

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 12th JUNE 2013

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

IN ATTENDANCE: Cllrs C Blades, C Bussey, L Little until 9.02 pm, T Morgan.
 Approximately 30 local residents.

7.30 pm **INFORMAL BUSINESS – APP NO 12/P/1539/F & 12/P/1540/LB**
CLEVEDON HALL ESTATE AMENDED PLANS

Mr R Thackery of 19 Pyne Point spoke on behalf of the residents present. Firstly he highlighted the fact that NSC had not advertised the amended plans by way of press advertisements or public notices and only some of the previous objectors had received letters. Mr Thackery asked Clevedon NSC Councillors and the Town Council to pursue this further with NSC. See also minute P/13/560 below.

With regard to the amendments to the proposed development he made the following points;

- The application is fundamentally the same as before. No change of principle or substance.
- The exercise appears to be about establishing the principle of development on this site to establish precedent and increase the value of the site. Concern the eventual developer will increase the housing density.
- The plans appear to be in contravention of both North Somerset Planning Policy and the National Planning Policy Framework.
- As part of the NSC Core Strategy (CS) a Strategic Housing Land Availability Assessment in September 2011 identified the site as “unsuitable for residential – sensitive site including Listed Buildings”.
- The development contravenes CS 5 on the Historic Environment; “the Council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, scheduled monuments , other archaeological sites, registered and other historic parks and gardens.
- Contravention of Policy CS9 on Green Infrastructure; “priority will be given to the protection and enhancement of the formal parks and gardens originating from the Victorian era”.
- Contravention of Policy CS4 Nature Conservation; loss of wildlife habitat and felling of trees.
- Safety concerns from increased traffic on Victoria and Elton Road; additional parking on surrounding roads,; inadequate access and exit and internal roads.
- Loss of amenity and privacy through noise and light pollution for neighbouring properties – Policy CS 12 and 31.
- NPPF presumes in favour of sustainable development however better lives for this generation should not mean worse lives for future generations.

Mr Thackery highlighted a recent planning appeal against refusal of consent for two houses in Nailsea where the Inspector had cited “harm to the character and appearance of the area, impact on wildlife, conflict with NSC Core Strategy and long term harm to the living conditions of neighbouring houses”.

**INFORMAL BUSINESS – APP NO 12/P/1539/F & 12/P/1540/LB
CLEVEDON HALL ESTATE AMENDED PLANS** continued...

In summing up Mr Thackery felt the site has great potential to further enhance the town and its unique Victorian seafront for the benefit of the wider community and visitors alike, rather than being lost for mediocre housing. He asked the Town Council to maintain consistency and credibility and reiterate their previous decision to recommend refusal thereby sending out a clear message that this area is not available for speculative building.

Mr J Pope of 7 Pyne Point asked that the area be retained as an open space in an urban area as there was no compelling reason for the area to become a housing estate.

Mr D Stevens of 4 Pyne Point as a newcomer to the town felt it would be disastrous to segregate the historic essence of Clevedon Hall from its parkland. He also emphasised that this was the only open land left on the Victorian seafront and therefore any development should benefit Clevedon and its visitors.

Mrs A Gibson had asked NSC why the drawings for the Walled Garden development have no dimensions.

8.45 pm **FORMAL BUSINESS**

P/13/552 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr J Norton-Sealey; P McNeill – other commitments.

P/13/553 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 C Hall declared a personal interest App 13/P/0760/F as he is the Ward Councillor.

P/13/554 MINUTES OF THE PLANNING COMMITTEE HELD ON 22 MAY 2013

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

P/13/555 APP NO 12/P/1539/F & 12/P/1540/LB CLEVEDON HALL ESTATE

The amendments comprise a revised layout, house type and fewer dwellings than previously proposed together with alterations to site access/driveway. Paper plans had been displayed prior to the meeting and communications from residents were provided for Committee members these included photos of a very flooded area of Clevedon Hall Estate behind Old Church Road. The very low water pressure on the site had also been highlighted by residents.

Members generally agreed with the objections raised by the residents and also felt very little had changed since Members previous resolution to recommend refusal in October 2012. It was felt these additional properties could result in more out commuting as there were few employment opportunities locally. Also concerns were expressed about additional demands on the infrastructure of the town ie the already stretched health services. The housing on the south field was criticised as being cramped and overdevelopment with no pedestrian access onto Old Church Road making more car journeys necessary.

P/13/555 APP NO 12/P/1539/F & 12/P/1540/LB CLEVEDON HALL ESTATE

Continued...

The fact the area is not public but private open space was again raised. As was the possibility of opening discussions again on obtaining an area for the public to use.

RESOLVED: RECOMMEND REFUSAL as Clevedon Town Council letter dated 5 October 2012. Also highlight recent problems of flooding and low water pressure on this site.

Action: Deputy Town Clerk

8.07 pm Cllr Hall and the residents left the meeting.

P/13/556 13/P/0837/F WESTWAY HOUSE, NORTHERN WAY

Proposed conversion of existing B1(business) and B8 (storage & distribution) building to A1(retail) use together with external and internal remodelling of building, car parking, revised vehicular, delivery and pedestrian areas, landscaping, planting and related works.

Most Members were in favour of the proposal as it would create additional jobs. Also the site had been empty since 2004. However it would formally set a precedent for retail on this industrial site.

The concerns expressed were with regard to additional traffic particularly at peak periods near this motorway junction and the problems for pedestrians crossing adjacent roads. The fact that there were already many supermarkets in Clevedon was emphasised and the fear that people may use this store on the edge of town rather than the town centre. It was noted that no members of the public were present to object to this application and no objections had been posted online.

RESOLVED: RECOMMEND APPROVAL Vote: 4 FOR 3 AGAINST

Action: Deputy Town Clerk

P/13/557 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

557.1 87-89 HILL ROAD P/13/541/F

The NSC Compliance Monitoring Officer had replied that following 'discussions with the Conservation Officer it was agreed minor change would make the sign acceptable and as such would not result in a look dissimilar to the existing sign (although it would be slightly smaller). In view of this it was considered not in the public interest to prosecute. The file will now be closed'.

RESOLVED: To write again to NSC expressing the Town Council's disappointment of the decision not to take this matter further as this could set a precedent.

Action: Deputy Town Clerk

557.2 BANDSTAND

NSC confirmed that work is proceeding in the workshops, painting will start soon.

P/13/558 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0830/F 4 Netherways - Two storey side and a single storey rear extension

13/P/0836/F 91 Chipping Cross - Erection of rear conservatory

13/P/0844/F 32 The Avenue - Link existing utility room to the main house. Erection of orangery following partial demolition of existing conservatory.

13/P/0861/F 1 Wickfield - Erection of single storey rear extension

13/P/0862/F 26 Sumerlin Drive - Erection of two storey side extension and front entrance porch and convert existing garage to store.

P/13/558 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

13/P/0907/PDT Opposite Flat 1, Western Court, Chapel Hill - Installation of 1 x DSLAM green telecommunications cabinet on a concrete plinth

13/P/0919/ADV Lloyds TSB Bank plc, 16 The Triangle - Display of 2 no internally illuminated sub A1 window marketing signs

13/P/0925/F 25 Kings Road - Erection of two storey side extension and a single storey rear extension following the demolition of conservatory and partial demolition of a garage. Creation of a first floor balcony and alterations to the roof.

13/P/0928/F 5 Crawford Close - Erection of a single storey front/side extension and a bay window to front

RESOLVED: NO OBJECTIONS to the above nine planning applications.

13/P/0842/PDD Six Ways Public Toilets, Albert Road - Prior notification of demolition of toilet block and bus shelter.

This application had been withdrawn the previous day by NSC for technical reasons a new application would be submitted. The North Ward NSC Councillor asked the Committee to consider writing to NSC to highlight investigations by CTC into a new scheme for these toilets. It had been established that the current lease has 40 years left to run.

RESOLVED: To defer sending the letter until a new application has been received.

13/P/0917/PDT O/S 12A Hill Road - Prior approval application for installation of 1 x openreach broadband cabinet within the public highway.

RESOLVED: REQUEST that the cabinet is kept in line with the bollards at the same distance from the road as it is at present rather than in the middle to the pavement where it could be a safety issue for partially sighted pedestrians.

13/P/0920/F 9 Queens Road - Change of use from a dwelling with attached commercial business to 4no dwellings to include erection of a first floor dormer extension to south side elevation, alterations to fenestration and 5 parking spaces.

RESOLVED: RECOMMEND REFUSAL as the number of parking spaces allocated does not comply with the Parking Standards Supplementary Policy Document. Most of the properties in this road have no off street parking and there are numerous takeaway restaurants in the area. VOTE: 2 FOR; 5 AGAINST

13/P/0924/F 20 Hill Road - Conversion of first floor flat into 1 x one bedroom and 1 x two bedroom self-contained flats.

RESOLVED: RECOMMEND REFUSAL on grounds of insufficient accessible car parking.

13/P/0926/F 35 Pill Way - Erection of single storey front extension

RESOLVED: RECOMMEND REFUSAL concern that this extension is forward of the building line, sited on a 'T' junction and visibility for vehicles and pedestrians may be affected.

Action: Deputy Town Clerk

P/13/559 TREE WORKS

13/P/0868/TPO Marson Road (western end opp No 23) T1 Robina - Reduce by up to 10m

The Clevedon Tree Warden had highlighted the fact that if 10m is removed there would be little tree left. Members felt this was an important street tree.

RESOLVED: RECOMMEND REFUSAL of the reduction by 10m would suggest the crown is reduced by a relatively small amount.

Action: Deputy Town Clerk

P/13/560 PLANNING APPLICATIONS DETERMINED AT THE LAST MEETING

At the time when the following applications were considered by the Town Council no objections had been received from residents. Since the last meeting residents have indicated objections to these applications. NSC has been contacted to ascertain that NSC is sending out planning letters to neighbours as soon as possible. NSC has confirmed letters are sent out within a day or two of registration and the Council is trying to secure a new piece of software that would mean neighbours letters are sent out within 24 hours of registration. The Clevedon Hall objectors were informed of this information before they left the meeting.

560.1 13/P/0804/F Land to Rear of 12 & 14 Bay Road – To be referred to NSC North Area Committee for determination.

560.2 13/P/0760/F 158 Cannons Gate

The Town Council's comments on these applications had already been submitted to NSC.

RESOLVED: To inform NSC of the lack of public notices/advertisements of the amended plans for Clevedon Hall Estate.

Action: Deputy Town Clerk

P/13/561 AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The consultation period for the review of the 2008 document following the introduction of the National Planning Policy Framework and adoption of the North Somerset Core Strategy ends on 20 June 2013. Members did not feel able to comment usefully on this document but agreed it would be helpful.

P/13/562 TOWN & PARISH COUNCIL DEVELOPMENT MANAGEMENT WORKSHOP – 23 May 2013

Copies of the presentation had been circulated. Items highlighted to Committee Members were; 1) Paperless Working to be fully introduced in April 2014; 2) Relaxation of the need for planning permission - permitted development changes to apply for 3 years from 30 May 2013 – 30 May 2016; 3) Draft guidance on appearance and character of house extensions and alterations.

RESOLVED: To consider 1) and 3) above at the next meeting of the Committee.

Action: Deputy Town Clerk

P/13/563 REPORT OF COMMUNITY RESILIENCE WORKSHOP – 11 June 2013

Cllrs Hill and Giles-Townsend had attended the Workshop the previous evening. NSC is a national leader in this initiative which had arisen from the Big Society and Localism Act. NSC hope local councils with detailed local knowledge of their area and what is needed could act as facilitators identifying voluntary groups to get involved on a ward by ward basis.

RESOLVED: There is therefore a need for facilitators from Clevedon Town Council and this would be raised at the next full Council meeting on 10 July 2013 under part 1 item P/13/529.

Action: Committee Chairman

P/13/564 FOR INFORMATION To receive and note;

564.1 PLANNING APPLICATIONS determined since 22nd May 2013.

P/13/565 CHAIRMAN ITEMS FOR INFORMATION

565.1 NEXT AGENDA – Formation of a Working Party to consider future use of empty brownfield sites in the town.

565.2 NATIONAL GRID DRAFT STATEMENT OF COMMUNITY CONSULTATION
To be discussed at the Hinkley C Connection Group meeting on 19 June 2013.
Cllr Garner unable to attend.

P/13/566 PART 1 ITEMS There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.42 pm

DATE:.....