

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 28TH AUGUST 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, A Giles-Townsend, B Hatch until 8.45 pm,
 L Knott, A Shopland, C Wring.
 Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllrs J Geldart, N Pennycott, D Shopland.
 Mr Simon Corbett, agent for App 13/P/1372/F
 Mr & Mrs James of 36 Dial Hill Road

7.30 pm **INFORMAL BUSINESS**
APP 13/P/1372/F CLEVEDON COURT NURSING HOME

Mr Corbett spoke on behalf of the applicant Mr Allen who wished to address some of the comments made on this application online;

- Need to increase number of bedrooms due to competition from new larger nursing homes in the area.
- Car Parking; marginal increase in parking. The applicant will encourage car sharing by staff. There are a large number of part time staff and it is intended to offer them extended hours rather than employ more staff.
- Waste; A waste compacting system is now in place and this should reduce the amount of waste and smells and the number of waste collections required.
- Excessive Noise; Mr Allen's Nursing Home in WSM has now been re-designated for dementia care and dementia patients will be transferred to WSM.

Mr James had that day moved into 36 Dial Hill Road adjacent to the Nursing Home. He raised the following objections;

- Parking; the road is already busy with staff and visitor on street parking and the proposed extension would increase traffic movements.
- The second storey on top of a previous single storey extension would overlook bedrooms in his property and affect the privacy of his garden. He considered the proposal to be overdevelopment of the site.

Members enquired about additional traffic movements but the Agent was unable to provide these figures. Mr Corbett observed that visitor numbers could depend on the nature of patients' conditions. It was also felt that many of the points highlighted by the Agent had not been firmed up ie staffing etc. Members generally felt a residential location for a Nursing Home of this size was not satisfactory and were particularly concerned about noise and its effect on nearby residents. The possibility of air conditioning was raised.

P/13/606 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs C Francis-Pester; C Hall; J Norton-Sealey.

P/13/607 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.
 App No 13/P/1528/F & 13/P/1529/LB Cllr G Hill declared a personal interest as he is known to the applicant.

App No 13/P/1369/F Cllrs Knott and Wring declared personal interests as they are known to the applicant.

P/13/608 MINUTES OF THE PLANNING COMMITTEE HELD ON 7th AUGUST 2013

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

The Committee agreed to consider app no 13/P/1372/F as the next item and not as stated on the agenda as the agent and objectors were present.

P/13/609 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/1372/F Clevedon Court Nursing Home, 32 Dial Hill Road - Erection of first floor rear extension to include 8no bedrooms with ensuite bathrooms.

The Committee Chairman pointed out that the development did not conform with NSC parking standards. Members recalled the many previous extensions to this building which now occupied the whole of this site in this residential area.

RESOLVED: RECOMMEND REFUSAL consider this further extension to be overdevelopment of the site. Also concern about the lack of off street parking and the loss of amenity for adjacent residents.

13/P/1365/F 25 Kelting Grove - Erection of a single storey rear extension.

13/P/1369/F 14 Edgarley Court, Wellington Terrace - Erection of a balcony to rear elevation at lower middle floor level.

It was noted that the proposed balcony is larger than the existing balcony at 15 Edgarley Court.

13/P/1378/NMA Royal Pier Hotel, Marine Parade - Non-material amendment to planning permission 10/P/2083/F (The restoration, partial demolition, alteration, extension and conversion of the former Royal Pier Hotel, into 17no. flats with associated parking provision) to allow changes to the level of the lower car park and minor revisions to approved elevations.

13/P/1386/LB Clevedon Heritage Centre, 4 The Beach - Replacement of non-original french casement leafs within, and repairs as required to, original window frame to 2 no. front facing ground floor windows. Replacement external door to rear access staircase. Repairs to rotten ground floor joist ends. New joinery bifold and single doors in existing openings.

13/P/1416/F Unit 5, Pizey Avenue - Change of use from B1/B8 Business/storage Distribution to D2 gymnasium.

13/P/1419/LB 9A East Clevedon Triangle - Erection of a single storey rear extension and conservatory following demolition of existing rear conservatory.

13/P/1526/F 76 Kenn Road - Erection of a two storey rear extension following removal of existing single storey structures. New front entrance porch and vehicular access.

13/P/1528/F & 13/P/1529/LB 26A Wellington Terrace - Erection of a replacement front porch and rear balcony.

13/P/1531/NMA 53 Rippleside Road - Non-material amendment to 12/P/0690/F - (Erection of a single storey extension) to change extension footprint, add side door,

simplify roof line at eaves, 5no rear bifold doors instead of 4 and re-position glazing bars.

13/P/1535/F 17 Ladycroft - Single storey front and side extension with rooflights.

RESOLVED: NO OBJECTIONS to the above eleven planning applications.

13/P/1409/F 40 Cambridge Road - Erection of an extension to the side of garage, raising of garage gable walls and roof and provision of 2no. dormer windows to provide first floor study room.

VOTE: 0FOR 6 AGAINST

RESOLVED: RECOMMEND REFUSAL concern that this may become a separate dwelling in the future.

13/P/1424/O 72 Walton Road - Outline application for the erection of a dwelling following demolition of a single storey extension on the existing dwelling with all matters reserved for subsequent approval.

The NSC East Ward Councillor spoke in support of the development as the extension to be demolished had not been part of the original design of the house. Cllr Wring informed Members that a decision is awaited from English Heritage regarding the existing Art Deco house. VOTE: 1FOR 7 AGAINST Cllr Shopland asked that his vote for this application be recorded.

RESOLVED: RECOMMEND REFUSAL the reasons for refusal of the previous application 12/P/1620/O have not changed – contrary to Policies CS5, CS12 and CS31 of the Core Strategy and Policies GDP/3 and H/7 of the North Somerset Replacement Local Plan.

13/P/1470/F 32 Old Church Road - Change of use from A1 shop and flat above to hot food takeaway and 4 dwellings with associated parking to include erection of 2no two storey extensions to north-west and to south and conversion works following demolition of existing shop stores.

Members noted that the building had been empty for some years and a previous application made by Dominos Pizzas had been granted. It was noted that this development is in the Conservation Area.

RESOLVED: NO OBJECTIONS subject to the public health requirements for the hot food takeaway being addressed.

ACTION: Deputy Town Clerk

P/13/610 TREE WORKS

13/P/1358/WT Walton House, 77 Cambridge Road - T1 Corsican Pine - Crown lift 3 lowest small limbs, one dead stump and 2 small secondary braches hanging down from the lowest large branch

13/P/1427/WT 6 Elton Road - Yew x 2 0.75m crown reduction; Bay and Holly Hedge - 50% crown reduction.

The Clevedon Tree Warden had no objections to these tree works.

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

ACTION: Deputy Town Clerk

P/13/611 MATTERS ARISING FROM RECENT PRE-PLANNING APPLICATION MEETING WITH DEVELOPMENT SECURITIES PLC WITH REGARD TO QUEENS SQUARE P/13/597

Members received a reply from NSC Planning Policy re Sites & Policies DPD which stated that it was not too late to incorporate changed to the SPDPD. This could be done by referring within policy CD1 (The Triangle and Town Centre) to the need to protect the openness of Queens Square and encourage appropriate enhancements

in order to preserve the space for public use. Formal consultation on a revised Sites and Policies plan will take place in 2014 – timescale to be agreed.

P/13/611 MATTERS ARISING FROM RECENT PRE-PLANNING APPLICATION MEETING WITH DEVELOPMENT SECURITIES PLC WITH REGARD TO QUEENS SQUARE P/13/597 continued...

A letter from a local resident supporting the Town Council's action to retain this well used open community space was referred to at the meeting.

RESOLVED: To include the following wording as a separate bullet point under Policy CD1; the openness and enhancement of Queens Square in its entirety to be protected. This area provides an important focal point for residents to meet and socialise.

ACTION: Deputy Town Clerk

P/13/612 LAND TO WEST OF KENN ROAD

The Planning Agent had written on behalf of St Modwen Developments Ltd to advise of a forthcoming planning application to extend the time in which the applicant has to submit Reserved matters. The application will reflect the scheme already approved by the current planning permission and does not seek to change the existing planning permission. NOTED.

P/13/613 NSC CONSULTATION ABOUT NORTH SOMERSET LIST OF PLANNING APPLICATION REQUIREMENTS

The lengthy list of requirements was NOTED.

P/13/614 PRESENTATION AT PARISH VOICE RE INVESTIGATION OF CLEVEDON'S HERITAGE SEAFRONT BEING PUT FORWARD FOR CONSIDERATION AS A WORLD HERITAGE SITE

Members noted the copy of the email sent to Cllr Elfan Ap Rees – Executive Member Strategic Planning, Highways, Economic Development and Housing; Cllr Felicity Baker – Executive Member Community Services, Safety, Tourism, Leisure, Communications, Libraries, Licensing; Cllr Peter Bryant – Executive Member, Waste and Recycling, Environment, Building Control detailing the presentation made by Cllrs Wring and Hill. Clevedon NSC Councillors were asked to support this initiative.

P/13/615 FOR INFORMATION To receive and note the following items available at the meeting;

615.1 PLANNING APPLICATIONS determined since 17th July 2013.

615.2 CONFIRMATION OF TPO – 36 DIAL HILL ROAD

RESOLVED: To request a copy of the schedule and map which had not been attached.

ACTION: Deputy Town Clerk

615.3 NSC SUPPLEMENTARY PLANNING DOCUMENT – SOLAR PHOTOVOLTAIC ARRAYS – Consultation responses report which details NSC response to all comments received can be viewed at <http://consult-ldf.n-somerset.gov.uk/consult.ti/rrice/consultationHome> Further comments on this document can be made up to 29th August 2013.

615.4 CPRE COUNTRYSIDE VOICE – Summer 2013.

P/13/616 CHAIRMAN ITEMS FOR INFORMATION

616.1 NATIONAL GRID HINKLEY POINT C CONNECTION PROJECT – Date of next Community Forum Tuesday 24th September 2013 7.00 pm at Webbington Hotel,

Loxton Somerset. The meeting will form part of the consultation process on the final proposals to be published on 3rd September 2013. NOTED.

616.2 DATE OF NEXT PLANNING COMMITTEE

To date there were no planning applications for consideration at the meeting on 11th September 2013.

RESOLVED: To postpone the next Planning Committee to Wednesday 18th September 2013 or await the next scheduled meeting of the Committee on 2nd October 2013 depending determination deadlines set by NSC for any planning applications received. **ACTION: Committee Chairman**

P/13/617 PART 1 ITEMS.

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.06 pm

DATE:.....