

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 22nd MAY 2013

- PRESENT:** Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, A Giles-Townsend, B Hatch, L Knott, J Norton-Sealey,
 A Shopland, G Watkins, C Wring.
 Mrs I Johnson Deputy Town Clerk
- IN ATTENDANCE:** Cllrs D Shopland, L Little, P McNeill, N Pennycott.
 Mr A Taylor – Car Park Manager NSC
 8 Residents from Marson Road; 1 Resident observing the meeting.

7.30 pm **INFORMAL BUSINESS – APP NO 13/P/0748/F MARSON HOUSE**

Mr E Hall of 7 Marson Road spoke on behalf of the residents summarising their views to object to this development on the grounds of the increased impact on parking on Marson Road. The residents had no objections to the proposal for use of the building by people with learning difficulties as this is something positive for the community and the general upkeep of the building itself. Residents were concerned that limited consideration had been made by the council regarding the subsequent impact on car parking spaces being available on Marson Road and the town centre. The proposed development states there are 3 spaces which is felt to be unacceptable. Their main concerns are:

- YMCA visitors use this car park regularly (2 to 3 nights per week) with anything from 3 to 10+ cars being parked in these spaces or out the front of the YMCA on double yellows or on Marson Road - Where will they park now given the car park is often full too?
- Parking along Marson Road has already reached breaking point as visitors to the town centre, estate agents cars, retail shops and restaurant owners and residents all try to compete for space on Marson Road - This development will make this situation worse.
- Alliance Homes has stated the new residents are unlikely to drive. Have they not considered the carers, visitors and what if all residents end up driving? 3 spaces is not sufficient.
- The old offices of NSC were refurbished this year into 4 new flats without additional parking, - this plan will make the situation worse.
- Essential services such as waste collection and recycling are already affected (cancelled or not being able to access) due to poorly parked cars in Marson Road -
- It is understood NSC is considering charging for car parks in the town centre – this will mean more cars parked in the road.

The residents asked for consideration of some of the following solutions to help reduce the negative impact of this proposal:

- Residents Only Parking for Marson Road where passes are issued for registered vehicles only.
- Allocated, marked spaces for residents only in the Marson Road car park on a first come first served basis.
- Restricted times for general parking eg residents only parking from 18:00 to 8.00 am.
- Chargeable residents permits for Marson Road car park for each year in marked bays.
- Alternative parking arrangements for Morrisons car park beyond the two hour maximum for shoppers.
- Maximum stay in main car park by exception e.g residents badge.

Mr Hall asked Members to assist with ways to improve the long term resident wellbeing, safety for pedestrians, access for essential services and emergency vehicles and everyday practicality for users of the town centre.

Mary McManus of 8 Marson Road agreed with the previous speaker and also emphasised safety issues – vehicles travelling the wrong way through the one way section; people with disabled parking badges parking on yellow lines for long periods of time; cars parked around corners.

Rob Wilson of 6 Marson Road also supported the above objections to the application. He advised Members that residents parking zones had recently been set up in Weston.

Mr Alan Taylor, Car Parks Manager, NSC had been invited by the NSC Councillor for Central Ward to speak about residents parking bays. He reminded the residents that CPE had not been taken over by NSC and the Council could not enforce on street parking restrictions unless they were chargeable. 27 streets in Weston now required parking permits. Many different paid permits were available for residents, trades people and medical personnel. The number of residents permits issued is dependent on the number of parking spaces in a road not the number of houses or residents with cars. He emphasised that disabled badge holders could park on yellow lines or in charged parking bays free without time limit. Mr Taylor left the meeting.

7.55 pm **FORMAL BUSINESS**

P/13/537 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Francis-Pester another commitment.

P/13/538 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 Garner declared a personal interest in app no 13/P/0748/F as he is a member of the YMCA Board (YMCA premises are adjacent to the application site).

Cllr Hill declared a personal interest app no 13/P/0803/WT as he lives near this property.

The Committee agreed to consider app no 13/P/0748/F as the next item and not as stated on the agenda – item 7 to as Marson Road residents to were present.

P/13/539 APP NO 13/P/0748/F MARSON HOUSE, MARSON ROAD

13/P/0748/F Marson House, Marson Road - Change of use from offices to 6no flats and a sleep over room for staff. Erection of a side extension to incorporate a lift to all floors and an extension to incorporate a lift to all floors and an entrance hall at ground floor level, replacement of two windows with doors to north elevation, solar panels to side elevation roof, the addition of a rear and two front rooflights, bin storage area and cycle stand.

