

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 30<sup>TH</sup> NOVEMBER 2016**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
 Cllrs N Barton, C Francis-Pester, B Hatch, A Shopland, J West,  
 G Watkins. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Mr A Pett – App No 16/P/2628/F & 16/P/2629/LB

**7.30 pm      INFORMAL BUSINESS**

**APP NO 16/P/2628/F & 16/P/2629/LB 5 THE BEACH**

Mr Pett had moved next door to No 5 The Beach in February and at that time the café was opened mainly during the day time with occasional evening use. He emphasised that the café is a good business providing a great service of a high standard and that he can understand the owner wanting to expand the business in this way. He felt the planning application would however turn the café into a restaurant and the evening openings would probably be more regular. Mr Pett's property shares a wall and chimney with No 5 and noise and music is audible in his property particularly in the evening. The owner of No 5 had recently agreed to provide sound proofing to reduce sound levels. He hoped that this commitment would be followed through and be sufficient to address the problem.

**P/16/1452      APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs J Norton-Sealey, K O'Brien, C Starr and C Hall - illness; Cllr S Hale – work commitments; Cllr C Francis-Pester late due to traffic problems.

**P/16/1453      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.

There were no declarations of interest for items on the agenda.

**P/16/1454      MINUTES OF PLANNING COMMITTEE ON 9<sup>TH</sup> NOVEMBER 2016**

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

**PART 2**

**P/16/1455      TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:**

*The Committee agreed to take applications 16/P/2628/F and 16/P/2629/LB next as a resident with an interest in these applications was present.*

**16/P/2628/F 5 The Beach** - Erection of a single storey front extension with the creation of two sets of bi-fold doors set either side of the entrance.

**16/P/2629/LB 5 The Beach** - Listed building consent for the erection of a single storey front extension with the creation of two sets of bi-fold door set either side of the entrance. See Informal Business above.

*Another resident from The Beach had objected to the application on the following grounds;*

- *It will detract from the appearance of this seafront conservation area and is out of keeping with the general ambience of the area.*
- *Potential increased noise.*

**P/16/1455 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

continued...

- *Previous complaints to NSC concerning evening events and recorded and live music being played with the doors open. Evening opening of the café becoming more frequent.*

*Members noted that the new bi-fold doors would be 11 feet from the existing frontage with a flat roof.*

**RESOLVED:** VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL consider the development to be out of keeping with the adjacent properties and this listed building which is in an important seafront conservation area.

**16/P/2390/F Land to the rear of 56 Old Street** - Retrospective application for the erection of ancillary building.

**RESOLVED:** VOTE: 5 FOR 1 ABS NO OBJECTIONS subject to; 1) That the ancillary building is tied to the dwelling house and therefore not a separate dwelling; 2) That the permission should be reviewed after 3 years; 3) That consideration should be given as to how NSC treat this ancillary building with regard to council tax; 4) That use of this building should be restricted to immediate members of the family only.

**16/P/2535/F 14 Edgarley Court, Wellington Terrace** - Erection of a balcony to rear elevation at lower middle floor level.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**16/P/2543/LB Clevedon Pumping Station, Tickenham Road** - Replacement of existing "yagi" type antenna with a new 300mm diameter microwave transmission dish, which will be fixed to an existing antenna support pole.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**16/P/2548/ADV Aldi Stores, Unit 1 Westway House, Hither Green Industrial Estate** - Consent to display 1 No. illuminated double post mounted sign.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS subject to a timer being fitted to this illuminated sign to ensure that the illumination is switched off no more than one hour after the closing time of the store each day to preserve the amenities of the many residential houses in close proximity to this signage. Concern that this signage will be very prominent following the removal of trees.

**16/P/2569/F 1a Kings Road** - First floor extension over garage.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**16/P/2570/F 25 Yeolands Drive** - Construct two storey side extension with front porch.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**16/P/2572/F 27 Hazell Close** - Construction of detached garage/workshop and toilet.

**RESOLVED:** VOTE: 4 FOR 2 AGAINST NO OBJECTIONS subject to: 1) the garage/workshop being for domestic use only; 2) the garage/workshop is tied to the dwelling and not let separately.

**P/16/1455 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**16/P/2596/F 5 Tiverton Road** - Increase ridge height of existing house to create third floor living accommodation.

*Some concern expressed about creating a third floor in an area with no other three storey houses however modern estates do have varied house designs and the property does not appear to affect the amenity of other houses in the area.*

**RESOLVED:** VOTE: 4 FOR 2 AGAINST NO OBJECTIONS

**16/P/2718/F 8 Sercombe Park** - Two storey side and rear extension.

**RESOLVED:** VOTE: 5 FOR 1 AGAINST NO OBJECTIONS subject to there being no encroachment onto amenity land at the front and side of the property.

**ACTION:** Deputy Town Clerk

**P/16/1456 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;**

**16/P/2589/CUPA Avalon House, Stileway Business Park,** Lower Strode Road Prior approval for the change of use from 3 no offices - class B1(a) and associated land to 3no dwellings - class C3.

*It was noted that the same application had been previously refused.*

**RESOLVED:** VOTE: 5 FOR 1 AGAINST RECOMMEND REFUSAL consider the buildings should be maintained as offices as they appear to be currently occupied.

**16/P/2623/NMA Police Station, Queens Road** - Non-material amendment to application 15/P/1490/F (Erection of an apartment block with 9no. Apartments. Associated parking and amenity Demolition of existing building) to allow changes to ground floor plans, upper floor plans, roof plans, front elevations, rear elevations and side elevations.

**RESOLVED:** VOTE: 4 FOR 1 AGAINST 1 ABS NO OBJECTIONS

**16/P/2694/NMA All Saints East Clevedon C of E Primary School, All Saints Lane** - Non-material amendment to permission 16/P/1520/RG3 (Demolition of post-1970 prefabricated toilet and timber classroom blocks. Construction of a new two storey teaching block with glazed connecting link corridors to existing buildings. Removal of existing porch. Change of use of cottage to educational use. New windows to north and south elevation. Replacement of all existing windows in main school building with metal double glazed units) to allow the reduction of the areas of curtain walling, including omitting 2 No manual sliding doors at lower ground floor - replacing with windows, opaque glazing at floor junction and high level trapezoidal window sections.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**ACTION:** Deputy Town Clerk

**P/16/1456 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION** continued...

**16/P/2728/NMA 22 Marine Parade** - Non-material amendment to application 13/P/2400/F (Erection of 9no dwellings with new vehicular access point from Marine Parade and the provision of associated car parking following demolition of the existing property) to allow for the modification of the elevations, floor plans, terraces and escape stairs delivering a more efficient scheme.

*There were concerns that this application should be a material amendment in view of the number of modifications proposed. The application was NOTED.*

**P/16/1457 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:**

**16/P/2724/TPO 26 Severncliffe, Bay Road** - T1,T2,T4 - reduce to most recent pruning points; T3 - removal of large side branch.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**16/P/2712/TPO 11 Wellington Terrace** - T6 Oak remove major deadwood; T16 Beech - crown lift over neighbour's garage and fence, prune back lower branches to boundary fence; T19 Beech - crown lift lower branches up to 4m from ground level; T24-26 Beech and Oak - remove major deadwood within the crown. **RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**ACTION: Deputy Town Clerk**

**P/16/1458 NSC SITE ALLOCATIONS PLAN PUBLICATION STAGE CONSULTATION**

All Town Councillors had been circulated with extracts of the Plan relating to Clevedon.

**Schedule 1 – Proposed large sites for residential development**

It was noted that the land North of Churchill Avenue and at Millcross is still included.

**Schedule 3 - Safeguarded employment sites**

Members felt that some of the trading and industrial sites listed were coming to the end of their life and not suitable for modern day businesses.

**Schedule 4 – Proposed sites for Local Green Space**

Some of the green spaces put forward by the Town Council had been included but many of the smaller areas on housing estates had not however these areas would fall under undesignated green space. Policy SA 8 states 'Within settlements planning permission will not be granted for development that unacceptably affects the value of undesignated green space making a worthwhile contribution to amenity and/or the townscape, character, setting and visual attractiveness of the settlement'. Amenity areas such as bowling greens, tennis club and golf club had also not been included.

It was recalled that at the recent meeting with NSC to discuss future infrastructure needs, NSC had emphasised that development sites in the town would act as leverage for amenity and infrastructure provision. It was felt the Town Council needed to build in some flexibility regarding residential development sites.

**P/16/1458 NSC SITE ALLOCATIONS PLAN PUBLICATION STAGE**

**CONSULTATION** continued...

**RESOLVED:** To make the following comment. To express concern that some of the existing commercial/employment sites in Clevedon are coming to the end of their marketable life. Therefore consideration should be given to using these brownfield sites in the town for residential development in lieu of other sites in the town.

**ACTION: Deputy Town Clerk**

NB: Deadline of 19<sup>th</sup> December 2016. Clevedon Town Councillors who wish to review designated local green spaces in their wards following the publication of Schedule 4 of the Site Allocations Plan (circulated to Members) should send their comments to the Town Council Office before 7<sup>th</sup> December 2016.

**P/16/1459 WEST OF ENGLAND JOINT SPATIAL PLAN: TOWARD THE EMERGING SPATIAL STRATEGY AND JOINT TRANSPORT STUDY**

Under the heading 'Locations considered and not put forward for inclusion in the emerging spatial strategy' Clevedon is listed and it states; 'Clevedon is very constrained in terms of flood risk to the south and east and topography and landscape to the north. The levels landscape is also particularly sensitive both for its own characteristic value and ecological contribution as well as potential for adverse ecological impacts on the coastal habitat to the south of Clevedon. Any new development to the east of M5 would be physically separated from the existing town. Strategic development was also shown to be quite problematic in transport terms in this location with additional trips on the M5 and contributing to congestion on more localised routes.'

The following North Somerset strategic development locations were included; Weston 1,000 dwellings; Nailsea and Backwell – 3,600 dwellings; M5 to A38 transport corridor – up to 5,400 dwellings. To be supported by a new link from junction 20 M5, metro bus and public transport and highway improvements on the A38 closely linked to future growth at Bristol Airport.

**RESOLVED:** To note the proposals in the Emerging Spatial Strategy and reiterate the fact that whilst development around Clevedon is limited expenditure on infrastructure requirements still needs to be addressed.

**ACTION: Deputy Town Clerk**

**P/16/1460 TO CONSIDER REPRESENTATION AT THE TOWN & PARISH COUNCIL WORKSHOP – 8<sup>TH</sup> DECEMBER 2016 FROM 9.30 AM NEW COUNCIL CHAMBER WSM**

It was noted that one of the topics to be discussed is a communications review to include the NSC website.

**RESOLVED:** Committee Chairman, Vice-Chairman and Deputy Town Clerk to attend and report back to the Committee.

**ACTION: Deputy Town Clerk**

**P/16/1461 FOR INFORMATION** The Committee received and noted the following;  
1461.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 9<sup>th</sup> November 2016.

1461.2 REPORT OF NSC PLANNING & REGULATORY COMMITTEE SITE INSPECTION – 47B HILL ROAD Cllr Watkins had attended the Site Inspection and felt the Committee were minded to approve the application which they had subsequently done.

Amended plans for application 16/P/1701/F had just been received and a reply was requested before the next meeting of the Planning Committee. The Committee therefore considered the amended plans which increased the size of the outbuilding and terrace.

**RESOLVED:** RECOMMEND REFUSAL consider the amended plans to be overdevelopment of the site, out of keeping with this Conservation Area and to be intrusive to the amenities of the neighbouring property.

**ACTION: Deputy Town Clerk**

**P/16/1462 CHAIRMAN ITEMS FOR INFORMATION**

The Committee Chairman read out the letter of thanks he had written to Angela Slotte. NOTED.

**P/16/1463 TO DETERMINE PART I ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD                      CHAIRMAN.....

The meeting finished at 9.05 pm                      DATE:.....