

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,
44 OLD STREET ON WEDNESDAY 20th NOVEMBER 2019 AT 7.30PM

PRESENT: Chairman of the Committee – Cllr A Everitt
 Councillors B Cherokoff, C Francis-Pester, A Goodliffe, G Hill, A Shopland, J West,
 R Westwood & H Young
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland, Cllr C Cherry and 6 members of the public

7.30 PM INFORMAL BUSINESS –

APP NOS. – 19/P/2298/FUL – STAFFORD GARAGE & 19/P/2313/FUL – 1 WOODLANDS ROAD – WALTON WARD

Neighbouring residents of Woodlands Road advised members that the proposed plans have created a very inept attempt at a housing layout in a conservation area. Information regarding pedestrian and vehicle access, roads and rights of way, waste collection, materials, foul sewage, trees and hedges etc., have not been mentioned on the application. Concern was also raised about the increase to the refuse collection from the road which is already creating subsidence to the property on the corner of Woodlands Road by the unmade road. The resident also mentioned that two car parking spaces allocated for each property is not enough and will only create more parking chaos in an already populated street with time limited parking restrictions.

APP NO. – 19/P/2711/FUH – 17 COLERIDGE VALE ROAD EAST – PROPOSED FIRST FLOOR SIDE EXTENSION AND LOFT CONVERSION WITH REAR DORMER – WEST WARD

Neighbouring residents of Coleridge Vale Road East advised Committee members that the revised planning application being submitted has made some allowances in respect of the previous concerns raised with loss of light to the kitchen at no. 19., being an overbearing development. The residents would like to see some changes made to the shape of the dormer at the back of the property, to soften the corners so that it is not so ugly, which may allow more light into the neighbour's garden. The proposed development is also changing the street scene, making it look like a terrace of houses due to the lack of space between nos. 17 and 19.

7.40PM FORMAL BUSINESS –

P/19/1907 APOLOGIES FOR ABSENCE

Apologies were received and agreed from; Cllr N Barton (work commitments), Cllr B Hatch (family commitments) & Cllr K O'Brien (work commitments).

P/19/1908 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

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

P/19/1909 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 30th OCTOBER 2019

Members of the Committee **AGREED** to the minutes of the 30th October 2019.

P/19/1910 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

With the Committee's agreement the Chairman altered the order of the agenda to consider the application for Stafford Garage, 1 Woodlands Road and 17 Coleridge Vale Road East due to members of public being present.

19/P/2298/FUL – Stafford Garage, 1 Woodlands Road – Walton Ward – Erection of a terrace of 3no. dwellings (1 x two bedroom, 2 x three bedroom) and 1no. detached four bedroom dwelling with associated parking, refuse storage and landscaping following demolition of the existing garage and warehouse (Resubmission).

DECISION – REFUSED by 6 Votes, 2 AGAINST and 1 Abstained

Committee members refused the application as it was felt to be an overdevelopment of the site which is in a conservation area. There is insufficient information on the application form with regards to the drainage plans, the unmade road and access. There is also concern with the loss of light to the existing properties surrounding the proposed development.

19/P/2313/FUL – 1 Woodlands Road – Walton Ward – Demolition of existing garage to form amenity area and storage to proposed development of four dwellings (submitted under cover of separate planning application – 19/P/2298/FUL).

DECISION – REFUSED by 6 Votes, 2 AGAINST and 1 Abstained

Committee members refused the application as it was felt to be an overdevelopment of the site which is in a conservation area. There is insufficient information on the application form with regards to the drainage plans, the unmade road and access. There is also concern with the loss of light to the existing properties surrounding the proposed development.

19/P/2711/FUH – 17 Coleridge Vale Road East – West Ward – Proposed first floor side extension and loft conversion with rear dormer

DECISION – APPROVED by 6 Votes and 3 AGAINST

Committee members proposed to accept the application with recommendations to alter the shape of the dormer at the rear of the property to allow more light into the neighbouring garden.