P/13/539 APP NO 13/P/0748/F MARSON HOUSE, MARSON ROAD continued...

Residents were informed by the Committee Chairman that the planning application would ultimately be determined by NSC on planning grounds. The request for consideration of residents parking in and around Marson Road would be referred to

the Transport & Highways Committee. Two Councillors who were not members of the Committee would not be able to vote on this application.

The Committee Chairman consulted and referred to the following points in the Parking Standards Supplementary Policy Document residential units for adults with disabilities for residential staff minimum of 1 space per full time employee; non-residential staff 1 space per 2 full time employees; visitors 1 space per 4 clients. Principle 11 Parking in town centres (residential) states the Council will only permit provision of less than the required parking standard where it is demonstrated there will be no unacceptable impact on on-street parking or access in the surrounding area and where such a proposal would not be prejudicial to highway safety.

Some Members highlighted the fact that the building had been empty for some time and no commercial company had been interested in the property. This may be cited at any future appeal hearing. Alliance Homes has drawn up a travel plan and would be communicating this to carers, residents and visitors.

The NSC Councillor for Central Ward supported the residents in their objections to this application. He would be referring the application for determination by the NSC North Area Committee.

Cllr Shopland proposed a motion, seconded by Cllr Garner of NO OBJECTIONS subject to conditions on residency at Marson House with regard to driving and owning a vehicle. VOTE : 2FOR 8 AGAINST. The motion was lost.

Cllr Pennycott proposed seconded by Cllr Knot to RECOMMEND REFUSAL due to concerns about inadequate parking provision in this congested road off the town centre where residents have no off street parking. There are highway safety concerns for both vehicles and pedestrians. VOTE: 7FOR the recommendation 3AGAINST **RESOLVED: RECOMMEND REFUSAL.**

Cllrs Little and Pennycott left the meeting.

P/13/540 APPOINTMENT OF VICE-CHAIRMAN OF PLANNING COMMITTEE FOR COUNCIL YEAR 2013/14

The Committee Chairman asked for nominations for Committee Vice-Chairman; **CLLR A GILES-TOWNSEND** proposed by Cllr Hill; seconded by Cllr Norton-Sealey There were no other nominations

RESOLVED: Cllr A Giles-Townsend declared Planning Committee Vice-Chairman for the Council Year 2013/14.

P/13/541 MINUTES OF THE PLANNING COMMITTEE HELD ON 8th MAY 2013

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

P/13/542 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

- 542.1 208 KENN ROAD P/13/530.2
The NSC Compliance Monitoring Officer has now completed his investigations concerning the position, height of the buildings and issues of overlooking and provided a detailed report. He confirms that the development is being built in accordance with planning permissions 10/P/1914/F and 12/P/2220/MMA. These permissions followed an appeal decision determined by the Planning Inspectorate for planning application 07/P/2389/F whereby the Inspectorate found the principle of residential development to be acceptable. NOTED.
- 542.2 COMMUNITY RESILIENCE WORKSHOP P/13/529
The next workshop entitled 'Breaking down barriers and answering questions' – Tuesday 11 June 2013 at 7.00 pm at Castlewood Rooms G0.9.0.10. This workshop provides an ideal forum for anyone that missed the earlier Workshops or is yet to commit the Community Resilience North Somerset programme but wants to know more. NOTED.
- 542.3 CLEVEDON BANDSTAND P/13/530.1
NSC had provided information on the first week of work on the bandstand. Only one new upper panel is required. The first coat of Lime is in place and replicates the existing as closely as possible. It is hoped to add a second coat around 28 May. NOTED.

P/13/543 CURRENT ENFORCEMENT CASES – CLEVEDON

It was noted there were many (30) cases on the Clevedon list.

RESOLVED: To follow up; 1. 87-89 Hill Road with the Delivery & Enforcement Service Manager; 2. Holdland House – Site untidy and litter in the hedge.

Action: Deputy Town Clerk

P/13/544 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0727/F Southfield Farm, Lower Strode Road - Retrospective application for partial demolition of an extension of former dairy building to provide updated ancillary building for existing dairy farm business including farm office, store, herdsman kitchen, washing area and toilet

13/P/0745/LB The Toll House, Clevedon Pier - Replacement of various broken, damaged or worn Spheroidal Graphite (SG) Iron diagonal cross bracing members on the pier head at Clevedon Pier with identical members made of mild steel.

13/P/0750/F 32A Channel Road - Erection of a single storey front extension under retained balcony, removal of rear balcony/steps and erection of single storey lean-to extension, construction of pitched roof over existing flat roof area, raising of main roof to create bedroom and storage room and installation of wood burning/solid fuel stove flue.

13/P/0757/NMA Clevedon Sailing Club, The Beach - Non-material amendment to planning permission 12/P/1421/F (Erection of a new store with terrace over and replacement fire escape to side of existing building) to change external means of escape stair and cladding.

13/P/0760/F 158 Cannons Gate - Retrospective application for the erection of a detached garage.

P/13/544 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0784/F Land at Nortons Wood Builders Merchants, Nortons Wood Lane - Variation of condition 3 of planning permission 12/P/0453/F (Erection of two dormer bungalows following demolition of existing buildings) to allow additional parking.

13/P/0790/F The Boat House, Ladye Bay - Erection of three storey front extension, a two storey side extension, and a single storey rear extension. Create a covered car port/terrace. First floor extension above garage.

13/P/0804/F Land to rear of 12 & 14 Bay Road - Erection of 1no detached dwelling.

RESOLVED: NO OBJECTIONS to the above eight planning applications.

13/P/0754/F 14 Queens Road - Erection of a single storey rear and side extension.

RESOLVED: NO OBJECTIONS however request the materials used match the materials of the original dwelling.

13/P/0778/F 19 Tutton Way - Retrospective application for the erection of a 900mm high pailing fence to front garden and a 1200mm high close boarded fence to driveway and install metal gates to driveway.

RESOLVED: NO OBJECTIONS subject to the actual height of the 2000mm fence to the rear garden being checked on site.

13/P/0794/F 60 Yeolands Drive - Erection of single storey front and side extension (revision of approved application 12/P/2085/F)

RESOLVED: NO OBJECTIONS subject to confirmation that the criteria set in the residential design guide is met concerning loss of light and that the extension is not up to the adjacent boundary.

Action: Deputy Town Clerk

P/13/545 TREE WORKS

13/P/0743/TPO 2 Woodside Road - T1 Lime - Reduce crown by up to 3m (to previous pruning points) and thin crown by 10%. *No objections from Tree Warden.*

13/P/0803/WT 10 Wellington Terrace - T1 Sycamore - Fell; T2 Lawson Cypress - Fell; T3 Thuja plicata - Fell; T4 - Reduce and rebalance crown by 3m in height and laterally as necessary, to regain fastigate habit.

RESOLVED: NO OBJECTIONS to the above two applications for works to trees.

Action: Deputy Town Clerk

P/13/546 AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

NSC is reviewing the 2008 document following the introduction of the National Planning Policy Framework and adoption of the N Somerset Core Strategy. Deadline for comments 20 June 2013. Two paper copies of the 36 page reports are available in the office. NSC Councillors have individual copies. The document is available on the NSC website consult-ldf.n-somerset.gov.uk.

RESOLVED: All Councillors to look at this publication before the next meeting.

Action: All Councillors

P/13/547 INVESTIGATION INTO POSSIBILITY OF WORLD HERITAGE STATUS FOR CLEVEDON SEAFRONT P/13/518

Cllr Wring unable to obtain a reply from the NSC Conservation Officer as yet.

P/13/548 APPLICATION FOR STREET TRADING CONSENT – THE BEACH CLEVEDON

The application is from Angelo's Ice Cream to be sited on the roadway between 10.30 – 19.00 Monday – Sunday. The North Ward Councillors had received no objections.

RESOLVED: NO OBJECTIONS provided the trader is mindful of the yellow hatched boxes where ambulances await call out. VOTE: 5 FOR 2 AGAINST

Action: Deputy Town Clerk

P/13/549 FOR INFORMATION To receive and note items available at the meeting;

549.1 PLANNING APPLICATIONS determined since 8th May 2013.

549.2 NOTICE OF TPO – 36 Dial Hill Road.

549.3 SCHEDULE FOR PARISH VOICE DEADLINES 2013/14

RESOLVED: Cllrs Hill and Wring to speak at the Parish Voice session prior to the July North Area Committee on min P/13/543 above.

Action: Deputy Town Clerk

P/13/550 CHAIRMAN ITEMS FOR INFORMATION There were no Chairman items for information.

P/13/551 PART 1 ITEMS There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.22 pm

DATE:.....