

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 4th FEBRUARY 2015

PRESENT:

Councillor G Hill – Chairman of the Committee
 Councillors: C Bussey, R Garner, C Francis-Pester, A Giles-Townsend, C Hall,
 L Knott, J Norton-Sealey, A Shopland, G Watkins,
 Mrs I Johnson – Deputy Town Clerk.

IN ATTENDANCE:

Councillor: D Shopland
 11 Residents of Knowles Road

7.30 pm INFORMAL BUSINESS APP NO 15/P/0100/F 1-4 KNOWLES ROAD

Mr P Selway of Knowles Road spoke on behalf of the 11 residents and cited the following objections to this development;

- A1 Use (shops) is a permitted change of use from Class A2 and B8 Use (Wholesale warehouse) is a permitted change of use from B1a and these uses would not be appropriate in this area.
- It is not clear how many units will be Class A2 and how many B1a.
- Request operating restrictions and conditions form part of the legal agreement if planning approval for B1a Use is given.
- Reject A2 use. Consider these would be better sited in the Town Centre.
- Insufficient on-site parking. No segregation for light and heavy goods vehicles. Already commercial vehicles accessing and exiting the adjoining Speedwell Industrial Site. Photographs taken that day showing evidence of these problems were provided. This is a busy road well used by visitors to the adjacent seafront
- Safety concerns for pedestrians from vehicles reversing across the footway from the parallel parking on the site.
- Concerns about the size and height of the development and overlooking of private homes.

Mr Selway summed up by saying that the residents would prefer this site to be re-developed solely for housing - more in keeping with the rest of Knowles Road. The residents do not object in principle to the development of this site for mixed use provided it is done with sensitivity and with respect for the privacy of their homes, and the residential and public amenity.

P/15/918 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr B Hatch – out of Clevedon; Cllr J West – another commitment; Cllr C Wring (apologies on answerphone) – family commitments.

P/15/919 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.*

15/P/0144/F Cllr Garner declared a personal interest as he lives nearby.

15/P/0179/F Cllrs A & D Shopland declared personal interests as a landowners in this area.

15/P/0007/F Cllr Giles-Townsend declared a personal interest as he is known to the applicant.

15/P/0100/F Cllr Hill declared a personal interest as the applicant is a fellow dog walker.

P/15/920 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

The Committee agreed to consider app no 15/P/0100/F as the next item and not as stated on the list of applications as residents with an interest in this application were present.

15/P/0100/F 1-4 Knowles Road - Demolition of existing business units. Erection of a two storey building comprising 5 no business units (class A2 Financial & Professional Services & B1a Business) and 4 no domestic garages at ground floor with 5 no flats at first floor level.

The Committee Chairman highlighted the fact that the parking allocated for this development did not comply with the NSC Parking Standards SPD. Concerns were raised that the development could possibly change in future to class A1 shops or Class B8 warehouse/distribution centre. It was noted there had been no information from NSC concerning the pre-application advice given to the applicant.

RESOLVED: VOTE: 10 FOR 0 AGAINST RECOMMEND REFUSAL for the following reasons; 1) Consider this to be an inappropriate development in this area – a mainly residential road; 2) Concern about the increase in traffic movements and insufficient parking in this busy area off the seafront (parking provision for this development does not appear to comply with the NSC Parking Standards SPD); 3) Members felt NSC should rigidly define future usage of these units.

15/P/0007/F 41 Staples Close - Conversion of integral garage into living area.

It was noted there are two off street parking spaces for this dwelling.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0009/LB & 15/P/00010/F Summerhayes, Moor Lane - Listed Building consent to subdivide annexe from main dwelling by infilling internal doorway.

RESOLVED: VOTE: 10 FOR 1 ABSTENTION NO OBJECTIONS

15/P/0169/LUP Summerhayes, Moor Lane - Certificate of Lawful Development for existing use of Summerhayes as a separate dwelling - not ancillary to the craft centre as condition 7 of 2063/83 requires.