19/P/2329/FUH – Moorside Cottage, 3 Moor Lane – East Ward – Extension to the rear of the existing house: New two storey extension to rear elevation; build ground floor WC and new entrance porch to side. New garage: build new standalone workshop and garage at rear of garden

DECISION – APPROVED by 9 Votes to 0

19/P/2382/FUH – 11 Tennyson Avenue – West Ward – Two-storey side extension

DECISION – APPROVED by 9 Votes to 0

19/P/2503/FUL – 18 The Avenue – Walton Ward – Erection of a detached single storey children's nursery building and associated works

DECISION – Application has been withdrawn by the applicant

19/P/2534/HHPA – 10 Elm Tree Road – South Ward – Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.5 metres; 2) have a maximum height of 3.1 metres and 3) have eaves that are 2.4 metres high

DECISION – APPROVED by 8 Votes to 1 Abstained

19/P/2549/FUH – 9 Tone Road – South Ward – Single storey front extension to porch

DECISION – APPROVED by 8 Votes to 0

19/P/2582/LDP – 9 Cambridge Road – Walton Ward – Lawful development certificate for the proposed increase in dormer size to rear elevation

DECISION – APPROVED by 9 Votes to 0

19/P/2568/FUH – 117 Old Park Road – Walton Ward – Construction of timber clad double garage to front of dwelling

DECISION – APPROVED by 9 Votes to 0

19/P/2616/ADV – Tesco's Store, Kenn Road – South Ward – Advertising consent for an illuminated LCD media screen and 2no. illuminated flagpole signs

DECISION – APPROVED by 9 Votes to 0

P/19/1911 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

19/P/2695/TPO – Clevedon Golf Club, Castle Road – Walton Ward – T1 – Beech, crown reduce away from building by up to 2m.

DECISION – APPROVED by 9 Votes to 0

19/P/2697/TRCA – 56 Copse Road – Walton Ward – T1 – Leylandii – Fell. T2 – Pine – Fell. T3 – Holm Oak – crown lift by 1.5m.

DECISION – APPROVED by 1 Vote to 8 AGAINST

Committee members advised that they can see no reason for felling both the Leylandii and Pine trees and should be pollarded only.

19/P/2736/TRCA – 71 Cambridge Road – Walton Ward – T1 – Cotton Easter - Fell

DECISION – REFUSED by 8 Votes and 1 AGAINST

Committee members agreed that the tree appears healthy and can see no reason for felling the tree.

19/P/1912 CONSULTATIONS

1912.1 PLANNING APPLICATION - 18/P/5118/OUT – BRISTOL AIRPORT – DEVELOPMENTS TO INCREASE THE OPERATIONAL CAPACITY OF THE AIRPORT TO 12 MILLION PASSENGERS PER ANNUM – To receive further information received from Bristol Airport under Regulation 25 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Committee members discussed the consultation document received and noted that a decision will not be made concerning the airport development until early 2020.

Members **AGREED** to hold a Special Planning Meeting in the New Year to discuss all aspects of the application again and any further comments made can be submitted to NSC.

ACTION – Special Planning Meeting to be held in January 2020.

P/19/1913 FOR INFORMATION

1913.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 30TH OCTOBER 2019

Committee members NOTED the planning applications determined by NSC since the last Planning Committee meeting.

P/19/1914 CHAIRMAN ITEMS FOR INFORMATION

1914.1 TO NOTE THE DRAFT ORDER SW/4033 – PROPOSED STOPPING UP OF HIGHWAY AT JUNCTION OF PARNELL ROAD AND TEIGNMOUTH ROAD

Members NOTED the document regarding the proposed new development on this site.

1914.2 TO RECEIVE AND DISCUSS THE NEW ADDRESS AT LOWER FARM, LOWER STRODE ROAD

Members NOTED and APPROVED the proposed new address for a conversion of an agricultural building at Lower Farm to a two-bedroom residential property.

P/19/1915 TO DETERMINE ANY PART I ITEMS

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.50pm

DATE: