

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 26th OCTOBER 2011

PRESENT: Cllr R Garner – Committee Vice-Chairman in the Chair
 Cllrs C Francis-Pester, C Hall, G Hill, L Knott,
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllrs C Bussey, P McNeill.

7.30 PM INFORMAL BUSINESS
PROPOSED DEVELOPMENT – CONVENT OF MERCY

As part of the community engagement programme APG Architecture made a presentation to the Committee. The plans had already been amended following consultations with Clevedon Civic Society and local residents.

The proposal is to;

- Convert the original Listed Building into 8 flats.
- Remove additional newer structures from the site including one older building which is in a very poor state.
- The creation of a three bedroom house adjacent to the Convent with access off Marine Hill – much of this property to be below street level.
- Retain and improve the garden of the Listed Building to be used as a communal garden for the residents of the flats.
- Provide 1 1/2 parking spaces per dwelling.
- Build two detached and 3 terraced houses set back from Lea Grove Road (not included in the environs of the Listed Building) with garages and designated parking. The properties to be of a contemporary construction, preferred by the Planning Officers. Two storey at the front and three storey at the rear to be clad in sympathetic good quality local stone with some render with flat roofs so as not to interrupt views from flats in Copse Road.
- The refuse arrangements had been agreed with NSC.
- Vehicular access for the whole site to be off Lea Grove Road.

The presentation team were thanked and left the meeting.

8.10 pm FORMAL BUSINESS

P/11/173 APOLOGIES

Apologies were received and accepted from Cllrs J Norton-Sealey – family commitment and Cllr Shopland – another meeting.

P/11/174 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

App 11/P/1870/LUP Cllr Hall declared a personal interest as he is known to the applicant.

P/11/175 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 5 October 2011 were approved and signed.

P/11/176 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

176.1 HINKLEY C CONNECTION PROJECT The following items had been received

1. Invitation from National Grid to join their Community Forums – Next meeting Tuesday 1 November 2011 1900-2100 hours at Yatton Rugby Football Club.
2. Emails from Peter Gregarory Parish and Town Council representative on Hinkley C Connection Group Meeting including the minutes of the last meeting.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/11/176 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

176.2 APP NO 11/P/1756/F 21 KING ROAD Application considered at the last meeting.

Letter of objection received from an adjacent resident to this property. It was noted that NSC had granted consent for this development.

P/11/177 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE

There were no items arising from the presentation during informal business.

P/11/178 NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION

P/11/167, P/11/131

Members had been circulated with the report from Cllr Wring following her attendance at the Historic Town Forum Workshop together with extracts from the NPPF Impact Assessment. The Draft NPPF had been considered previously by the Committee in August this year.

RESOLVED: The Committee's previous decision to be up held – not to comment on the National Planning Policy Framework.

P/11/179 COMMUNITY & LOCAL GOVERNMENT CONSULTATION – COMMUNITY INFRASTRUCTURE LEVY: DETAILED PROPOSALS AND DRAFT REGULATIONS FOR REFORM

Cllr Francis-Pester had attended an Action for Market Towns Event in Ludlow and the planning presentation included the proposed Community Infrastructure Levy(CIL). Section 106 monies would be replaced and a meaningful proportion of the CIL would be passed to Parish and Town Councils in the area of the development. The funding would be more flexible than section 106 monies to enable local authorities to address local needs. There would be an annual review which would allow local authorities to re-establish priorities.

RESOLVED: To defer full consideration until the next meeting of the Planning Committee. Cllr Francis-Pester agreed to provide a report of the presentation for consideration at this meeting.

Action: Cllr Francis-Pester and Deputy Town Clerk

P/11/180 NORTH SOMERSET HOUSING STRATEGY 2011-2015 UPDATE

Members generally approved of the update however two points were raised;

1. The under occupation of some NSHousing properties.
2. The problem of families being evicted from properties due to mortgage payment problems and the cost to the council of temporary housing as opposed to financial assistance to keep families in their own homes.

RESOLVED: To approve the actions and vision of the Housing Strategy however to ask that priority be given to the problems of under-occupation as opposed to the reuse of empty properties. It would appear that NSC has more influence on under-occupation. The report stated that 26 under-occupying households had been supported to move into smaller accommodation.

Action: Deputy Town Clerk

P/11/181 NSC STREET CAFÉ POLICY REVIEW

Members considered the summary of proposed changes to the existing street café guidelines.

RESOLVED: To approve the proposed changes to the NSC Street Café Policy.

Action: Deputy Town Clerk

P/11/182 STREET NAME FOR DEVELOPMENT ON STRODE ROAD

The development at 2 Strode Road has commenced. NSC had contacted the Developer concerning a name for the nine plots on Strode Road as there is not enough spare numbering on Strode Road for these plots. NSC had suggested it be known as a terrace. The Developer put forward Cotswold Terrace. Members felt this would be inappropriate as Clevedon is not near the Cotswolds.

RESOLVED: To suggest to NSC the name of Coach House Terrace in view of the previous use of the site.

Action: Deputy Town Clerk

NOTE: The remaining plots 10-14 will be existing house numbers on Fearnville Estate with suffixes (ABC etc) as there are no spare numbers.

P/11/183 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/1771/F 5 The Chaffins – Erection of a front porch and parking area.

11/P/1823/F4 17A The Avenue – Extension of time for permission 08/P/1526/F – roof extension to create first floor living accommodation.

11/P/1840/F 1 Esmond Grove – Erection of a single storey hipped roof rear extension and rear extension to garage.

11/P/1848/F 10 Old Street – Change of use from A2 use to Indian takeaway A5 use. Installation of extract system with flue exiting from roof.

Some concern expressed about the number of restaurants and takeaways in the town centre. Members generally felt it was preferable to fill empty businesses rather than be too restrictive.

11/P/1870/LUP 16 Dial Hill Road – Lawful Development Certificate for proposed development: Loft conversion including formation of rear dormer roof.

11/P/1889/F 154 Old Church Road – Two storey extension to north elevation of petrol filling station and single storey extension to west elevation with relocation of car wash facility, 12 car parking spaces and a new exit to Pizey Avenue.

Members felt the siting of the new exit would improve safety at the junction of Old Church Road and Pizey Avenue.

RESOLVED: NO OBJECTIONS to the above six planning applications.

11/P/1786/F 7-9 Albert Road – Erection of a three storey side extension and installation of 2 no solar panels to existing rear roof slope.

Members felt the application was very similar to the previous application for this site which had been refused.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of this site and out of keeping with this predominately residential area.

11/P/1831/NMA 32 Albert Road – Non-material amendment to planning permission 11/P/0931/F (Subdivision of disused nursing home (use class C2) to create two separate dwellings) to allow for insertion of door (replacing existing window) to south elevation and blocking up door to west elevation.

It was **NOTED** that this application has now been approved by NSC

Action: Deputy Town Clerk

P/11/184 TREE WORKS

11/P/1827/WT 31 Hill Road – Apple prune back (annual fruit pruning). Holm Oak x 2 crown reduce by 1-2m. Yew crown reduction 1m.

11/P/1828/WT 15 Herbert Road – T1 Oak reduce by 20%. T2 Ash reduce by 20%

11/P/1885/WT Beaufort Court, Wellington Terrace – T1 Evergreen Oak reduce crown by 20% and trim back to boundary. T2 3xCypress reduce back into shape. T3 Apple reduce crown by 20% and reshape.

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

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

Action: Deputy Town Clerk

P/11/185 THE SEVERN ESTUARY FORUM 2011

Members NOTED Cllr Bussey’s informative report. Cllr Bussey confirmed there had been little mention of the Severn Barrage project.

P/11/186 HISTORIC TOWNS FORUM ANNUAL CONFERENCE

The information was NOTED.

P/11/187 FOR INFORMATION

To receive and note the following items available at the meeting;

187.1 PLANNING APPLICATIONS determined since 5 October 2011

187.2. PLANNING APPEALS

32 Strode Road – Change of use of detached outbuilding to accommodation

68 Walton Road – Erection of detached dwelling and garage with demolition of bungalow

187.3 NORTH SOMERSET CORE STRATEGY EXAMINATION – Revised Version of the Inspector’s Hearing Programme for the examination following; 1) a large number of Representors requested to appear; 2) NSC has submitted a significant amount of fresh material in response to initial questions by the Inspector; 3) responses to the changes proposed by NSC and to the draft NPPF.

P/11/188 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/11/189 TO DETERMINE PART I AND PART II ITEMS

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.00 pm

DATE:.....