

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 23rd OCTOBER 2013**

**PRESENT:** Cllr G Hill – Committee Chairman in the Chair  
 Cllrs C Bussey, C Francis-Pester, R Garner, A Giles-Townsend,  
 C Hall, B Hatch, J Norton-Sealey, A Shopland, G Watkins.  
 Mrs I Johnson Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland

7.30 pm **INFORMAL BUSINESS**

**APP NO 13/P/1790/F CLEVEDON CRICKET CLUB**

Mr Cahill, President Clevedon Cricket Club, referred Members and residents to the letter the Club had circulated detailing the reason for the application, the size of the nets and their position.

The following residents put forward their objections; J Bennett of 4 Castlewood Close; J Baker of 2 Castlewood Close; J Waters of 6 Castlewood Close; R Woollard of 38 Esmond Grove these included;

- Proposed nets too far away from cricket pavilion concern regarding security and vandalism. No health and safety provision.
- Insufficient room for hedge and grass cutting.
- The proposed site floods – water drainage will be required.
- Request that the netting is removed outside of the cricket season.
- Concern about additional parking on Esmond Grove and Castlewood.
- The proposed site for the nets is where children in the area play ball games.
- Request the nets are supervised at all times.
- Suggest 2 nets would be sufficient.
- Suggest nets should be sited at the top of the field where they are at present; or adjacent to the Club House or even where the annual bonfire is held.
- If the nets have to be sited in this area request they are turned 90 degrees and placed parallel to the hedge boundary of 38 Esmond Grove.

Mr Cahill replied to the suggested alternative locations for the nets as follows; the existing nets protrude into the outfield and there is insufficient room for the three nets that are required. The English Cricket Board specify the nets should be 4m from the boundary, the location of the sight screens has also been taken into account these should be behind the boundary. The area adjacent to the Cricket Clubhouse is steeply sloped and on rock. The Surveyor has advised the proposed area is the flattest available. To run the nets parallel to the hedge boundary would bring the nets closer to the houses. The cricket square is fixed and cannot be moved. The orientation of both the cricket square and the nets is defined by the ECB.

Concern expressed that this area used to be a town amenity used for rugby, football and hockey. A member suggested the Cricket Club might look for a larger site if this was now required. Following queries regarding land ownership, the Committee Chairman provided details of the 2008 lease with NSC in respect of this land.

8.02 pm **FORMAL BUSINESS**

**P/13/631 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr L Knott – unwell and the next day from Cllr C Wring – family commitments.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/13/632 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 13/P/1790/F – Cllr Hill declared a personal interest as he walks his dog in this area and is known to residents. Cllr Watkins declared a personal interest as he is known to the agent.

App No 13/P/1857/F - Cllr Hatch declared a personal interest as she is known to the resident and took no part in discussions and did not vote on this application.

**P/13/633 MINUTES OF THE PLANNING COMMITTEE HELD ON 2<sup>ND</sup> OCT 2013**

The minutes of the above Planning Committee meeting were approved and signed subject to Informal Business – 22 Marine Parade. It should read 'Edward' Forbes not William Forbes.

*The Committee agreed to consider app no 13/P/1790/F as the next item and not as stated on the list of applications as the applicant and residents were present.*

**P/13/634 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

*13/P/1790/F* Clevedon Cricket Club, Esmond Grove - Relocation of existing cricket club practice nets and removal of 2no existing concrete hardstanding areas.

It was noted that online there were many letters of objection and many more letters supporting the application by members of the Cricket Club. It was generally agreed that improvement of facilities for young cricketers was applauded however the location of the permanent practice nets was the problem. It was also pointed out that many of the issues raised by residents were not planning reasons to refuse the application as these could be dealt with as a condition of the planning permission ie flooding and drainage. Members also highlighted the lack of adequate consultation with the residents by the Club. The Club had confirmed that floodlighting of the pitch was not planned and the application stated that the hours of operation would end at 8.00 pm with the nets in use March until September. Proposed by Cllr Francis-Pester, seconded by Cllr McNeill RECOMMEND APPROVAL. The proposal was lost VOTE: 3 FOR 7 AGAINST.

RECOMMEND REFUSAL Consider the location of the practice nets to be inappropriate and will cause an over intrusive impact on the neighbourhood.

*13/P/1845/F* 18 Yeo Moor - Demolish front porch erect full width conservatory.

**RESOLVED:** RECOMMEND REFUSAL concern the development will have a negative impact on the neighbouring property due to overlooking and loss of amenity.

*13/P/1860/F* 55 Claremont Gardens - Conversion of part of house into separate dwelling with access, erection of a front porch and alterations to front and rear fenestration and front driveway.

**RESOLVED:** NO OBJECTIONS subject to there being off street parking for both dwellings.

*13/P/1885/F* 5 Linden Road - Erection of a detached garage following demolition of existing garage, replacement of existing house timber windows.

**RESOLVED:** NO OBJECTIONS subject to approval by the Conservation Officer as this application is in a conservation area.

**P/13/634 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued

13/P/1765/F 8 Chipping Cross - Erection of detached garage.

13/P/1774/F 18 Bennetts Way - Erection of a single storey extension to side elevation following part removal of existing side conservatory.

13/P/1805/F 30A Ruddymead - Extension of existing garage to form a two storey annexe to include dormer windows to west elevation, accommodation for dependant relatives.

13/P/1831/SWE Land crossing M5 adj Clevedon Farm, Davis Lane - Notice of proposed electricity development to divert existing overhead line which crosses M5 motorway to a new terminal pole across the River Blind Yeo and then underground under the M5 to existing underground main close to the pole to be dismantled.

13/P/1846/F 31 Griffin Road - Change sheeted slanted garage roof which stands at 2.8m to a pitched roof with the height of 3.0m at its highest point (retrospective).

13/P/1857/F 11 Macleod Close - Ground floor extension to side, front and rear and partial garage conversion

13/P/1878/HHPA 190 Kenn Road - 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 4 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 3.0 metres high.

13/P/1893/F 16 Kings Road - Erection of two storey rear extension

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

**ACTION: Deputy Town Clerk**

**P/13/636 TREE WORKS**

13/P/1744/TPO 7 Pyne Point - 1 Holm Oak - crown reduce to previous pruning points (approx 2m reduction)

13/P/1748/TPO 5 Sercombe Park - 1 Oak - Reduce branches on eastern side by up to 1.5m to balance crown and crown clean

13/P/1755/TPO 30A Cambridge Road - 1 Yew - reduce crown by 1m.

13/P/1775/TPO 63 Cambridge Road - T3 Lime - reduce 5 lateral limbs suffering dieback by up to 3m

13/P/1783/TPO 9 Little Ham - 1 Oak - Reduce crown up to max 1.5m

13/P/1817/WT 26 Wellington Terrace - 1 Holm Oak reduce by 30%; 1 Silver Birch thin crown by 20%

13/P/1819/WT 5 Linden Road - 1 Apple tree fell; 1 Willow tree fell; Large shrubs - remove

13/P/1820/TPO 9 Linkside - 1 Pine remove lower branches overhanging house

All the above applications had been inspected by the Clevedon Tree Warden who had no objections as the work applied for complies with normal tree management.

**RESOLVED:** NO OBJECTIONS to the above eight applications for works to trees.

13/P/1760/TPO 1 Pyne Point - 1 Holm Oak - 20-25% crown reduction, 1 Holm Oak - crown lift over highway to prevent branches obstructing road and pavement and 20-25% crown reduction.

The photo provided by the Clevedon Tree Warden shows this is a pine tree and cutting back 20% of the crown could require cutting back into bare wood which could not produce foliage, leaving the tree unsightly.

**RESOLVED:** RECOMMEND REFUSAL to the tree works. Concern this is an inaccurate application.

**ACTION: Deputy Town Clerk**

**P/13/637 CURRENT CLEVEDON NSC ENFORCEMENT LIST**

The Enforcement Service Manager had indicated that the Enforcement Team is going through changes at present with staff leaving and sickness issues. Ongoing cases are being re-allocated but investigations are taking longer and the Team has to prioritise cases.

**RESOLVED:** To inform The Enforcement Manager that Members do not feel the Clevedon list represents a significant workload and ask that the cases are dealt with as quickly as possible.  
**ACTION: Deputy Town Clerk**

**P/13/638 CONSULTATION ON SUPPLEMENTARY PLANNING DOCUMENT RESIDENTIAL DESIGN GUIDE SECTION 2 – APPEARANCE AND DESIGN OF HOUSE EXTENSIONS AND ALTERATIONS**

The purpose of this 15 page new section of the residential design guide is to provide consistency and detailed guidance for those involved in designing proposals for house extensions. It will be used as a basis for giving pre-application advice to applicants and will form a material consideration in the determination of subsequent planning applications. It is not intended to impose rigid controls over detailed design matters or stifle originality or innovation.

The Planning Committee NOTED this addition to the Residential Design Guide.

**P/13/639 COMMUNITY RESILIENCE PROJECT SNOW WARDENS SCHEME**

NSC is looking to work with Town and Parish Councils to develop a scheme of volunteers.

- NSC will promote encourage and support community engagement with the scheme, training, equipping and developing snow wardens
- NSC will provide public liability cover and health and safety advice
- NSC will work with volunteers and the Parish Council to identify key infrastructure and community sites for monitoring and snow clearance.

The Town Council is asked to identify community areas for snow clearance, promote the scheme and provide storage space for a small amount of donated equipment.

**RESOLVED:** To include an article in the Town Council Newsletter.

**ACTION: Deputy Town Clerk**

**P/13/640 CLEVEDON VISION DOCUMENT – TO PLAN FUTURE ACTIONS**

Councillor Knott had asked for this item to be included. The Committee Chairman reported that a printer's draft of this document will be available soon. NOTED.

**P/13/641 SEVERN ESTUARY FORUM**

Cllr Hatch had been unable to attend. Cllr Watkins reported on the wide ranging subjects discussed at the Forum including; The Bristol Deep Sea Container Terminal and Severnside Airport. No specific items concerning Clevedon. NOTED.

**P/13/642 FOR INFORMATION** Items available at the meeting;  
642.1 PLANNING APPLICATIONS determined since 2<sup>nd</sup> October 2013.

**P/13/643 CHAIRMAN ITEMS FOR INFORMATION**

643.1 HISTORIC TOWNS FORUM – Details of forthcoming events.

**P/13/644 PART 1 ITEMS.**

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.05 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL