

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 1<sup>st</sup> FEBRUARY 2017**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
 Cllrs N Barton, S Hale, B Hatch, C Francis-Pester,  
 J Norton-Sealey, A Shopland, C Starr, G Watkins & J West  
 Mrs P Heath – Town Clerk & Mrs S Howard – Committee Clerk.

**IN ATTENDANCE:** Mr D Lewis – App No 16/P/3044/F  
 Cllr B Garner, District Councillor & Cllr D Shopland

**7.30 pm**      **INFORMAL BUSINESS**  
**APP NO 16/P/3044/F - FLAT 3, 10 BAY ROAD**

Mr Lewis spoke on his application and explained changes made following his previous application, including a provision for a new community space.

**P/17/1486 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall – illness and Cllr K O'Brien due to work commitments.

**P/17/1487 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/2997/F – 24 Thackeray Avenue** - Cllr West declared personal interest as residents are known to her.

**App No 16/P/3002/LDE - 40 Castle Road** - Cllr Hatch declared personal interest.

**App No 17/P/0113/TPO – 105 Old Park Road** - Cllr West declared personal interest as it was her former abode.

**Agenda Item 9** - Cllr Watkins declared a personal interest as he is a member of the Community Hospital Action Team.

**P/17/1488 MINUTES OF PLANNING COMMITTEE ON 4<sup>th</sup> JANUARY 2017**

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

**PART 2**

**P/17/1481 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

*The Committee agreed to take application 16/P/3044/F next as the resident was present.*

**16/P/3044/F - Flat 3, 10 Bay Road** – Extension to first floor flat

A Councillor for Walton Ward felt the revised planning application were extremely sympathetic and proposed APPROVAL of the application.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**16/P/2989/F – 3 Plumers Close** – Single storey rear and side extension following demolition of existing detached garage.

**RESOLVED:** VOTE: 8 FOR 1 ABSTAINED NO OBJECTIONS.

**16/P/2997/F - 24 Thackeray Avenue** – Converting garage to living area and erect an attached garage.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**16/P/3002/LDE – 40 Castle Road** - Certificate of Lawful development existing for the retention of the rear extension roof to eaves detail and the side dormer window and glazing detail.

**RESOLVED:** VOTE: 8 FOR 1 ABSTAINED. To note the application only.

**16/P/3021/MMA – 22 Marine Parade** – Minor material amendment for the variation of condition 2 (approved plans) of permission 15/P/2172/F (Removal of condition 16 of planning approval 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) for the requirement for 10% energy generation from micro renewable/or low carbon technologies) to allow changes to roof and entrance level to plot 1; corner window and materials to east elevation of plot 9; emergency steps to side of plot 1 and plot 9; loss of 1 parking space and changes to landscaping details.

The Chairman allowed the District Councillor for South Ward to speak. Members were informed that in the absence of the Ward District Councillor for Walton Ward that no-one on the P&R Committee is entitled to take comments to NSC or 'call in' an application.

The Committee asked if this can be referred during the absence of the Ward District Councillor for Walton Ward as it agreed that no further changes should be allowed to this sites planning and that it should be built as specified on the original plans. It was agreed that the Town Council to write and request this is 'called in'.

*It was emphasised that the planning application has had a long record of changes being made and that the Town Council recommends **REFUSAL** to these latest changes on the grounds that there is now the loss of a car parking space, the ridge roof affects the view to the Channel and the east elevation installation of a window will overlook a neighbouring property.*

VOTE: FOR 0 AGAINST 9 RECOMMEND REFUSAL

**RESOLVED:** To write to P&R asking for the plan to be referred to another District Ward Councillor in the absence of the District Ward Councillor for Walton Ward. There should be a default process that can be adopted and that no changes should be allowed to be made to this planning application.

**17/P/0018/F – 10 Fearnville Estate** – Single storey rear extension and two storey side extension, following demolition of existing single storey rear extension.

**RESOLVED:** VOTE: FOR 9 AGAINST 0 NO OBJECTIONS

**17/P/0058/F – 15 Argyle Road** – Erection of a two storey side extension  
A Ward Councillor advised that the application is out of keeping with the establishment and is overdevelopment of the site.

**RESOLVED:** VOTE: FOR 0 AGAINST 9 RECOMMEND REFUSAL

**17/P/0064/F – Garden to the rear of: 78 Walton Road** – Erection of a detached dormer bungalow with integral garage. Existing access into Valley Road to be widened.

**RESOLVED:** VOTE: FOR 10 AGAINST 0 NO OBJECTIONS

**17/P/0081/F – 5 Tiverton Road** – Proposed rear two storey extension.

**RESOLVED:** VOTE: FOR 8 ABSTAINED 1 NO OBJECTIONS

**17/P/0085/LUP – 9 River Mead** – Certificate of lawfulness for a proposed replacement of existing conservatory with a new lounge extension.

**RESOLVED:** VOTE: FOR 9 AGAINST 0 NO OBJECTIONS

**17/P/0145/F – 8 Fairleigh Road** – Erection of a ground floor and first floor rear extension.

**RESOLVED:** VOTE: FOR 9 AGAINST 0 NO OBJECTIONS

**17/P/0166/F – 1 Tweed Road Industrial Estate** – Change of use from B1 to a brewery (B2).

A Ward Councillor expressed concern that the unit may be used as a retail outlet and become an off licence.

**RESOLVED:** VOTE: FOR 8 ABSTAINED 1 NO OBJECTIONS

**P/17/1482 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;**

**16/P/3049/HHPA – 32 Bryant Gardens** - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.13 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.6 metres high.

**RESOLVED:** VOTE: FOR 9 AGAINST 0 NO OBJECTIONS

*The Committee wished it noted that the NSC server crashed during this application and therefore could not view the plans fully.*

**17/P/0027/CUPA – Ronaldsway House, 3 Lower Queens Road** – Prior approval for change of use of a building from B1 (a) office use to 2no. two bedroom and 1 no. bedroom flats (C3) use.

*A Ward Councillor raised concern with parking issues on this road.*

**RESOLVED:** VOTE: FOR 7 ABSTAINED 3 NO OBJECTIONS

**17/P/0094/HHPA – 43 Claremont Gardens** – Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.6 metres; 2) have a maximum height of 3.0 metres and 3) have eaves that are 2.8 metres high.

**RESOLVED:** As the NSC server had crashed, the Committee agreed to defer this item until the next Committee meeting.

**17/P/0162/PDD – 155 Old Church Road** – Prior notification of proposed demolition of single storey timber built detached property

**RESOLVED:** VOTE: FOR 8 AGAINST 1 NO OBJECTIONS

**P/17/1483 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;**

**17/P/0108/TPO – Oaklands, Elton Road – T1 – T11** holm oak, birch, cherry, mulberry, beech and horse chestnut – various crown reductions and felling, as per description of works in application (available to view online)

**RESOLVED:** VOTE: FOR 9 AGAINST 0 NO OBJECTIONS

**17/P/0113/TPO – 105 Old Park Road – T1** London plane – crown reduce by 3-4m to old pruning points.

**RESOLVED:** VOTE: FOR 9 AGAINST 0 NO OBJECTIONS

**P/17/1484 NOTICE OF A PLANNING APPEAL – 16/P/2033/F – 29 Dial Hill Road**

Members noted the appeal which would be by written representations to be made to NSC by 31 January 2017.

**P/17/1485 RIGHT TO BID – Listing Millcross as Community Asset referred from Council 7<sup>th</sup> December 2016**

A copy of the Right to Bid application had been circulated to all Members with a request to provide any amendments by the 25 January 2017. The Town Clerk reported that none had been received.

Members discussed at length the responses on the application;

Q1 – Q21. – Agreed as per the document.

Q22. - Members discussed the wording and agreed in response to a request for evidence to support. The Chairman of the Community Hospital Action Team (CHAT) agreed to provide a copy of the petition explaining there were ongoing talks between the CCG, NSCP, CHAT & NHS Property.

Q23. - Agreed.

Q24. - Members agreed this should be NO with explanation.

[Town Clerk note: The form does not allow for a NO with explanation, so the form will be ticked YES to enable the explanation to be recorded]

Q25. - To include the explanation as the previous usage of the site in recent years in addition to the wording already agreed.

Q26. - Members discussed at length any future usage of the site should NHS Property deem it is no longer required and put the land on to the Open Market. It was felt that although the Council would prefer to see it used for its original intent, but should it come to the Market, the Town should have an opportunity to direct the usage.

Members agreed the wording as per the circulated document by 6 votes to 4.

The rest of the form was agreed as circulated.

**P/17/1486 NSC – DRAWING STANDARDS – to discuss the new Drawing Standards document which is to be the proportionate way to describe planning applications going forward. Deadline for views is on 15 February 2017.**

The Committee wished to congratulate NSC on the changes laid out in the document and the look forward to seeing the improved proposals implemented.

**P/17/1487 FOR INFORMATION** The Committee received and noted the following;

**1487.1 TESCO STORES** – deliveries to store outside permitted hours  
NSC has written to the Town Council to confirm that they have not received enough information or evidence to investigate this matter.

**RESOLVED:** The Committee noted the comments.

**1487.2** Extension to property without planning consent – 6 Sercombe Park.

NSC has written to the Town Council advising that planning permission is not required as the development is permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). There is no breach of planning control and the case is now closed.

**P/17/1488 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman's Items for Information

**P/17/1489 TO DETERMINE PART 1 ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.43 pm

DATE:.....