

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 27th APRIL 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, A Giles-Townsend, S Hale, C Hall,
 A Shopland, G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland
 3 residents.

7.30 PM INFORMAL BUSINESS
APP NO 16/P/0801/F ALEXANDRA COURT, GARDENS ROAD

Mrs M Summerell spoke on behalf of residents at Alexandra Court. She advised that the replacement windows are necessary as the wooden softwood pine windows are no longer fit for purpose being warped with some rotted cills and frames resulting in draughts. The windows are therefore not energy efficient. The last external re-painting with scaffolding 4 years ago cost approximately £28,000. Re-painting is due this year and the residents have unanimously agreed to have the wooden windows replaced with UPVC double glazed windows which will not require painting every 4 years. These past and future maintenance costs are borne by the residents of Alexandra Court, several of whom are in their nineties.

7.38 pm FORMAL BUSINESS

P/16/1194 APOLOGIES FOR ABSENCE

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

P/16/1195 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.*

There were no declarations of interest from Committee Members for items on the agenda.

P/16/1196 MINUTES OF PLANNING COMMITTEE ON 13th APRIL 2016

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

P/16/1197 TO CONSIDER APP NO 16/P/0706/MMA 53A DIAL HILL ROAD

This application had been deferred from the last meeting pending a site visit at 6.30 pm prior to this meeting. The present minor material amendment is to allow for the addition of a dormer window in the pitched roof on the north elevation. Members had viewed the site of the dormer window from the bedroom window of 55 Dial Hill Road. The proposed window would overlook their bed. The window is 17.4m between the existing room window at 55 and the proposed dormer window. The adopted supplementary design guide states this distance should be at least 21 metres.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider the additional dormer window will further affect the privacy of neighbouring properties as the adopted Supplementary Planning Document Residential Design Guide Section 1 states 'The privacy of neighbouring properties will normally be preserved by maintaining a distance of at least 21 metres between a proposed upper floor window and existing habitable room windows'. The window is 17.4m from the

P/16/1197 TO CONSIDER APP NO 16/P/0706/MMA 53A DIAL HILL ROAD cont'd..

main bedroom window of 55 Dial Hill Road and 6.8m from the bedroom window at 53 Dial Hill Road.

Also condition 6 of the approval for App No 14/P/0860/F states that no additional windows, roof lights or dormers shall be inserted in the north and east elevations facing 55 and 53 Dial Hill Road without prior written consent so as to protect the living conditions of occupiers of adjoining properties. In accordance with Policy GDP/3 of the North Somerset Replacement Plan.

In view of the many concerns raised by neighbours over the last two years and the recent site meeting it was;

RESOLVED: To write to the NSC Enforcement Manager asking for a full investigation into how so many amended plans have been approved for this application site. Stating that these piecemeal additions have resulted in; 1) a small bungalow doubling in size; 2) the heightening of the ground levels and consequent concerns over drainage; 3) changes to the adjacent footpath fencing; 4) the heightening of the patio/platform that overlooks the garden as 55 Dial Hill Road 6) the fact that the extension is much closer to the boundary of 55 Dial Hill Road than originally approved.

P/16/1198 PLANNING APPLICATIONS TO BE CONSIDERED:

16/P/0801/F Alexandra Court, Gardens Road - Replacement of existing timber windows with Upvc double glazed windows to 28 flats. See Informal Business *Members were divided in their opinions about UPVC windows in this fairly modern development in the Conservation Area and whether it would set a precedent. It was considered the existing wooden windows resembled UPVC windows. The UPVC windows would be a similar style with brown coloured frames.*

RESOLVED: VOTE: 4 FOR 3 AGAINST NO OBJECTIONS

The residents left the meeting

7.45 pm Cllr Hall joined the meeting

16/P/0829/LB Toll House/The Pier, The Beach - Installation of a handrail to the retaining wall of the pier approach ramp, to improve access, 900mm over the finished ramp level (being upgraded as part of the Visitor Centre works) Installation of a floor vent 150mm diameter within the pagoda building at the end of the pier.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/0833/LB Curzon Cinema, Old Church Road - Replacement of 7 no windows on the west façade of the Cinema.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/0846/F 6 Sandford Close - Demolition of the existing conservatory and erection of single storey extension with alterations to the garage roof.

RESOLVED: TO DEFER consideration of this application as it cannot be viewed on the NSC planning portal.

16/P/0873/F The Old Coach House, 27 Highdale Road - Replacement of a length of collapsed boundary wall.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

P/16/1198 PLANNING APPLICATIONS TO BE CONSIDERED; CONTINUED...

16/P/0884/F All Saints Church, All Saints Lane - Laying of block paving to front of south porch to road entrance. Installation of new stone ramp to south porch entrance.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/0886/F Bickley House, 37 Alexandra Road - Removal of chimney stack on western elevation and re-tiling to make good.

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS subject to building control ensuring correct ventilation to the flats affected by the removal of the chimney stack.

P/16/1199 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/0876/NMA 151 Old Street - Application for non-material amendment to planning permission 15/P/1308/F (erection of an extension at first floor level) to allow for change of quoins from brick to bath stone.

RESOLVED: To note the application.

P/16/1200 TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/0827/TPO 5 Castle Road - T12 Sycamore reduce to previous reduction points; T13 Sycamore reduce crown to previous reduction points.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

P/16/1201 AMENDED PLANS APP 16/P/0309/F MAURICE FOX HALL, 45 OLD STREET

– amended plans dated 19th April 2016 available on NSC website.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS subject to adequate rainwater drainage in the gully between the pitched roof at 45 Old Street and the pitched roof of the adjoining neighbouring property.

P/16/1202 NORTH SOMERSET COUNCIL CORE STRATEGY CONSEQUENTIAL CHANGES EXAMINATION

Members considered the following documents; Inspector's matters and issues for examination at hearings; the programme of hearing and issues for discussion. The Town Council had previously made representations on this consultation. Members may wish to attend the public hearing when a more detailed timetable is known.

P/16/1203 TO CONSIDER AN APPLICATION FOR STREET TRADING CONSENT AT SALTHOUSE AT SALTHOUSE FIELDS FROM 26TH MAY – 5TH JUNE 2016

1203.1 BURGER GRILL

1203.2 HOT FRESH AND TASTY

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL consider there are ample existing food outlets in the vicinity of Salthouse Fields to serve people attending the annual funfair.

P/16/1204 SYSTEM OF NOTIFICATION BY NSC OF APPLICANTS AND NEIGHBOURING RESIDENTS OF PLANNING APPLICATIONS P/16/1192.3

The information received from NSC had been circulated. Member noted that adjacent properties to application sites were informed by letter that 'Your local Town or Parish Council also represents our community and has been invited to comment on this application. If you would like your views to be taken into account by them or you would like to attend their meeting when this application is discussed, please contact their clerk as soon as possible. It is important that you do this quickly.'

Also applicants receive an acknowledgement of their application within 5 working days. It was further noted that the North Somerset Times also publishes a list of current planning applications each week.

P/16/1205 NORTH SOMERSET SITE ALLOCATIONS PLAN – LIST OF SITES FOR DESIGNATION AS LOCAL GREEN SPACES IN CLEVEDON P/16/1187

This is an additional item following full council on 20TH April 2016 – see email dated 22nd April 2016. **RESOLVED:** The list as shown under minute P16/1187 and approved by Council to be forwarded to NSC with the following additions;

Walton

Marine Hill/ Marine Parade west of horse trough on Marine Hill.

Yeo

Land off Southern Way between Strode Sports Centre and Ashton Close/Westerleigh Road

Ruddymead green space

Butterfield Park green space

Chipping Cross green space

Cobley Croft/Cannons Gate green space

Netherways green space

P/16/1206 FOR INFORMATION The Committee RECEIVED and NOTED the following; 1206.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 13th April 2016.

1206.2 CPRE Fieldwork Magazine and Countryside Voice.

The following item was heard under section 1 (2) Public Bodies (admission to meetings) Act 1960 due to the confidential nature of the business to be discussed.

P/16/1207 ARRANGEMENTS FOR A PRE-APPLICATION CLOSED MEETING

The agent for the St Modwen development site has offered of a pre-application closed meeting with members of the Town Council Planning Committee as this site is in close proximity to Clevedon. It was noted that the application site is adjacent to Yeo Ward.

RESOLVED: That all members appointed to the Planning Committee on 4th May 2016 be invited to attend at 6.30 pm on Friday 6th May 2016.

P/16/1208 CHAIRMAN ITEMS FOR INFORMATION

1208.1 PRESENTATION AT ALL SAINTS PRIMARY SCHOOL OF PROPOSED DEVELOPMENT WORKS – 5th May 2016.

1208.2TESCO BAGS OF HELP A local grant scheme using money raised from the introduction of the 5p charge for carrier bags to fund local projects to improve green spaces for communities. These will range from building new parks and sports facilities, to woodland walks and community gardens. See Tesco website. Possible suggestions for Clevedon included path behind houses on Highdale Avenue leading to the Bristol Public House and the Fir Wood path.

P/16/1209 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.41 pm

DATE:.....