

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 23rd MARCH 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton from 8.30 pm, A Giles-Townsend, S Hale,
 G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland

7.30 pm FORMAL BUSINESS

P/16/1173 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr D Flint and B Hatch – out of Clevedon; J Norton-Sealey and A Shopland - unwell, Cllr C Francis-Pester – work commitments, Cllr C Hall – other commitments. Cllr Barton had indicated that she would be late due to London traffic.

P/16/1174 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 G Watkins declared a personal interest in agenda item 7.4 Land at Millcross as he is president of the Clevedon Hospital Action Team.

PART 1

P/16/1175 NORTH SOMERSET SITE ALLOCATIONS PLAN P/16/1167

1175.1 TO CONSIDER DRAFT MOTION FOR FULL COUNCIL ON LAND TO THE NORTH OF CHURCHILL AVENUE (PENNY FIELDS)

RESOLVED: TO RECOMMEND THAT COUNCIL notify North Somerset Council of the omission of the Land North of Churchill Avenue from the Local Green Space listings.

The reason Clevedon Town Council feel so strongly that this is an issue is that on 2nd June 1930 the Urban District Council of Clevedon (a forerunner of Clevedon Town Council) purchased this land for the sum of £275 to hold this land for the purposes of a recreational ground under the powers of the Public Health Acts 1875 and 1925 Section 69. Therefore this is a commitment on all successive owners of the land.

NSC is reminded that this purchase in 1930 was assisted by the public contributions and even penny donations from local children towards the purchase of this land. Hence the local name Penny Fields has been attached to this land ever since.

The National Planning Policy Framework paragraph 77 states; ‘ The Local Green Space designation should only be used where the green space is in reasonably close proximity to the community it serves’. This is clearly the case in this instance in that Penny Fields is surrounded by local housing including flats with no gardens housing young families and elderly persons bungalows as well as family homes that back onto this land.

Furthermore paragraph 77 also states the designation should be used

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

' where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife'.

In summary the Town Council has further reasons for claiming this area as a Local Green Space;

- 1) recreational value for the residents of this community both those living adjacent and further away from this field;
 - 2) richness of wildlife – the River Land Yeo flows through the site and provides a very special wildlife habitat;
 - 3) historic significance in view of the history of how this site was originally purchased.
- All of these three points are extremely important to the town and the people of Clevedon.

Note: The Town Council believe this is acknowledged by North Somerset Council as in the Council's recent Life magazine issue 130 March-April 16 it clearly specifies this land as a recreational ground (ref second paragraph middle column page 25).

1175.2 TO CONSIDER DRAFT MOTION FOR FULL COUNCIL ON LAND AT MILLCROSS

RESOLVED: TO RECOMMEND that this Council request the Millcross site is retained for a possible replacement hospital until the site's future is decided by the NHS, and not presently allocated for future housing development.

1175.3 TO CONSIDER LIST FOR DESIGNATION AS LOCAL GREEN SPACES IN CLEVEDON

RESOLVED: TO DEFER consideration to the next meeting of the Planning Committee on 13th April 2016 when a motion for consideration by full Council on 20th April 2016 will be agreed, prior to the deadline for comments on 28th April 2016.

PART 2

P/16/1176 PLANNING APPLICATIONS DEFERRED FROM THE LAST MEETING;

16/P/0399/F 84 Old Church Road - Two storey and single storey side extension
A West Ward Town Councillor had concerns about the size of the property and the number of car parking spaces.

RESOLVED: VOTE: 4 FOR 0 RECOMMEND REFUSAL consider this extension to be overdevelopment of the site. The property has a number of bedrooms including an annexe and off street parking appears to be inadequate.

P/16/1177 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

16/P/0482/F 91 Kenn Road - Loft conversion and single storey rear extension.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

16/P/0515/F 15 Knowles Road - Porch side extension.

A letter of objection had been received from the next door neighbour who highlighted the fact that the proposed extension would mean he would be unable to access his garage, upper side wall and guttering for maintenance purposes. Members felt this was not a planning consideration that NSC would take into account when determining the application therefore it was;

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

P/16/1177 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED; continued..

16/P/0531/F 10 Homeground - Demolition of existing sunroom and erection of single storey rear extension.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

16/P/0548/F 12 Yeates Court - Rear single storey extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/0560/F Former Staddons Timber Yard, Parnell Road - Erection of 1no two bed house.

RESOLVED: VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL considered to be overdevelopment of the site for the following reasons;

1 The additional dwelling, apparently for a disabled person, has no nearby parking and off street parking on this site has been highlighted in the past as insufficient. There is also concern that there is no legal access to this site from Arundel Road and the footpath to the town centre.

2 The additional dwelling will be sited on the landscaped communal open space area of this cramped development.

3 Concerns that the dwellings currently being built may be contrary to planning permission 12/P/1590/F as they are advertised as 3 and 4 bedroom houses not 2 and 3 bed dwellings.

16/P/0564/F 29 Edward Road South - Construction of dormer windows to first floor front elevation and a single storey rear extension.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

16/P/0568/F 17 Deer Mead - Two storey side extension.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

16/P/0571/F & 16/P/0573/LB 39 Hill Road - Erection of a detached double garage with repositioning of garden steps.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS however concern that this sizeable building is adjacent to a retaining wall, the ownership of the wall is unknown, and there are concerns about future maintenance of the wall.

16/P/0578/F 26 Pill Way - Single storey front extension with pitched roof.

RESOLVED: VOTE: 4 FOR 0 AGAINST RECOMMEND REFUSAL consider this front extension to be out of keeping with the street scene.

16/P/0580/F 36 Edward Road - Single storey side extension and single storey side/rear extension. Installation of railings to North West (front) and South West (side) boundaries.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

16/P/0589/F 19-21 Old Street - Conversion of existing ground floor shop to residential flat.

RESOLVED: VOTE: 5 FOR 0 AGAINST The traders in the town centre are trying to encourage shops to attract visitors to this shopping area.

The Town Council therefore request, prior to any change of use, that the shop is advertised as a retail establishment to prove that this use is no longer viable.

16/P/0615/F Highcliffe Hotel, Wellington Terrace - Removal of an 8 metre section of structurally unstable rubble stone retaining wall and replace with a stone gabion retaining wall. Construction of wooden steps (retrospective).

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

P/16/1178 TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/0545/WT 22 Friary Close - T1 Beech - Reduce crown back to old points; T2 Sycamore - Reduce crown to just below old points and shape; T3 Whitebeam - Reduce crown up to 1.5m and shape; T4 Laurel - fell; T5 Cherry - Reduce crown to old points and shape; T6 Bay - Reduce crown up to 1.5m and trim.

RESOLVED: NO OBJECTIONS provided these tree works are carried out at the appropriate time of year to avoid disturbance to wildlife and the trees.

P/16/1179 NORTH SOMERSET SITE ALLOCATIONS PLAN P/16/1167

All Councillors to note that there is a paper copy of Plan now in Town Council Office. The Plan and map is also available on the NSC website www.n-somerset.gov.uk/sitesandpolicies

1179.1 **REPORT OF THE N SOM SITE ALLOCATIONS PLAN BRIEFING SESSION FOR TOWN & PARISH COUNCILS 10TH MARCH 2016**

The Committee Chairman, Chairman of Council and Cllr N Barton had attended on behalf of the Committee. No additional points had been made at the meeting over and above what was included in the Plan and the correspondence received to date from NSC. Information on how to access and comment on the Plan on the NSC website had been provided.

1179.2 **EVENTS AT CLEVEDON AND OTHER N SOM LIBRARIES**

NSC Planning Officers will be available to discuss the content of the plan at various locations in North Somerset. NB: In Clevedon Library on Tuesday 29th March between 4-7pm.

P/16/1180 TO CONSIDER STREET CAFÉ LICENCE APPLICATION – JENNY’S CAFÉ, STATION ROAD

Members felt it is important encourage applications that help to make the town centre more lively and vibrant. Concerns about the safety of people using the street café area were raised together with the use of this area by the weekly Thursday market.

RESOLVED: VOTE: 4 FOR 0 AGAINST RECOMMEND APPROVAL of this application for use every day except Thursday when the general market is located in Queens Square. Also request sufficient safety measures to safeguard users of these tables as traffic is not totally prohibited from Station Road.

P/16/1181 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1181.1 **PLANNING APPLICATIONS** determined since the Planning Committee meeting on 2nd March 2016.

1181.2 **NSC Core Strategy Consequential Changes Examination** – The Secretary of State has appointed Mr Jonathan Bore to conduct the examination into the legal compliance and soundness of relevant policies. See www.gov.uk/guidance/local-plans. No further information received.

1181.3 **NSC LICENSING** notification of applications made for various licences – none.

P/16/1182 CHAIRMAN ITEMS FOR INFORMATION**1182.1 TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES**

The full document can be viewed at

www.gov/government/consultation/implementation-of-planning-changes-technical-consultation . A summary of this 64 page consultation has been provided by ALCA on the proposed changes and the implications for Parish/Town Councils.

RESOLVED: To email the summary to all Committee members prior to consideration at the next meeting on 13th April 2016. Deadline for comments 15th April 2016.

1182.2 HISTORIC TOWNS FORUM EVENTS Details had been emailed to Committee members.

1182.3 APP NO 15/P/0860/F 53A DIAL HILL ROAD The resident who had attended the last meeting had not received any feedback from NSC Planning Enforcement.

RESOLVED: To follow this up with Cllr Hall.

1182.4 CLEVEDON HALL ESTATE DEVELOPMENT A Town Councillor for West Ward had spoken with residents at the Hawthorns who had raised various concerns about the working hours and practices of the Contractors. Any possible breaches of planning permission should be reported by residents to NSC Planning Enforcement.

P/16/1183 TO DETERMINE PART I ITEMS

North Somerset Site Allocations Plan.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.40 pm DATE:.....