The Case Officer had confirmed that the applicant had evidence of the existing use going back to 2001.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0016/F 10 Coleridge Vale Road West - Erection of first floor side extension over existing ground floor structure and single storey extension to rear.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0028/ADV Westway House, Hither Green Industrial Estate - Display of six signs; 2 no free-standing internally illuminated double mounted signs, 2 no vinyl film signs, 1 no internally illuminated poster frame sign and 1 no internally illuminated hanging sign.

RESOLVED: VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

15/P/0039/F 11 Robin Lane - Two storey side and a single storey rear extension with mezzanine floor within roof space.

It was noted that the immediate neighbour had been fully consulted and had no objections to the extension.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0060/F 23 Halswell Road - Alterations to roof to include front dormers and a rear balcony and change flat roof to pitched roof over existing side extension.

It was noted that the South Ward Town Councillor who was absent from the meeting had no objections to this application.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0083/ADV Clevedon Garages, Tickenham Road - Display of 2 no externally illuminated mesh fascia signs; 2 internally illuminated logo fascia signs; 2 internally illuminated single letters signs installed directly onto mesh, 1 no mesh wall mounted entrance sign, 1 internally illuminated wall mounted logo sign and an internally illuminated freestanding totem logo sign.

RESOLVED: VOTE: 10 FOR 1 ABSTENTION NO OBJECTIONS

15/P/0087/F Walton Castle, Castle Road - Retrospective change of use from (C3) dwellinghouse to a mixed use comprising (C3) dwellinghouse and use as commercial leisure accommodation (sui generis). Improvements to access drive.

It had been reported by the applicant that during the last 12 months the usage has been; Private and Corporate Events (50 days), Weddings (37 days) and Holiday Let (26 days). Attendance at the events had ranged from very small numbers for small events / holiday lets, to around 250 for the occasional large event. It was felt there should be a condition restricting the hours for playing of music and displaying fireworks in line with those imposed on other commercial leisure establishments in the Ward. The use of marquees in the court yard, strobe lighting and noise nuisance had been commented on by local residents objecting to the application.

RESOLVED: VOTE: 9 FOR 0 AGAINST 1 ABSTENTION RECOMMEND REFUSAL consider there is insufficient detail as to what is proposed in relation to other existing permissions for commercial leisure establishments in the area.

15/P/0103/ADV 32 Old Church Road - Display of 3 no illuminated fascia signs and 1 no illuminated projecting sign.

15/P/0173/F 32 Old Church Road - Installation of replacement glazed shop fronts to east and north elevations.

Members reluctantly agreed that precedents had been set by the planning authority for illuminated signage in the town centre.

RESOLVED: VOTE: 9 FOR 1 ABSTENTION NO OBJECTIONS

15/P/0119/F 6 Old Church Road - Proposed replacement of existing external ATM with new model ATM in same location.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0138/MMA 4 Maderia Road - Variation of condition 2 to planning permission 14/P/0476/F (Erection of a side garage with mezzanine storage following demolition of existing detached garage) to allow the increase in ridge height of garage roof and the addition of a rear window.

RESOLVED: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/0144/F Flat 2, Beaufort Court, 6 Wellington Terrace - Construction of rear raised decking/balcony.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0163/F The Crows Nest, Ladye Bay - Erection of a dwelling following demolition of existing dwelling (amendment to approved planning permission 07/P/2630/F).

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0170/MMA 59 Hill Road - Minor Material Amendment to 14/P/0221/F - (Change of use from existing shop (A1) to licensed bar (A4) with minor alterations to shop front,

installation of extract ducting on side elevation and railings to edge of existing flat roof to amend shopfront window details (retrospective).

RESOLVED: VOTE: 6 FOR 3 AGAINST NO OBJECTIONS

15/P/0179/F Old Rose Cottage, Nortons Wood Lane - Replacement of garage and alterations to driveway (revision of 14/P/1981/F).

RESOLVED: VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

15/P/0181/F 7 Eastlea - Erection of single storey front extension

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

P/15/921 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

15/P/0027/WT Yew Tree Lodge, 23A Highdale Road - 1 x Bay tree - fell stems overhanging adjacent property.

15/P/0030/TPO Yew Tree Lodge, 23A Highdale Road - 1 x Holm Oak tree - pollard to first fork. Tree overhanging adjacent property.

15/P/0040/WT 6 Elton Road - 1 x Poplar tree - crown reduce by approx 3m to previous points.

It was NOTED the these three tree works applications had been approved by NSC prior to this meeting.

15/P/0052/TPO 6 Edgehill Road - T38 and T37 - Sycamore trees. Crowns to be reduced by up to 6ft. Dead wood removed over 20 mm. VOTE: 9 FOR 0 AGAINST

15/P/0152/WT 27 Hill Road - T1 - Mixed shrubs located back of the property. Reduce crown height and spread by approx 1-2m clearance to cliff edge. VOTE: 10 FOR 0 AGAINST

RESOLVED: NO OBJECTIONS to the above two applications

ACTION: Deputy Town Clerk

P/15/922 NSC STATEMENT OF COMMUNITY INVOLVEMENT UPDATE P/15/914

This item had been deferred from the last meeting. Committee Members had been given a copy of the document and chose to NOTE this consultation document.

P/15/923 CREATING SUSTAINABLE BUILDINGS AND PLACES IN NORTH SOMERSET - SUPPLEMENTARY PLANNING DOCUMENT

Committee Members had been asked to view this lengthy document online. The Committee Chairman reported that this guidance has been produced to support Core Strategy policy CS1: Addressing climate change and carbon reduction and CS2: Delivering sustainable design and construction. The guidance also provides an update to CS2 following a change in national policy following the Housing Standards Review. The document was NOTED.

P/15/924 BATH & NE SOMERSET, BRISTOL CITY, N SOMERSET AND S GLOUCESTERSHIRE COUNCILS – PREPARATION OF A JOINT STRATEGIC PLANNING STRATEGY

A document has been produced which sets out the intended scope and process for preparing the Strategy. Comments are required by 6th March 2015. The documents is available on the NSC website under Planning Policy and Research – consultations.

RESOLVED: To defer this item to the next meeting of the Committee.

ACTION: Deputy Town Clerk

P/15/925 JOINT STRATEGIC PLANNING STRATEGY - CALL FOR SITES

This Call for Sites is to help identify sites and broad locations for housing and economic development within the West of England area. Members expressed concern about the re-examination of the Core Strategy housing numbers for North

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/15/925 JOINT STRATEGIC PLANNING STRATEGY - CALL FOR SITES continued
Somerset and queried the number of sites that may be required. It was felt that any increase in housing would require jobs in the area rather than North Somerset becoming a dormitory for Bristol. It was suggested that it may be better to identify sites to limit the expansion of Clevedon.

RESOLVED: Prior to identifying sites to ask NSC; 1) for details of sites already allocated for housing in support of the original figure of 14,000 new houses which the Inspector has now challenged; 2) what is the predicted shortfall of sites.

ACTION: Deputy Town Clerk

P/15/926 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

Members queried why the large steel framed area to the rear of the Walton Park Hotel had been refused planning permission when a similar area overlooking the Conservation Area of Hill Road appeared not to contravene planning permission.

RESOLVED: To ask NSC to set out the planning reasons for these decisions.

ACTION: Deputy Town Clerk

P/15/926 FOR INFORMATION The Committee received and noted;
926.1 PLANNING APPLICATIONS DETERMINED SINCE 7th JANUARY 2015.
926.2 COPY LETTER FROM CHRIS AMBROSE, WRAXALL & FAILAND PARISH COUNCIL to the Planning Inspectorate Re Hinkley Point C Connection Project
The Committee Chairman was asked to read out the letter.

P/15/927 CHAIRMAN ITEMS FOR INFORMATION

927.1 AGENDA FOR THE NEXT PLANNING COMMITTEE MEETING

Members were informed that a planning application for the 'Challicoms' building in Hill Road was not available for consideration at this meeting but should be presented by the Agent and Architect at the next meeting.

ACTION: Deputy Town Clerk

927.2 HISTORIC TOWNS FORUM Details of forthcoming events and the Annual Report had been emailed to Committee members.

P/15/917 PART 1 ITEMS

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.12 pm

DATE:.....