

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 29 SEPTEMBER 2010**

**PRESENT:** Cllr R Garner - Committee Vice-Chairman in the Chair  
 Cllrs C Francis-Pester, D Shopland.  
 Mrs I Johnson – Committee Clerk

**IN ATTENDANCE** Cllrs J Middleton, T Morgan.

**P/10/129 APOLOGIES**

Apologies for absence were received and approved from Cllr J Norton-Sealey – illness; Cllr C Hall – family commitment, Cllr L Knott – out of the country; C Wring another commitment.

**P/10/130 DECLARATIONS OF INTEREST**

10/P/1588/F The Barn – Cllr Shopland declared a personal interest as a Town Council representative on the Management Committee.

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

**P/10/131 MINUTES**

The minutes of the Planning Committee meeting held on 8 September 2010 were approved and signed.

**P/10/132 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

There were none.

**P/10/133 AMENDED PLANS**

APP NO 10/P/0269/F CHRISTCHURCH, CHAPEL HILL

Members felt the amendments to the new building were an improvement.

**RESOLVED:** NO OBJECTIONS to the amended plans. VOTE: 2For 1Against

**ACTION:** Committee Clerk to forward comments prior to NSC North Area Committee.

**PART 1 ITEMS - REQUIRING APPROVAL BY COUNCIL**

**P/10/134 APP 10/P/1628/RM CRABTREE RETAIL PARK**

Submission of Reserved Matters of appearance, landscaping, layout and scale for the erection of a Community Hospital (use Class C2) and outpatient services (use D1) with associated site access following demolition of existing retail premises, pursuant to outline permission 09/P/2132/O.

Members main concern was whether funding would be available for this development.

**RESOLVED:** THAT COUNCIL RECOMMEND APPROVAL to the proposed Community Hospital on the Crabtree Retail Park.

**ACTION:** Committee Clerk to forward comments after full Council meeting.

**PART 2 ITEMS**  
**ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS**

**P/10/135 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

- 10/P/1507/F The Old Inn, 9 Walton Road – Addition of fire escape door to first floor and escape stairs from first floor to ground on the north elevation.
- 10/P/1512/F 4 The Avenue – Erection of single store extension and alterations to garage roof following demolition of conservatory (amendments to 09/P/1610/F).  
Some concern the extension extends to the boundary of the property. VOTE: 2FOR 1ABS
- 10/P/1522/O 60 & 62 Walton Road – Outline planning for a dormer bungalow with access, appearance and landscaping not reserved for subsequent approval (revision of 09/P/1735/O)
- 10/P/1547/F 41 Hallam Road – Ground floor extension and conservatory
- 10/P/1554/F 71 Westbourne Crescent – Single storey rear extension following demolition of existing single storey rear annexe.
- 10/P/1558/ADV 9 Old Church Road – Display of 1no non illuminated folded aluminium fascia with internally illuminated Boots Lozenge and 1 no internally illuminated projection sign.
- 10/P/1569/F First & Second Floor 6 Marine Parade – Replacement of white timber windows at first and second floor on south and west elevations of building with white pvc windows. It was noted the lower floor had pvc windows fitted.
- 10/P/1570/F 16 Edward Road West – Erection of an attached garage to south east elevation and new roof to existing north west elevation garage. Formation of new vehicular access drive.
- 10/P/1588/F The Barn, Clevedon Youth & Community Centre – Construction of hard playsurface and erection of a rebound wall to rear /west side of building.
- 10/P/1615/F 3 Yeates Court – Rear conservatory
- 10/P/1617/F Land adj to Clifton Court, Churchill Avenue – 2no two bedroom bungalows following demolition of 1 of 2 existing garages.

**RESOLVED:** NO OBJECTIONS to the above eleven planning applications.

- 10/P/1540/F Land adj Poets Walk and 223 Old Church Road – Change of use from agricultural land alongside Poets Walk (south end) to residential cartilage for no 223 with erection of a detached garage/workshop following demolition of agricultural/outbuilding, relocation of stone boundary wall and alterations to fenestration on front elevation of dwelling.

The West Ward Town Councillor highlighted his concern about the encroachment of this Development onto the Poets Walk/Wains Hill nature reserve. A previous planning permission last year had included a side extension and integral garage. This garage is now a room and the proposed garage/workshop is set well back into the hill and will require excavation to form an access. The applicant has now gained title to additional land beyond the existing southern boundary of the property and proposes to construct a boundary wall to enclose the additional land which runs alongside the existing path to the Local Nature Reserve.

**RESOLVED:** DEFER CONSIDERATION UNTIL THE NEXT MEETING OF THE COMMITTEE in the meantime 1) the Committee Chairman will seek clarification on the ownership of the land and whether the proposed development is within the settlement boundary 2) the application be referred for consideration by the North Area Committee. **(Cllr Garner to action)**

**P/10/135 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued...

10/P/1600/RG3 Swiss Valley Sports Centre, Clevedon School – Variation removal of condition of planning permission 95/2332 to extend the operation of the artificial turf pitch and associated floodlights from 9 pm until 10 pm Monday to Friday.

The East Ward Councillors present raised concerns about the nuisance caused by light pollution to residents living adjacent to the artificial turf pitches. The Councillors were reminded that a representative of the Town Council is working with the School to form a Not-for-Profit Organisation to continue to run the facilities from April 2011 when NSC funding is withdrawn. The increased income generated from the additional hour of opening would greatly assist with the revenue required to support the sports centre.

**RESOLVED:** RECOMMEND REFUSAL concern about the additional nuisance to local residents caused by the floodlighting.

**ACTION:** Committee Clerk to forward comments on planning application to NSC.

**P/10/136 ITEMS ARISING FROM MEETING IMMEDIATELY PRIOR TO PLANNING COMMITTEE WITH MR R WILLMOTT NSC TEAM LEADER MAJOR APPLICATIONS**

Cllrs Garner and Wring had been in attendance. There were not items arising. Notes of the meeting to be circulated.

**ACTION:** Committee Clerk to circulate notes of meeting with Mr Willmott.

**P/10/137 FLOOD RISK ISSUES CLEVEDON P/10/98**

The NSC Emergency Manager had replied stating that a generic Evacuation and Rest Centre plan has been produced identifying in the region of 200 rest centres (ranging in capacity from 50-500 persons) – which of these would be used depends entirely on the area that is or is predicted to flood, is currently available and will not be subjected to future flooding during that event. Where and whenever possible evacuations are conducted prior to any flooding. The alternative requires the deployment of considerable resources and is a rescue operation not an evacuation. Evacuation can only be recommended to residents as there are no powers to enforce evacuation during a flood event.

This item had been raised with Mr Willmott earlier this evening.

**RESOLVED:** To acknowledge the letter and note the Evacuation and Rest Centre Plans but request more detailed information concerning locations of rest centres and resources and whether there are specific plans for a major evacuation of lower Clevedon.

**P/10/138 HINKLEY POINT C CONNECTION PROJECT COMMUNITY FORUMS**

P/128.2

Councillor Garner informed members that membership of Community Forums Was limited to persons who would represent groups or organisations of five or more individuals.

**RESOLVED:** To appoint Cllr Garner as the Town Council representative on the Hinkley Point C Connection Project Community Forum.

**P/10/139 FOR INFORMATION** The Committee received and noted;

**139.1 PLANNING APPLICATIONS** determined since 8 September 2010.

**139.2 NSC DEVELOPMENT & ENVIRONMENT DIRECTORATE – NEW DEVELOPMENT MANAGEMENT TEAM ARRANGEMENTS** from 1 September 2010.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.13 pm

DATE: .....

Ratified 1<sup>st</sup> December 2010