per year representing half the existing trading deficit. There has been a trial period of six months and the School/Trust have received no written or verbal objections to the additional hour of use. Following the submission of this planning application NSC has sent out 51 letters to neighbouring properties and received only one letter of objection. The lights are directed onto the playing surface with only minimal light into gardens. Without the additional income, the future of the Centre is uncertain. The School cannot subsidise the Sports Centre.’

The Committee agreed to take app no 11/P/1154/F Swiss Valley Sports Centre first in view of the representatives from Clevedon School being present.

P/11/110 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/1154/RG3 Swiss Valley Sports Centre, Clevedon School – Removal of condition 2 on application 10/P/1600/RG3 (variation of condition 10 on permission 95/2332 to extend operation of artificial turf pitch and associated floodlights from 9pm to 10pm Mon-Fri) to remove the 6 month limit on the extended operating hours.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/11/110 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT'D...

Members noted that there had been no objections during the 6 month period. Previous concerns had been that the lights would remain on after 10.00 pm. Members were pleased that all but one of the floodlights would have timers to switch off the lights at 10.00 pm. For health and safety reasons one floodlight must remain on for an additional 10 minutes to allow hirers to vacate the Astro turf safely.

RESOLVED: NO OBJECTIONS

P/11/111 APOLOGIES

Apologies were received and accepted from Cllrs G Hill and D Shopland – holiday and Cllr B Garner who had other commitments.

P/11/112 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

App11/P/1070/F Cllr Knott declared a personal interest as she is known to the agent.

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.*

P/11/113 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 6th July 2011 were approved and signed.

P/11/114 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

114.1 POSSIBLE APPOINTMENT OF A SECOND TREE WARDEN FOR CLEVEDON
P/11/106

The Deputy Town Clerk reported that the Clevedon Tree Warden was enthusiastic about the appointment of Carol Price to undertake educational tree projects with local schools and to possibly act as Angela Slotte's deputy in her absence.

RESOLVED: To invite Carol Price to a future meeting of the Committee.

Action: Deputy Town Clerk

114.2 CLEVEDON TREES WITH TREE PRESERVATION ORDERS P/11/108/1

The NSC Senior Tree Officer had stated that they are working towards making information on TPOs publicly available on the NSC website. Members felt that in the meantime a list of Clevedon TPOs should be made available to the Clevedon Tree Warden/Town Council Office.

Action: Deputy Town Clerk

114.3 NEW NSC PROCEDURE FOR SENDING DETAILS OF APPLICATIONS TO PARISH AND TOWN COUNCILS P/11/81.1

Following discussions at the last full Council meeting Cllr Garner had spoken to Richard Kent NSC Head of Development Management. Mr Kent had confirmed that the new arrangements would be in place by the end of the year and NSC will assist with funding for the IT equipment required to present plans. A letter confirming this and enquiring about the scaling of plans and the future of paper copies of planning applications had been sent to Mr Kent.

RESOLVED: Cllr Francis-Pester would also follow this matter up with David Turner NSC Director of Development & Environment and report back to the Committee.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

PART 2

P/11/115 APP NO 11/P/1070/F – 43 HALLAM ROAD

The Committee had visited the site and spoken with the applicant and agent on 13th July 2011. Members generally felt the extension would overshadow the adjacent flats and particularly the balcony of the upper flat which would look onto a blank wall.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site which would have an overbearing impact on neighbouring properties. This would result in a loss of daylight and sunlight and have an adverse impact on the living conditions of the occupiers of the adjacent flats.

P/11/116 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/1188/F4 205 Old Church Road - Extend time limit for implementation of outline planning permission 08/P/1588/O for the erection of 1 no dwelling with assoc access and parking with appearance, landscaping and scale reserved for subsequent approval.

11/P/1203/F 26 Yeo Way – Demolition of garage and construction of single storey side extension.

11/P/1221/F Crabtree Farm, Tweed Road - To vary condition 1 of permission 10/P/0438/F4 (extension of time for outline application 05/P/1403/F alterations and extensions to existing dwelling to create 5 linked dwellings including associated external works and erection of a separate dwelling) to allow for amendment to landscaping details approved under reserved matters 08/P/1994/RM.

It was noted this application is in respect of the removal of a 30ft high Leylandii hedgerow.

RESOLVED: NO OBJECTIONS to the above three planning applications.

11/P/1191/F 68 Walton Road - Erection of detached dwelling and single garage following demolition of an attached bungalow. Construction of vehicular access from Valley Road. *One verbal objection received.*

RESOLVED: NO OBJECTION in principle to this development however request the dwelling is re-sited a greater distance from no 70.

11/P/1248/ADV Tesco Stores Limited, Kenn Road Display of 2 no internally illuminated Totem signs, various flag signs, replace existing vinyls with new vinyls applied to shop glazing, new internally illuminated canopy fascia to petrol pump forecourt area, replace existing pump leader signs with new.

RESOLVED: NO OBJECTIONS subject to;

- There being no **new** internally lit signs as this store is in a residential area.
- If the opening hours of the garage are to be extended to 12 midnight as indicated on the plan – request all lights are timed to be switched off at midnight not later.

P/11/117 TREE WORKS

11/P/1160/TPO 18 Old Park Road -T2 Sycamore - reduce length of 2 branches growing over garden of no 16 by 4 metres. Reduce length of 3 branches growing towards no 18 by 4 metres.

11/P/1171/TPO Highdale Farm East, Highdale Avenue – T1 Ash – fell.
The Clevedon Tree Warden had provided photographs of the Ash tree, she had no objections to the felling.

11/P/1174/TPO 24 Newlands Green T1 Ash not protected. T2 Ash - Thin crown by 20%. Raise crown to give 5 metres clearance and prune back branches over garden by 20%.

RESOLVED: NO OBJECTIONS to the above three applications for works to trees.
Action: Deputy Town Clerk

P/11/118 NSC DRAFT EMPTY PROPERTY DELIVERY PLAN P/11/105

Carol Pike, NSC Housing Development Officer, had accepted the invitation to discuss the above Plan but had requested details of what information Members might require from her attendance at the meeting.

RESOLVED: To forward the following topics;

- The number of empty properties in Clevedon.
- The approximate number of these empty Clevedon properties that will be able to be followed up and brought back into use.
- What jurisdiction NSC has to enforce any action on homeowners.
- An idea of the housing needs for Clevedon.
- Present role of the department and what will change in the future.

Action: Deputy Town Clerk

P/11/119 PROPOSAL AGREED BY SUFFOLK ASSOCIATION OF LOCAL COUNCILS CONCERNING PLANNING POLICY/GUIDANCE FOR LARGE PLANNING APPLICATIONS

Members considered the proposal which had originated from Leiston-cum-Sizewell Town Council presumably in response to an application made by Tesco Ltd. It was decided to NOTE the information.

P/11/120 FOR INFORMATION The Committee received and noted;
118.1 PLANNING APPLICATIONS determined since 6 July 2011.

P/11/121 CHAIRMAN ITEMS FOR INFORMATION

There were no items.

P/11/122 TO DETERMINE PART I AND PART II ITEMS

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.50 pm

DATE:.....

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