

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 19 JANUARY 2011**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs C Francis-Pester, R Garner, C Hall, L Knott, D Shopland,  
 C Wring. Mrs I Johnson – Committee Clerk

**7.30 PM INFORMAL BUSINESS – APP NO 10/P/2230/F 32 OLD CHURCH ROAD**

Ms Rosanagh Besley the Company Director of Pizza Magic based at 30 Old Church Road highlighted the following concerns about this application;

- Increase in traffic and parking as there is already parking on double yellow lines.
- Increase in litter even if bins provided.
- Increase in number of young people gathering in this area and anti-social behaviour.
- Large chain unsuitable for Clevedon.
- Not likely to encourage visitors to the town but detract from the shopping experience of locals. Many retail outlets closed in town centre.
- Close proximity to Pizza Magic which is next door.
- The site has planning permission for flats and a retail unit.

Ms Besley provided a list of 46 existing takeaways/cafes/restaurants in the town.

**7.33 PM FORMAL BUSINESS**

**P/11/09 APOLOGIES** Cllr L Little, Central Ward Town Councillor for App 10/P/2230/F.

**P/11/10 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr Hall declared a personal interest in App No 11/P/0014/O and 11/P/0020/F - known to the agent and applicant.

Cllr Shopland declared a personal interest in App 11/P/2265/F as a landowner in this area of the town.

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/11/11 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 5 January 2011 were approved and signed.

**P/11/12 TO RECEIVE UPDATES ON ACTION ITEMS NOT ON AGENDA**

12.1 APP 10/P/2208/WT 8 ELTON ROAD P/11/06

The NSC Tree Officer had reported that in order to save the Yew Tree from felling a Tree Preservation Order would be required. The criteria for TPOs state that the tree has to be seen by the public. As the Yew Tree is in the back garden and can only be partially seen from the road it cannot be regarded as a public amenity.

**RESOLVED:** To query whether trees in back gardens that are viewed by the occupiers and neighbours could be classed as amenity trees.

**ACTION: Deputy Clerk**

**P/11/12 TO RECEIVE UPDATES ON ACTION ITEMS NOT ON AGENDA** continued...**12.2 CREATION OF NEW ACCESS TO 40 COPSE ROAD P/11/08**

These works had been highlighted at the last meeting. A resident has also drawn attention to this new access in a Conservation Area. It would appear that the occupier had originally been informed that planning permission was not required, despite the fact that a previous owner had applied for permission for a vehicular access twice and had been refused.

**RESOLVED:**

- 1) To inform the resident that this is now a matter for the NSC Delivery and Enforcement Team to investigate.
- 2) To advise NSC that this enforcement matter has been reported to the Town Council and request that the Town Council be kept informed of the outcome of the investigations.

**ACTION: Deputy Clerk**

**P/11/13 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

*The Committee agreed to take app no 10/P/2230/F 32 Old Church Road first in view of the objectors being present.*

10/P/2230/F 32 Old Church Road – Change of use from A1 (shop) to A5 (hot food takeaway); installation of new shopfront and extract duct and compressors to rear.

A Central Ward Town Councillor had forwarded her objections to this application. She felt there were already too many takeaways in Old Church Road and drew attention to the existing permission for flats on this site.

Concern was raised that the application indicated there would be 9 full time and 25 part time staff.

**RESOLVED:** RECOMMEND REFUSAL concerns about;

- Increased traffic adjacent to this busy junction with traffic lights.
- Insufficient parking for the number of proposed staff and customers.
- Do not wish to exacerbate the existing problem of young people gathering in this area in the evening/night.
- The high percentage of takeaway food establishments in this area of Old Church Road
- The long term viability and diversity of the Clevedon Triangle area.

VOTE: 6 FOR REFUSAL 0 AGAINST

*The objectors left the meeting.*

10/P/2215/F 25 Sercombe Park – Single storey rear extension, single storey north side extension and two storey south side extension over existing garage.

**RESOLVED:** NO OBJECTIONS

10/P/2265/F Land to the north of Nortons Wood Lane – Erection of agricultural building.

**RESOLVED:** NO OBJECTIONS subject to appropriate conditions.

10/P/2271/F 169, 171 And 173 Old Street – Change of use from two office buildings to five flats – 2no maisonettes and 3no flats with new vehicular access off Old Street and 10 parking spaces to rear.

**RESOLVED:** NO OBJECTIONS

**P/11/13 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued...

11/P/0014/O Clevedon Hospital, Old Street – Outline application for the erection of 14 no dwellings and associated works including new access following the demolition of the existing hospital buildings with all matters reserved for subsequent approval.

The NSC and Town Councillor for East Ward felt potential uses of the site had not been fully investigated and the proposals could result in under development of the site. It was pointed out that additional houses (for which the site seemed most suited) would cause additional on street parking problems.

One Councillor awaited further information about the importance of the archaeological history of the site.

**RESOLVED:** NO OBJECTIONS VOTE 3 FOR 0 AGAINST Cllr Hall did not vote.

11/P/0020/F The Seasons, 62 Old Street – Change of use from clinic with ancillary office (class D1) to offices (Class B1) and associated works.

Members were aware of many vacant offices in the town and in Old Street itself.

**RESOLVED:** RECOMMEND REFUSAL consider the property should revert back to its original use – residential dwelling. 4 FOR REFUSAL 0 AGAINST. Cllr Hall did not vote.

**ACTION:** Deputy Clerk to forward comments to NSC

**P/11/14 TREE WORKS**

10/P/2242/WT Royal Court, 4 Marine Hill – T1 Yew – Crown reduce 20% max  
The Clevedon Tree Warden had no objections to this work.

**RESOLVED:** NO OBJECTIONS

**ACTION:** Deputy Clerk to forward comments to NSC

**P/11/15 FOR INFORMATION** The Committee received and noted;

15.1 PLANNING APPLICATIONS determined since 5 January 2011.

15.2 HINKLEY POINT C CONNECTION PROJECT Minutes of the meeting held on 22 November 2010 to discuss terms of reference for Community Forums. Cllr Garner had attended the meeting.

**P/11/16 CHAIRMAN ITEMS FOR INFORMATION** None.**P/11/17 TO DETERMINE PART I AND PART II ITEMS** There were no Part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.37 pm

DATE: .....

