

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 15th JUNE 2016

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

IN ATTENDANCE: Cllr D Shopland, Mrs S Turner, Mr R Backhouse.

7.30 PM INFORMAL BUSINESS

1. **CONCERNS REGARDING INCREASED TRAFFIC IN THE AREA AS A RESULT OF DEVELOPMENTS IN KENN AND YATTON**

Sue Turner spoke on behalf of the residents of River Mead off Kenn Road although the issues have an impact on all roads connected with the flow of traffic from Kenn Road through Clevedon. Mrs Turner's detailed notes are attached as Appendix 'A'. Another resident of River Mead had written to Cllr Ap Rees.

2. **APP NO 16/P/1283/F 42 CHARD ROAD – Sub-Division of 42 Chard Road into 2 separate dwellings. Erection of new porch to front of property and demolition of existing rear conservatory**

Mr Backhouse, the applicant, emphasised that there will be no external changes to the property apart from the addition of a small porch therefore the impact on the street scene would be minimal. The property is situated on a corner plot with 4-5 car parking places. The original 3 bedroom house had been previously extended and the extension would form a 2 bedroomed property and the original house a 3 bedroomed property. Mr Backhouse was unsure whether the properties would be sold or rented.

7.50 PM FORMAL BUSINESS

P/16/1229 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr J Norton-Sealey – unwell; Cllr K O'Brien – work commitment.

P/16/1230 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.

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

P/16/1231 MINUTES OF PLANNING COMMITTEE ON 25th MAY 2016

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

P/16/1232 PLANNING APPLICATIONS TO BE CONSIDERED:

The Committee agreed to consider app 16/P/1283/F as the first application to be considered as the applicant was present.

16/P/1283/F 42 Chard Road - Sub-division of 42 Chard Road into 2 separate dwellings. Erection of new porch to front of property and demolition of existing rear conservatory.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS request a condition in the planning permission that the existing garage is tied to the original 3 bedroomed house.

16/P/0986/F 3 Pizey Avenue - Erection of a two storey side extension to existing house to form annex accommodation for dependent relative.

Some concerns raised about the size of the development which is sited next to a bungalow however it was considered that this would not block light to the bungalow.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS request a condition in the planning permission clarifying that this extension is tied to the original dwelling and not deemed a separate dwelling in the future.

16/P/1084/F19 Chard Road - Rebuilding and enlargement of existing detached garage and remove part of front wall to increase access.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1099/F 18 The Avenue - Erection of a single storey rear extension, new garage/utility room following demolition of existing garages and rear conservatory.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1108/O Garden to rear of 78 Walton Road - Outline planning permission for the erection of a detached dwelling and garage. Access to be decided with all other matters reserved for subsequent approval.

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS

16/P/1111/F 40 Beaconsfield Road - Erection of a two storey side extension and a single storey rear extension and the addition of a new vehicular entrance.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1116/F 23 Baker Close - Erection of a two storey extension following demolition of existing garage.

The Committee Chairman reported on his visit to 22 Baker Close. The proposed second floor extension would overlook their bedroom, living room and garage

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider the proposed first floor front bedroom window will impinge on the privacy and amenity of the property at 22 Baker Close. Suggest this could possibly be solved using an enlarged side window and a smaller higher window on the front elevation.

16/P/1128/MMA The Crow's Nest, 5 Ladye Bay - Minor material amendment to planning permission 15/P/0163/F (Erection of a dwelling following demolition of existing dwelling (amendment to approved planning permission 07/P/2630/F) landscaping scheme to include: re-profiling ground into sections and regrading to meet retaining wall footing and platform, hardstanding area, installation of timber sleepers and timber edged gravel steps.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

16/P/1166/F 16 Bay Road - Construction of an elevated garden platform with parking under to the front of the property.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1196/F Garden area at Tor Na Coille, Strawberry Hill - Erection of a two storey detached dwelling.

RESOLVED: VOTE: 7 FOR 1 ABS RECOMMEND REFUSAL concern; 1) about the access from the turning circle; 2) the effect of this development on this scenic area.

16/P/1199/F Unit 6 Carey Development, Tweed Road - Change of use B1/B8 business/storage to D2 fitness studio

Some members supported continued use by light industry, other members recalled industrial units that had been empty for 20 years. It was generally felt that it was good to see units in use as there were concerns about possible future brownfield sites for development.

RESOLVED: VOTE: 6 FOR 1 AGAINST NO OBJECTIONS

16/P/1231/F Lucki WE, Holly Lane - Erection of a single storey detached 4no bedroom dwelling following the demolition of existing house and outbuildings with new boundary walls and fences.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/1234/LDE 2 Careys Close - Certificate of Lawful Development existing for the erection of a rear conservatory.

RESOLVED: TO NOTE THIS APPLICATION no member present had any knowledge of this development.

16/P/1237/F 1 Blackmoor - Erection of a single storey side extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1250/F 157 Old Church Road - Erection of a detached chalet style bungalow following the demolition of the existing dwelling.

Members recalled that the previous application for a larger dwelling had overpowered the adjacent properties however this application is for a smaller chalet bungalow. Members were saddened that these World War I dwellings are now uninhabitable.

RESOLVED: VOTE: 6 FOR 1 AGAINST NO OBJECTIONS

16/P/1274/F18 Sumerlin Drive - Erection of a boundary fence.

RESOLVED: VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL consider this boundary fence on a corner plot may obstruct the vision of motorists.

16/P/1293/F 45 Hill Road - Application for the variation of condition Nos 2,3 and 5 on application 09/P/2107/G (Change of use from shop and basement (use class A1) to incorporate café use (use class A3), whilst retaining aspects of existing A1 retail goods (to be displayed between both floors) and existing treatment room (class D2 use) in basement.) to allow a) food and drink to now include alcoholic drinks and include roasting and baking of traditional meals and incorporate the addition of roast meats and vegetables to the food already permitted b) the incorporation of an additional ventilation system and c) an extension of business opening hours to now open 8.30 am to 11.00 pm Mon to Sat and 10.00 am to 10.00 pm on Sunday. *Concerns expressed about the number of licensed premises in Hill Road and the hours of business.*

RESOLVED: VOTE: 5 FOR 2 AGAINST NO OBJECTIONS subject to confirmation of the location of the extraction system. Concern that the ventilation will not impinge adversely on nearby residents in this Conservation Area in respect of noise and smell.

P/16/1233 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/1146/HHPA Mycroft, 75 Strode Road - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond rear wall of the original house by 3.4 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.7 metres high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1163/HHPA 35 Yeolands Drive - 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 3.9 metres; 2) have a maximum height of 2.5 metres and 3) have eaves that are 2.2 metres high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1172/HHPA 6 Yeo Way - 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 3.25m; 2) have a maximum height of 3.4m and 3) have eaves that are 2.3m high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1213/NMA 10A Coleridge Road - Non material amendment to planning permission 16/P/1007/NMA (Erection of a single storey extension to north-west elevation and install galzed opening to ground floor west elevation) to allow the north wall to be built in timber frame construction not stone.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1233/HHPA 24 Yeo Moor - 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 3.2 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1296/NMA Highcliffe Hotel, Wellington Terrace - Non-material amendment to application 15/P/1340/F (Variation to Condition 3 (approved drawing) of approved planning application 12/P/0430/F (Refurbishment of two villas and construction of a full height infill extension to accommodate a change of use from a hotel into 14no self contained two bedroom apartments) to allow minor alterations to elevations and floor plans. Removal of Condition 12 of 12/P/0430/F (Code 3 Sustainable Homes as the Code no longer applies) to allow for roof lights above parapet level to be altered from 16.5 m2 to 7.8 m2.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/16/1234 TREE WORKS APPLICATIONS TO BE CONSIDERED;

16/P/1193/TPO 39 Cannons Gate - 3 x ash reduce height by 3m; reduce side branches (3 branches) back to fence by 2m to provide clearance to the garden of 39 Cannons Gate.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1238/TPO 8 Wells Road - T1 Ash Re-pollard to previous pollard points at approximately 6 m height.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

16/P/1302/WT 27B Dial Hill Road - G1 Holm Oak - reduce height by up to 2m. It had not been possible to view this tree on the site.

RESOLVED: TO DEFER to the next meeting and ask the Clevedon Tree Warden to report on this tree application.

ACTION: Deputy Town Clerk

P/16/1235 REPORT OF SITE MEETING – APP NO 16/P/0916/F ASDA, TWEED

ROAD – Proposed service yard extension to provide improved access for delivery vehicles, relocation of access road to car park and reconfiguration of car park to allow for service yard extension.

Members generally felt that this was not an ideal site for a supermarket and there were limited options to improve access for delivery vehicles. The service yard would still be very limited in size to accommodate the turning of these long vehicles. The main objection was the fact that the new entrance and egress from the customer car park is very close (18m) from the junction of Tweed Road and Strode Road.

A vote for NO OBJECTIONS was lost.

RESOLVED: VOTE: 4 FOR 3 AGAINST RECOMMEND REFUSAL consider the entrance and exit from the customer car park to be too close to the busy junction of Tweed Road and Strode Road.

ACTION: Deputy Town Clerk

P/16/1236 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE;**1236.1 PRESENTATION BY RESIDENT, SUE TURNER**

- RESOLVED:** 1) To ask NSC for the NSC Councillors for Clevedon Yeo and Clevedon South to be given permission to call in the application for the St Modwen Site if necessary and that Clevedon be formally consulted on this application when submitted as it is close to the Clevedon boundary and will have a major effect on the infrastructure of Clevedon.
- 2) To refer the presentation made by Sue Turner to the next Transport & Highways Committee for detailed consideration with regard to the likely effect of increased traffic in and around Clevedon as a result of the many proposed developments and those already under construction in Yatton, Claverham and Kenn. The Committee to give consideration to the possible need for a new slip road on the East side of the junction 20 motorway roundabout and the introduction of a dual carriageway on Central Way as part of section 106 funding.

**P/16/1237 APPLICATION FOR STREET CAFÉ LICENCE – TEATRO LOUNGE,
CURZON CINEMA, OLD CHURCH ROAD P/16/1223**

RESOLVED: The Committee ratified the decision taken by members to accept the reduction of external customer hours from 23.00 to 22.00 for a total of six tables outside the Teatro Lounge.

P/16/1238 CONSULTATIONS:

1238.1NSC DRAFT LOCAL DEVELOPMENT ORDER required to simplify the planning requirements associated with certain types of development on a specific identified site within the Weston Business Quarter (Weston Airfield). Consultation ends 8 July 2016. <http://consult.n-somerset.gov.uk/consult.ti/FoodLDO/consultationHome>
Some concerns highlighted as to why certain sites and developments should not have to comply with the normal planning requirements.

RESOLVED: TO DEFER consideration until the next meeting of the Committee.

ACTION: Deputy Town Clerk

1238.2NSC CORE STRATEGY SUSTAINABILITY APPRAISAL SUPPLEMENTARY REPORT. Consultation ends 22 June 2016. www.n-somerset.gov.uk/corestrategy

RESOLVED: NO COMMENTS made at this meeting.

P/16/1239 FOR INFORMATION The Committee received and noted the following;

1239.1PLANNING APPLICATIONS determined since the Planning Committee meeting on 25th May 2016.

1239.253A DIAL HILL ROAD – Reply from Mrs Graham 55 Dial Hill Road. Cllr Hall to follow the enforcement action on the raised platform.

P/16/1240 CHAIRMAN ITEMS FOR INFORMATION

1240.1NEIGHBOURHOOD RIGHT OF APPEAL IN THE HOUSING AND PLANNING BILL
The Chairman confirmed that Dr Liam Fox MP had voted for this amendment on 3rd May 2016.

P/16/1241 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9. 47 pm

DATE:.....