

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 20<sup>th</sup> JULY 2016**

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

**IN ATTENDANCE:** Cllr D Shopland from 8.36 pm  
 Mrs T Graham ) Informal Business  
 Mr A Lawrence )

**7.30 pm INFORMAL BUSINESS**

1. **53A DIAL HILL ROAD RAISED PLATFORM**

Mrs Graham reported that she had heard from NSC Planning Enforcement in May to say that a retrospective planning application for the raised platform and conservatory would be submitted soon. There had been no sign of the application. The Committee Chairman advised Mrs Graham that the Town Council had recently received further information which would be reported during Formal Business.

2. **APP NO 16/P/1520/RG3 ALL SAINTS EAST CLEVEDON C OF E PRIMARY SCHOOL**

Mr Lawrence, the immediate neighbour of Saxby Cottage, now designated the main pedestrian entrance to the school, addressed the Committee. He is broadly supportive of the proposals. However;

- Mr Lawrence bought an area of land between the two properties six years ago and this is now part of his garden. He has concerns about loss of privacy as a result of the change of use from a private residence to a school building given the height of the current boundary wall between his garden and Saxby Cottage. He requests consideration of a condition that requires the applicant to increase the height of the boundary wall.
- There are significant restrictive covenants on this land. Concern that the proposed plans may materially contravene the restrictive covenants. He requests that the Town Council seek assurances that the restrictive covenants are being observed.

**7.40 pm FORMAL BUSINESS**

**P/16/1251 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr J Norton-Sealey – unwell; Cllrs B Hatch – out of Clevedon; Cllr K O'Brien – work commitments; Cllr D Flint via email.

**P/16/1252 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.

App No 16/P/1523/F 86 Dial Hill Road – Cllr Barton declared a personal interest as she is known to the applicant.

**P/16/1253 MINUTES OF PLANNING COMMITTEE ON 29<sup>th</sup> JUNE 2016**

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

## PART 1

**P/16/1254 TO CONSIDER PRE-APPLICATION 16/P/0448/PRE – LAND AT CHURCHILL AVENUE**

This pre application submission had no detailed plans merely a map denoting the area of land – located on the north side of Churchill Avenue and to the west of Wordsworth Road with access off of Wordsworth Road. At a NSC Executive meeting in February 2016 it was resolved to bring forward the development of the site subject to all the relevant consents being received. The site is included in the NSC 5 year supply assessment and NSC would have to find an additional site(s) for residential development somewhere in the district if development was not to proceed on this site. The estimated capacity of the site is 44 dwellings with part of the site given over to improved play/public open space facilities. Following discussion it was;

**RESOLVED:** TO RECOMMEND THAT COUNCIL 1) continue to oppose the development of this land which the Town Council consider should be designated as a Local Green Space in the NSC Sites Allocations Plan. 2) To advise NSC that the Council is considering taking legal advice on the status of this land. 3) To reiterate the comments previously made about this land in respect of the NSC Sites Allocation Plan consultation earlier in the year which states;

‘Clevedon Town Council requests that the land north of Churchill Avenue (now known as the South Clevedon Playing Fields) be included under Policy SA 7 Schedule 4 Local Green Space not under Policy SA 2 Housing Allocation Site.

The reason Clevedon Town Council feel so strongly that this is an issue is that on 2<sup>nd</sup> 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 ‘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;

**P/16/1254 TO CONSIDER PRE-APPLICATION 16/P/0448/PRE – LAND AT CHURCHILL AVENUE** continued...

- 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).'

**Action: Deputy Town Clerk**

**PART 2**

*The Committee agreed to take agenda item 8.1 and application 16/P/1520/RG3 next as residents with residents with an interest in these items were present.*

**P/16/1255 53A DIAL HILL ROAD NSC ENFORCEMENT ACTION**

NSC had provided an update. A planning application to retain the raised platform together with some mitigation measures to screen the conservatory/walkway from the adjacent property had been received and is in the process of being registered. Neighbours and the Town Council will then have the opportunity to comment on the application. The NSC Councillor for Walton Ward reported that he is arranging a NSC Site Meeting on Monday next. It was felt that NSC should look at the cumulative of effect of all that has happened on this application site when considering further retrospective planning applications for the site.

**RESOLVED:** The NSC Councillor for Walton Ward to arrange a meeting with the Head of NSC Development Management, the Chairman and Vice-Chairman of the CTC Planning Committee and Mrs Graham if this is deemed necessary after the Site Meeting.

**Action: NSC Councillor for Walton**

**P/16/1256 APP NO 16/P/1520/RG3 ALL SAINTS EAST CLEVEDON C OF E PRIMARY SCHOOL**

Demolition of a 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.

*It was established that the boundary wall is not a listed wall but a party wall approximately 4ft 6inches in height.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS however request that; 1) the height of the boundary wall between Tregarth and Saxby Cottage be raised to a mutually agreed level that will safeguard the privacy and amenity of the adjacent property from this newly designated main pedestrian entrance to the school. 2) proposals are in line with the restrictive covenants in relation to the land at Saxby Cottage.

**Action: Deputy Town Clerk**

*The residents left the meeting.*

**P/16/1257 PLANNING APPLICATIONS TO BE CONSIDERED;**

**16/P/1467/F 8 Fairleigh Road** - Erection of a single storey and two storey front extension and a two storey side extension.

*Members NOTED the objection from the adjacent property owner. It was noted that there are only single storey front extensions on this road.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL concern about building line issues as the upper storey extension is in front of the building line and consider this development to be out of keeping with the street scene.

**16/P/1479/F 28 Kenn Moor Drive** - Erection of a two storey side extension.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1496/F 40 Castlewood Close** - Small front extension to provide an en-suite bathroom.

**RESOLVED:** VOTE: 5 FOR 1 AGAINST NO OBJECTIONS

**16/P/1503/ADV 7 The Triangle** - Display of 1 No illuminated fascia sign and 1 No illuminated projecting sign.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1504/F 23 & 25 Linden Road and 33 Princes Road** - Proposed change of use of existing dwelling (use class C3) at No 23 to sheltered accommodation and erection of a three storey rear extension and link building to No 25 all associated to the existing residential care home.

*Members considered the response of the Civic Society who oppose the 3 storey link which transforms the detached houses into a terrace which they consider adversely affects the Conservation Area. The Society suggests a subservient scale link. The Committee Chairman reported discussions with residents living in Princes Road who had concerns about noise and use of the back garden. Members highlighted the lack of parking. It was pointed out that this cross road is well used and visibility is often blocked by parked cars on Linden Road for vehicles travelling along Princes Road and crossing over Linden Road.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL for the following reasons; 1) Lack of detailed information concerning parking requirements for additional residents in the sheltered accommodation, visitors and staff. 2) Concern about the aesthetics of the proposed three storey link given that this is a Conservation Area.

**16/P/1505/F First Floor Flat 3, 10 Bay Road** - Extension to first floor flat.

**RESOLVED:** VOTE: 6 FOR 1 AGAINST RECOMMEND REFUSAL consider the extension to be out of keeping with the architectural character of this area together with concerns about overlooking from this development.

**P/16/1257 PLANNING APPLICATIONS TO BE CONSIDERED;** continued...

**16/P/1523/F 86 Dial Hill Road** - Erection of an entrance porch and an attached single storey garage/utility room with a green grass roof. Changes to the roof to include rear gable extended up to the ridge level of the main roof and a new rear dormer and increase in size of existing dormers.

**RESOLVED:** VOTE: 5 FOR 1 AGAINST NO OBJECTIONS

**16/P/1530/MMA 60A Dial Hill Road** - Minor material amendment to application 15/P/1880/F (Construction of new dwelling on land adjacent to No 60 Dial Hill Road) to allow a patio door rather than a window on the rear elevation (north east) to provide access to the rear garden.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1542/F 1 Coleridge Vale Road West** - Retrospective application to add a 120 cm high wooden fence panel to existing 70 cm high perimeter wall.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1545/ADV Lidl UK GMBH, Great Western Road** - Application for consent to display 1 No illuminated totem sign.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1579/F 12 Dawes Close** - Erection of a two storey extension following the demolition of the garage.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST

**16/P/1586/F & 16/P/1587/LB 11 Wellington Terrace** - Demolition of existing garage, erection of new garage/workshop/studio outbuilding, new porch and alterations to landscape.

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

**16/P/1597/F 21 Hallam Road** - Single storey rear flat roof extension.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1602/F 17 Oldville Avenue** - Erection of a first floor side and single storey ground floor rear extension.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1623/LUP 38 Oldville Avenue** - Application for lawful development certificate for the proposed conversion and alteration of existing garage into additional living accommodation for existing dwelling.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**P/16/1258 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;**

**16/P/1561/HHPA 6 Castlewood Close** - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

wall of the original house by 3.5 metres; 2) have a maximum height of 2.1 metres and 3) have eaves that are 3.1 metres high.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**16/P/1576/CUPA Land to South of Lower Strode Road** - Prior approval for change of use from agricultural building and land to 2 no dwellings with use class C3, plus associated operational development comprising new windows and doors and new openings, new timber cladding, new metal roof and roof lights.

*Concerns expressed that the agricultural building on agricultural land is isolated and some distance from other dwelling houses. Also to develop two 4 bedroomed dwellings from the existing building would necessitate rebuilding.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this to be inappropriate over development of an agricultural building on agricultural land away from any settlement and other dwellings.

**Action: Deputy Town Clerk**

**P/16/1259 NORTH SOMERSET LOCAL PLAN 2018-2036 PRE-COMMENCEMENT DOCUMENT** - PROPOSED CONTENT, SCOPE AND PROGRAMME FOR THE NORTH SOMERSET LOCAL PLAN 2018-2036

It was NOTED that the Joint Strategic Plan requires work to progress a new Local Plan in parallel with it in order to provide detailed policies and additional housing, employment and other land allocations beyond 2026 and to 2036.

The main discussion was of the need for long term strategic planning to address the new housing sites outside of the town's boundaries. Concerns were expressed about junction 20 on the M5 which is being used as an alternative to junction 19 by many residents from Portishead. It was emphasised that junction 20 is the major access to the north of the county however there are inadequate roads leading from it to cope with the number of houses planned and there is already considerable congestion. It was noted that the Transport & Highways Committee at their last meeting had suggested full Council request the NSC Director of Development & Environment be invited to a full Council meeting to discuss long term plans for infrastructure in the light of the new housing developments outside the town's boundaries. The Committee had also highlighted the importance of speaking with local parish councils where the developments are sited and discuss the impact on Clevedon.

**RESOLVED:** 1. To highlight the need for an overall development plan for North Somerset and the infrastructure required to support development in North Somerset outside of Weston. 2. To request a spur road from junction 20 to assist with the already increased traffic on the B3133.

**Action: Deputy Town Clerk**

**P/16/1260 NSC ENFORCEMENT REPORT FOR CLEVEDON**

Members noted the information in the report.

**RESOLVED:** To follow up with the NSC Enforcement Officer the re-building of the boundary wall at the Waggon & Horses.

**Action: Deputy Town Clerk**

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/16/1261 FOR INFORMATION** The Committee received and noted the following;  
1261.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 29<sup>th</sup> June 2016.

1261.2 PROPOSED NEIGHBOURHOOD PLAN AREA FOR PILL/EASTON-IN-GORDANO AND ABBOTS LEIGH

**P/16/1262 CHAIRMAN ITEMS FOR INFORMATION**

1262.1 ALCA TRAINING COURSE – Negotiate a Better Outcome in Planning Understand how motivations influence planning outcomes, develop new skills to enable you to become more effective. Monday 26<sup>th</sup> September 2016 Almondsbury Cost £95.

**P/16/1263 TO DETERMINE PART I ITEMS**

Agenda item 6 – Pre-application 16/P/0448/PRE Land at Church Avenue

APPROVED AS A CORRECT RECORD                      CHAIRMAN.....

The meeting finished at 9.25 pm                      DATE:.....