

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 9th December 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, C Francis-Pester, A. Giles-Townsend, S Hale, ,
 B Hatch, , A Shopland, G Watkins, J West.
 Ms P Heath – Town Clerk

IN ATTENDANCE: Cllr D Shopland

P/15/1112 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C. Hall (another commitment) Cllr J. Norton-Sealey (illness)

P/15/1113 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.*

Cllr Hatch declared a personal interest in application no 15/P/2533/MMA & 15/P/2534/LB as a volunteer at the Curzon Cinema.

P/15/1114 MINUTES OF PLANNING COMMITTEE ON 18th November 2015

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

P/15/1115 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

15/P/2533/MMA Mews to rear Curzon Cinema - Minor material amendment to 14/P/2222/F (Change of use of single and two storey mews buildings to south of cinema from office/storage for cinema - D2 to separate lounge cafe/bar - A3 use with erection of a first floor extension with roof patio, associated internal and external works to include installing shopfront to east elevation and replacement windows) to allow minor changes to internal partitions, door positions and raised areas, overall appearance to shopfront/entrance elevation, fenestration and detailing of proposed first floor extension

RESOLVED NO OBJECTION by a vote of 8 - 0

15/P/2534/LB Mews to rear Curzon Cinema - Listed building consent for alterations to single and two storey mews buildings to south of cinema to provide separate lounge café/bar – A3 use with erection of a first floor extension to roof patio, associated internal and external works to include installing shopfront to east elevation and replacement windows (revision to approved scheme 15/P/1110/LB - to allow for minor amendment to new internal partitions; shopfront, entrance, elevation, fenestration; and detailing to new first floor extension

RESOLVED NO OBJECTION by a vote of 8 - 0

The following application had been withdrawn

15/P/2547/O Crabtree Farm, Tweed Road - Modifications to units 1 & 3 and removal of unit 2 from approved Crabtree Farm Development plus removal of boundary wall and linking of access road to Fosseyway (via approved 96a Fosseyway site).

15/P/2557/F Marine Hill House, Marine Hill - Conversion of existing ballroom and basement below to form a 3 bed flat. Alterations to previously approved flat 1 on ground floor.

Members expressed concern as to the possible impact on parking due to the amendment from 2 bedroom to 3 bedroom flat

RESOLVED NO OBJECTION by a vote of 9 - 0

15/P/2562/LB Marine Hill House, Marine Hill - Conversion of existing ballroom and basement below to form a 3 bed flat. Alterations to previously approved flat 1 on ground floor.

RESOLVED NO OBJECTION by a vote of 8 - 0

15/P/2573/HHPA 39 Windsor 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 4.275 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.35 metres high.

RESOLVED NO OBJECTION by a vote of 9 - 0

15/P/2582/F 1 Kenn Road - Change of use from Class C4 use - house in multiple occupation to Class B1 - office, research and light industry

Members expressed concern at the designation of research and light industry in this residential property. Although members appreciated the need for jobs the location was deemed suitable for industrial use.

RESOLVED to **REFUSE** the application on grounds of inappropriate location of research and light industry without sufficient parking and suitable access by a vote of 10 - 0

15/P/2586/CUPA 43 Old Street - Prior approval for the change of use from office (B1a) to three dwellings (C3)

RESOLVED to **REFUSE** on the grounds of inadequate parking by a vote on 5 - 4

15/P/2603/F 9 Woodside Road - First floor extension over existing ground floor store and utility room.

RESOLVED NO OBJECTION by a vote of 8 - 0

15/P/2614/F Land at 5 Patch Croft - Erection of 1 no new dwelling following the demolition of existing garage and outbuildings.

RESOLVED NO OBJECTION subject to agreement on a satisfactory drainage report on capacity and river access by vote of 9 - 0

15/P/2642/F 23 Highdale Road - Erection of two single storey rear extensions, raise height of roof, infill glazing to front porch and internal alterations.

RESOLVED NO OBJECTION by a vote of 9 - 0

15/P/2664/F 30 Walton Road - Erection of a two storey rear extension

RESOLVED NO OBJECTION by a vote of 10 - 0

P/15/1116 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED AS FOLLOWS;

15/P/2530/WT St John's Church, Queens Road - T1 Lawson Cypress - fell
RESOLVED NO OBJECTION by a vote of 10 - 0

15/P/2558/TPO 28 Castle Road - T1 Oak crown reduction back to old points; T2 raise crown by up to 5m above parking area; T3 Maple raise crown by up to 3 m; G1 Mixed hedge species - reduce by up to 2.5m.
RESOLVED NO OBJECTION by a vote of 9 - 0

15/P/2560/WT 10 Wellington Terrace - T1 Yew fell; T2 Beech fell; T3 Lawson Cypress fell; G1 x 4 Holm Oaks fell; G2 x 2 Sycamore fell and x 2 Sycamore crown reduction by up to 4m; G3 Mixed species fell; G4 Fruit trees fell.
RESOLVED To REFUSE Members wished the decision to be deferred pending a detailed arboriculture report on the trees to be felled and a detailed design for the garden limiting the number of trees requiring felling by vote of 9 - 0

15/P/2563/WT 4 Old Church Road - T1 Sycamore fell
RESOLVED NO OBJECTION by a vote of 6 - 4

15/P/2580/TPO 21 Sercombe Park - T1 reduce crown to most recent reduction points up to 2m from branch ends to gain clearance of 2m from building.
RESOLVED NO OBJECTION by a vote of 9 - 0

15/P/2594/WT Beaufort Court, 6 Wellington Terrace - G1 - reduction from wall to give 2m clearance; T1 - Holm Oak - Fell.
RESOLVED NO OBJECTIONS – Subject to a replacement tree being planted in a suitable location not adjacent to the building by a vote of 8 - 0

15/P/2666/TPO 12 Edgehill Road - T1 Hawthorn - fell.
 Deferred as not on the portal.

P/15/1117 TO CONSIDER AMENDED PLANS;

App No 15/P/2303/F Store to rear of 6 Kings Road – modification to fencing
RECOMMEND REFUSAL members consider that the modifications to the fencing will not enhance the privacy and amenity of flats at 6 Kings Road and other adjacent properties as it is not of sufficient height by a vote of 9 – 0

App No 15/P/1490/F Police Station, Queens Road – changes to refuse store and ground floor elevation.
RECOMMEND NO OBJECTIONS 8 - 0

P/15/1118 CONSULTATIONS

North Somerset Core Strategy Consultation on Consequential Changes to Remitted Policies

Members discussed at length the changes proposed to the remitted policies (CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33,) especially the elements directly related to Clevedon. Members were informed that Clevedon would need to look at an additional 812 houses from the allocation in 2006; planning applications received since that date are included in the 812 figure.

Members discussed the use of the neighbourhood Plan to suggest location and infrastructure requirements to ensure that the 812 are not detrimental to the town of Clevedon. Members express concern that the water and sewage upper capacity has already been reached in some parts of the town.

Members noted the proposed changes but asked that in all policies NSC be asked to note and include provision to show that in relation to other areas some planned housing is on a smaller scale but geographically those small developments will add up to a major strain on Clevedon's infrastructure. Clevedon Town Council requests that the upgrade to Clevedon Infrastructure is included in their planning policy when allocating houses and section 106 /CIL monies.

P/15/1119 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

Members noted the list but were concerned that the top 3 cases all had 2014 dates and asked for more active enforcement on long term cases.

P/15/1120 NOTIFICATION OF TOWN & PARISH COUNCIL WORKSHOP

It was **AGREED** that Cllr Hill would attend the workshop on 16th December 2015; any other members wishing to attend should notify the Clerk

P/15/1121 PLANNING APPLICATIONS DETERMINED SINCE THE LAST PLANNING COMMITTEE MEETING

Members NOTED the list of determinations of planning applications since 18th November 2015

P/15/1121NSC LICENSING NOTIFICATION OF APPLICATIONS MADE FOR VARIOUS LICENCES

There were no notifications of licensing applications.

P/15/1121 FORMAL NOTICE OF CONFIRMATION OF TREE PRESERVATION ORDER – 27-33 ALBERT ROAD –

Members NOTED the confirmation of the TPO order at 27- 33 Albert Road. The East Ward District Councillor informed members that the planning application had been approved at the NSC P & R Meeting earlier that day with no mention of the TPO.

P/15/1121CPRE: COUNTRYSIDE VOICE & FIELD WORK AVAILABLE AT THE MEETING

Members NOTED the CPRE Magazine

P/15/1122 CHAIRMAN ITEMS FOR INFORMATION

Morrisons – In a response to a question it was noted that the Council was not privy to the Commercial Transaction between the landlord of the building, Morrisons and any prospective tenant.

P/15/1123 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.45 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL