

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 3rd JUNE 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs D Flint, C Francis-Pester, A Giles-Townsend, S Hale, C Hall, B Hatch,
 A Shopland, G Watkins, J West. Mrs I Johnson – Deputy Town Clerk,

IN ATTENDANCE: Cllrs J Geldart, D Shopland.

The Committee Chairman welcomed the new Councillors to the Committee.

7.30 pm INFORMAL BUSINESS

1. APP NO 15/P/1162/F 20 OLD STREET - Proposed reduction of existing boundary wall to 1m high due to structural issues. Part retrospective.
 Mr M Wring is the owner of a similar wall opposite the application site wall in Limekiln Lane. He raised objections to the lowering of the boundary wall. He emphasised that the wall has stood for over 100 years and disputed the need to decrease the height of the wall for safety reasons. Mr Wring's wall had been regularly maintained. However the application wall had become overgrown with no re-pointing and this was the reason for safety concerns. Mr Wring provided photographs showing the current state of the wall, The metal fencing outside the wall is causing access problems to the houses on Limekiln Lane. He also pointed out that the lower wall gives greater views to and from the pub garden and allows noise from the garden to carry to the residents in this area. Mr Wring asked that the wall be re-instated to its original height.

2. APP NO 15/P/0906/F 53A DIAL HILL ROAD Retrospective application for a boundary fence.
 Mr G Dow spoke on behalf of adjacent residents and raised objections to this retrospective application for the boundary fence which abuts a public right of way. He felt the 4 m fence to be out of character with the area and set a precedent for other fencing in the area.

7.40 pm FORMAL BUSINESS

P/15/990 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr N Barton and J Norton-Sealey – other commitments.

P/15/991 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 J West declared a personal interest in app 15/P/0907/F as she resides at The Hawthorns. Cllr Hatch declared a personal interest in the Curzon Cinema applications as she is a volunteer at the Cinema. Cllr Geldart declared a personal interest in app 15/P/1162/F as she is known to Mr Wring.

P/15/992 MINUTES OF PLANNING COMMITTEE ON 29TH APRIL 2015

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/15/993 MINUTES OF THE PLANNING COMMITTEE HELD ON 18TH MAY DURING THE ANNUAL STATUTORY MEETING OF COUNCIL

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

PART 1

P/15/994 DISTRIBUTION OF PLANNING COMMITTEE AGENDAS

Arising from the consideration of the list of planning applications it was suggested that Clevedon NSC Councillors who are not Town Councillors should receive the agenda to enable them to feed in to the Committee any comments on planning applications in their wards. NB All agendas are available on the CTC website.

RESOLVED: TO RECOMMEND TO COUNCIL Cllr E Blades and Cllr R Garner be provided with the Planning Committee agenda.

PART 2

The Committee agreed to consider app no 15/P/1162/F AND 15/P/0906/F as the next item and not as stated on the list of applications as residents with an interest in this application were present. See Informal business above.

P/15/995 APP NO 15/P/1162/F - 20 OLD STREET – Proposed reduction in height of existing boundary wall to 1m high due to structural issues. Part retrospective.

The NSC Councillor for Clevedon East Ward informed Members of the past history of this application. A previous application for a part wooden fence had been refused and planning permission had been given to reinstate the boundary wall to its original height. He pointed out that Limekiln Lane is in a Conservation Area and the NSC Conservation Officer had supported the re-building of the wall.

RESOLVED: VOTE: 10 FOR 1 AGAINST RECOMMEND REFUSAL of the proposed reduction in height of the existing boundary wall. Request that the previous planning permission to reinstate the boundary wall to its original height should be enforced in this Conservation Area. **Action: Deputy Town Clerk**

P/15/996 APP NO 15/P/0906/F – 53A DIAL HILL ROAD – Retrospective application for a boundary fence.

Some Members felt the fence was out of keeping with the area however the level of the garden of the property had been raised and it was unclear whether the boundary fence measurements were taken from the garden or the footpath.

RESOLVED: VOTE: 8 FOR 0 AGAINST TO DEFER consideration pending additional information concerning the level of the garden and the position of the property boundary. The NSC Councillor for Clevedon Walton Ward to refer the application to the NSC Committee for determination due to time constraints.

Action Deputy Town Clerk

P/15/997 APP NO 15/P/0866/NMA 22 MARINE PARADE Non-material amendment to application 13/P/2400/F Min P/14/986. The Committee received the comments submitted to NSC prior to the deadline. These comments were collated from the observations made by members of the Planning Committee following the last meeting and are as follows;

RECOMMEND REFUSAL of proposal to substitute render for natural stone on the end elevations and on the first floor and above on Unit 5. It is felt this will lessen the quality of the design of this development which is in a conservation area close to

P/15/997 APP NO 15/P/0866/NMA 22 MARINE PARADE continued...

the Grade I Listed Pier. There are concerns that render will weather badly in this highly exposed site subject to salt prevailing winds. Finally Members queried why this application qualifies as a non-material amendment rather than a material amendment as it is felt the proposed change would 'result in a detrimental impact visually'. Apparently this is one of the key tests to determine if a change is material or not. Also the short timescale for comments has been a problem during this election period.

Following the submission of the above recommendation the NSC Councillor for Walton Ward had arranged a meeting with NSC Planning Officers, the agent and architect, Chairman of the Town Council and Chairman of the Planning Committee to discuss this application and 15/P/0895/MOD (see below) to present the views of local residents. The Agent had agreed at that meeting to retain the stonework on the end walls and the three panels on the seaward facing elevation to be rendered but a dark shade to imitate the colour of stone, to retain the original bin store, adjust the driveway and remove the solar panels from the roof so that they cannot be seen from Marine Parade. This had been confirmed only verbally by the NSC Planning Officer.

RESOLVED: VOTE: 9 FOR 0 AGAINST 1) The NSC Councillor for Walton Ward to call in this application for consideration by the NSC Committee; 2) To ask NSC to contact English Heritage for their comments on the proposed amendments.

Action: Deputy Town Clerk

P/15/998 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

15/P/0882/F 24 Edward Road - Erection of a two storey front extension and an enlarged dormer window to the rear.

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS

15/P/0885/F 13 Bellevue Road - Erection of single storey front and side extensions.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS subject to conditions regarding hours of working in this semi-detached house.

15/P/0895/MOD 22 Marine Parade - Modification of Section 106 agreement in relation to 13/P/2400/F (Erection of 9 no dwellings, with new vehicular access point from Marine Parade and the provision of associated car parking following demolition of the existing property).

At the meeting with the NSC Planning Officer, Agent and Architect it had been agreed to carry out an independent valuation of the building costs and potential sale prices.

RESOLVED: VOTE 9 FOR 0 AGAINST RECOMMEND REFUSAL however request an independent valuation of the building costs. Also an independent assessment of the sale prices at the end of the building period.

15/P/0897/F Little Harp Inn, Elton Road - Erection of a detached shed for use as kitchen/BBQ for occasional summertime use.

It was noted that regrettably there would be a loss of 1 ½ car parking spaces.

RESOLVED: VOTE 8 FOR 0 AGAINST NO OBJECTIONS subject to appropriate health, safety and hygiene planning conditions.

15/P/0907/F The Hawthorns, 18-19 Elton Road - Roof conversion to provide an additional 8 residential units (Class C2) together with associated works.

There were concerns that this roof conversion could be replicated on the other three wings of the building. Members felt the development would not enhance the living standards of the residents.

RESOLVED: VOTE 10 FOR 0 AGAINST RECOMMEND REFUSAL for reasons of; 1) access; 2) environmental a) removal of trees provided for this facility and b) detrimental effect on the seafront bearing in mind the significant opposition to the original development and the requirement that this was designed to complement the seafront.

15/P/0914/F 178 Old Church Road - Expand existing driveway entrance through dropping kerb and re-tarmac the existing footpath to level with driveway.

RESOLVED: VOTE 10 FOR 0 AGAINST NO OBJECTIONS

15/P/0925/F First Floor, 22 St Johns Road - Change of use of existing (C3) residential unit on the first floor to D1 (Non-residential institution) use, to be incorporated into part of the existing dental practice.

RESOLVED: VOTE 6 FOR 3 AGAINST RECOMMEND REFUSAL of further development due to; 1) increased parking problems in this residential area; 2) the loss of another residential living unit.

15/P/1011/F 3 Esmond Grove - Erection of a single storey rear extension following removal of conservatory.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

15/P/1024/F 19 Brackenwood Road - Erection of a two storey rear extension and two storey side extension.

RESOLVED: VOTE 7 FOR 1 AGAINST NO OBJECTIONS

15/P/1027/F 22 Thackeray Avenue - Erection of a dormer window to front elevation.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

15/P/1054/LUP Manistee, Tickenham Rd - Certificate of lawful use proposed for the erection of a single storey extension to the east elevation and 2 no single storey rear extensions (all flat roof), the removal of the existing pitched roof on the rear elevation of the existing bedroom and a proposed loft conversion to include a flat roof dormer window on the rear elevation.

The NSC Planning Officer had confirmed that day that this application is to ascertain whether this is permitted development and is assessed by the Planning Officer without consultation, being dependent on the size etc of the development.

RESOLVED: VOTE 10 FOR 0 AGAINST To note the application.

15/P/1077/CUPA Ground Floor, 86B Kenn Road - Prior approval of proposed change of use of ground floor retail store (Class A1) into a residential dwelling (Class C3) to include operational development comprising of the installation of new doors and windows to the front elevation.

15/P/1077/CUPA CONTINUED....

A South Ward Town Councillor had confirmed she had no objections to this development. The application is for prior approval without consultation.

RESOLVED: To note the application.

15/P/1081/F 1 Camplins - Erection of a new wall to extend the internal boundary following the removal of existing wall and hedge.

RESOLVED: VOTE 9 FOR 0 AGAINST NO OBJECTIONS

15/P/1110/LB Mews to the rear of Curzon Cinema, 46 Old Church Road – Listed building consent for alterations to single and two storey mews buildings to south of cinema to provide separate lounge café/bar – A3 use with erection of a first floor extension to roof patio, associated internal and external works to include installing shop front to east elevations and replacement windows – revision of 14/P/2227/LB to amend stair design, internal partitions/opening, replace first floor window and widen escape door to east elevation.

Members noted that the café could provide a significant boost to the finances of the cinema and any further enhancements to the cinema. The development would also bring employment for 35-45 people. The NSC Councillor for Clevedon Yeo Ward was awaiting the outcome of consultation on this application.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/1133/MMA Mews to rear of Curzon Cinema, Gt Western Road – Minor material amendments to 14/P/2222/F –(change of use of single and two storey mews buildings to south of cinema from office/storage for cinema –D2 to separate lounge café/bar – A3 use with erection of a first floor extension with roof patio, associated internal and external works to include installing shopfront to east elevation and replacement windows) to amend stair design, internal partition and opening, replace first floor window and widen escape door to east elevation.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/1135/LB Curzon Cinema , 46 Old Church Road – Open up blocked external doorway at ground floor level on east elevation and install doors and alter layout of WCs in second floor cloakroom.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/1152/F Victoria Road Allotments, Victoria Road – Replacement of 1m wooden picket fence with 1.5 m fence to Victoria Road frontage of allotments (this is a Clevedon Town Council application). NOTED. **Action: Deputy Town Clerk**

P/15/999 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

The comments of the Clevedon Tree Warden were noted on;

15/P/0928/WT 7 Highdale Road - T1 Yew, T2 Holly, T3 Plum - fell x3.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

15/P/1035/TPO The Friary, 7 Marine Hill - 1 x Sycamore (listed as Plane on the application form) remove adventitious (sprouting) branches up to 3m.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

P/15/1000 ENFORCEMENT CASE 9 THE BEACH Min P/14/986.2

The NSC Case Officer had replied enclosing the report of NSC Pest Control Officer. No further action would be taken by Environmental Health Team. Noted.

P/15/1001 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

The information was noted.

P/15/1002 UPDATE ON S106 FUNDING

The Deputy Town Clerk had received information from NSC that there would be no s106 funding from the Challicoms development. She was awaiting a reply with regard to s106 funding from the proposed development at Cherry Orchard. It was suggested that the proposed pedestrian crossing on Moor Lane could be put forward as this is close to the application site and would be used by mainly elderly residents.

P/15/1003 ROAD NAMING – DEVELOPMENT AT 22 MARINE PARADE

It was recalled that in 2013 there had been a presentation to the Committee on the work of Edward Forbes with a request that a future development/road be named after him. NSC had received a request from the developer of 22 Marine Parade that this development be named Mariner Place and NSC had asked for the Town Council's views on this request.

RESOLVED: 1. To suggest Marine Place rather than Mariner Place. 2. To suggest the name Edward Forbes for the Cherry Orchard development as this would be more in keeping with the aims of the Forbes Charity. **Action: Deputy Town Clerk**

P/15/1004 PLANNING COMMITTEE BUDGET 2015/16

Members were informed that the Planning Committee does not usually require a budget however £400 has been allocated this financial year for the purchase of a new projector for use by the Committee. The Committee Chairman had information about a possible projector however he asked for assistance from Committee members with a greater knowledge of this subject.

RESOLVED: To continue to research possible suitable projectors.

Action: Committee Chairman

P/15/1005 FOR INFORMATION The Committee received and noted;

1005.1 Planning applications determined since the Planning Committee meeting on 29th April 2015

1005.2 Next NSC Town & Parish Workshop – 17th June 2015 9.30 am - 12 noon Town Hall WSM

RESOLVED: Committee Members who wished to attend to contact the Deputy Town Clerk. **Action: Committee Members**

1005.3 Information for new Clevedon Town Councillors and new members of the Planning Committee

P/15/1006 CHAIRMAN ITEMS FOR INFORMATION

There were no items.

P/15/1007 TO DETERMINE PART I ITEMS

Distribution of Planning Committee agendas to NSC Councillors who are not Town Councillors see min P/15/994 above.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.40 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL