

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 17th FEBRUARY 2016

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

IN ATTENDANCE: Cllr D Shopland, Mr & Mrs R Grinyer – part of the meeting.

7.30 pm INFORMAL BUSINESS – APP NO 16/P/0245/F 12A THACKERAY ROAD

Mr R Grinyer who lives directly opposite the application site raised the following main objections to the extension;

- No pre-application engagement with neighbours and interested parties.
- The plans do not comply with NSC Residential Design Guide Section 2.
- The front elevation is out of character with the local area and does not sit comfortably with the street scene.
- The extension does not enhance or maintain the architectural integrity of the original building in terms of shape; scale; roof shape; window openings; materials – cladding; finishing details – nothing to reflect the architectural details of the existing building.

Mr Grinyer pointed out that an extension to the adjoining property no 14 was completed and approved in 2007 without objection as it complied with the guidelines. He also highlighted the fact that a restrictive covenant prohibiting any new building above ground floor level on land in the area including 12a is being explored.

7.40 pm FORMAL BUSINESS

P/16/1150 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr A Giles-Townsend work commitment; Cllr J. Norton-Sealey - family commitment.

P/16/1151 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/0259/F Cllr C Hall declared a personal interest as he is known to the applicant.

P/16/1152 MINUTES OF PLANNING COMMITTEE ON 20th JANUARY 2016

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

PART 1

P/16/1153 N SOMERSET SITE ALLOCATIONS PLAN (CONSULTATION DRAFT)

The formal consultation and the NSC briefing session for Town and Parish Councils has been postponed as the plan has been called in for scrutiny. Extracts concerning Clevedon site allocations had been circulated to all Clevedon Town Councillors.

RESOLVED: TO RECOMMEND THAT COUNCIL consider **Schedule 1 of the Site Allocation Plan** - Proposed large sites for residential development for Clevedon and in particular the proposed use of; 1) land North of Churchill Avenue – currently used as much needed open space in this area; 2) the Millcross site – previously allocated

P/16/1153 N SOMERSET SITE ALLOCATIONS PLAN (CONSULTATION DRAFT)

continued...

for a new hospital site. The recommendations of Council to be forwarded to NSC prior to the deadline.

With regard to Schedule 5 of the Site Allocation Plan – Proposed sites for Local Green Spaces. Members felt it was necessary to safeguard the sites listed and others not listed. The following sites were identified by Councillors;

Brookfield Walk - – Open Space adjacent to Millennium Orchard

Westbourne Housing Estate open spaces

Land east of Moor Lane allotments

Clevedon Cricket Field and play area – Esmond Grove

Play area on Walton Road

All Saints Church and School Playing Field – Glebe Field

Coleridge Fields Playing Fields

Clevedon Court Hill

Land at Walton Castle

Land by Land Yeo River at Somerset Road / Kingston Avenue

Land at Teignmouth Road/Beaconsfield Road junction

Teignmouth Road Play Area

Cherry Avenue Play Area

Kenn Moor Drive/ Hazell Close Football Field and Play Area

RESOLVED: ALL CLEVEDON TOWN COUNCILLORS asked to walk their wards 1) confirm the descriptions of those open spaces listed above; 2) identify open spaces to be added and report their findings to the Chairman of the Planning Committee or the Deputy Town Clerk for consideration at the next meeting of the Planning Committee.

ACTION: ALL CLEVEDON TOWN COUNCILLORS

NB: NSC has assured the Town Council that the deadline for comments on the Site Allocation Plan will be after the Town Council meeting on 20th April 2016. These items will therefore be considered at that meeting not on 24th February 2016 as discussed at the meeting.

The Committee agreed to consider app 16/P/0245/F as the first planning application to be considered as residents with an interest in the application were present.

P/16/1154 APP NO 16/P/0245/F 12A THACKERAY ROAD – Erection of a first floor extension over existing double garage. See Informal Business above.

Members generally agreed that although the covenant on the land should be followed up, this was a civil matter and not a planning reason to refuse.

RESOLVED: VOTE 9 FOR 0 AGAINST RECOMMEND REFUSAL consider the proposed first floor extension front elevation; 1) Does not enhance or maintain the architectural integrity of the original house; 2) Is therefore out of keeping with the street scene; 3) Does not comply with the NSC Residential Design Guide.

The residents left the meeting.

ACTION: Deputy Town Clerk

P/16/1155 PLANNING APPLICATION DEFERRED FROM THE LAST MEETING;

15/P/2891/F Land and Buildings at Court Lane - Change of use of an agricultural building to equestrian use to include 5no stables and 1no tack room. Change of use from agricultural land to mixed equestrian and agricultural use. Construction of a manege.

P/16/1155 PLANNING APPLICATION DEFERRED FROM THE LAST MEETING;

Due to time restraints, comments were required by 8 February 2016, the observations made at the last Planning Committee were forwarded to NSC with the proviso that they would need to be ratified at this meeting.

RESOLVED: To ratify the following comments sent to NSC;

- The welfare of the horses on these water logged fields, presumably the number will increase if the application is approved and not all will be able to be housed in the 5 stables.
- Conflict of interest with the other lawful uses for this site – light industry, storage and distribution, residential accommodation and maintenance of good vehicles.
- With the introduction of a large manege it is presumed there will be more than 5 horses and this will become a riding school. There are therefore concerns about highway safety for children in particular riding along the adjacent fast moving road (B3130).

NSC had now approved the application. The planning permission states that use of the stables and manege is limited to a maximum of five horses and cannot be used for any commercial purposes. Also a dedicated parking area is required.

P/16/1156 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

16/P/0080/MMA Lidl Food Store, Great Western Road - Minor material amendment application to planning permission 14/P/2362/F (erection of a single storey rear extension to the west elevation and alterations to shopfront on east elevation, extending glazing to full height and re-clad remaining gable and soffits/fascia) to vary condition 2 to allow for revised Articulated Vehicle tracking plan.

Members expressed concern as to whether the articulated lorries would use the turning circle as it was very tight.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS 1) suggest an alternative access is investigated further down Coleridge Vale Road North which may facilitate better use of the tracking plan; 2) suggest monitoring by NSC Highways. 3) The Town Council Transport & Highways Committee also to be asked to monitor the revised tracking plan for Lidl deliveries.

16/P/0115/F 29 Kenn Road - Replacement of window, removal of door and installation of a roof light.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

16/P/0138/F 21 Old Church Road - Conversion of ground floor under-croft into residential flat.

A Clevedon Town Councillor for West Ward reported that part of this area is currently being used by the restaurant for an extraction unit and cold store.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

16/P/0142/F 1 Conygar Close - Retrospective application for a single storey side and rear extension and a dormer window.

It appeared that this extension had been built some time ago and felt planning enforcement had been slow to investigate this case.

RESOLVED: VOTE: 8 FOR 2 ABS NO OBJECTIONS

P/16/1156 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;continued...

16/P/0196/F 43 Valley Road - First floor side extension over existing playroom.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

16/P/0209/F 36 Dial Hill Road - Replacement first floor to create 3 bedrooms, following removal of existing first floor and conservatories.

There were some concerns as to whether this four storey dwelling was in keeping with the area. However it was generally felt that Dial Hill Road has a vast array of different house designs.

RESOLVED: VOTE: 5 FOR 2 AGAINST NO OBJECTIONS

16/P/0244/HHPA 39 Staples Close - 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 6 metres; 2) have a maximum height of 3.85 metres and 3) have eaves that are 2.5 metres high.

A Clevedon Town Councillor for South Ward had forwarded her comments of no objections. The application was for noting only.

16/P/0251/MMA Unit 1 Crabtree Farm, Tweed Road - Minor material amendment to planning application 14/P/1738/MMA (Minor material amendment to 10/P/0438/F4 - (Extension of time for outline application 05/P/1403/O - Alterations and extensions to existing dwelling to create 5 linked dwellings including associated external works and erection of a separate dwelling) and to approved reserved matters 08/P/1994/RM to change first floor window to east elevation of unit 1) to allow the leylandii trees on the western boundary to be removed and replaced with hornbeam trees.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS to the removal of the leylandii trees on the western boundary provided they are replaced with hornbeam trees and managed in future.

16/P/0254/F & 16/P/0255/LB 91-93 Hill Road - Change of use from shop (A1) to restaurant (A3). New shop front to include the creation of 2 no new entrance doors Internal works to include removal of partition wall, extend raised seating area and existing opening infilled with part glazed screen.

It was felt this was a sympathetic design making good use of the vacant shop.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

16/P/0259/F Campbells Landing, 22 The Beach - Erection of a first floor extension to the side elevation. Changes to the fenestration on the ground floor front elevation. 2no new door openings from existing building at first floor level, 1no new door opening off single storey extension at ground floor level. New fire escape pathway and steps from flat roof onto public pavement.

Members were concerned about the extension to this establishment to accommodate 200 diners with no parking provision. This area is already heavily congested as residential properties have very limited off street parking provision. There are also a large number of cafes and restaurants in the close vicinity with the Pier restaurant due to open soon. Some Members spoke for the extension in that it would help to promote the seafront and make an asset of the currently empty building.

P/16/1156 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;continued...

RESOLVED: VOTE: 4 FOR 3 AGAINST 1 ABSTENTION RECOMMEND REFUSAL consider the scale of the extension (200 diners) to be over development of this site which has no parking provision. The area is already congested with little off street parking provision for residents or businesses.

16/P/0270/F 24 Yeoward Road – Proposed side/front extension and replacement garage roof.

A Clevedon Town Councillor for South Ward had forwarded her comments of no objections.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/0274/F The Boat House, Ladye Bay – Single and two storey side and rear extensions, single storey rear extension, creation of covered car port/terrace.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

16/P/0275/MMA South Field, Clevedon Hall Estate, Victoria Road – Minor material amendment to planning permission 15/P/1538/MMA (Minor material amendment for the variation of condition 2 of 15/P/0462/F (Variation of conditions 12 and 14 and removal of condition 17 of planning permission 12/P/1539/F (Erection of 42no dwellings (use Class C3) and 8 no self-contained hotel suites (use Class C1) and associated works including hard and soft landscaping, car parking, integral open space and internal roads and paths following the demolition of the existing school buildings and hardstanding. Listed Building alterations to existing estate wall and the formation of 2 no new openings in the walled garden wall. Proposed alterations to Elton Road vehicular and pedestrian access) to allow changes to the alignment and design of the properties within the South Field) to allow tegula blocks – harvest to be used in place of resin bounded gravel.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS to the harvest colour tegula blocks.

16/P/0295/F 9 Seavale Road – Single storey rear extension.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

16/P/0308/F 4 The Leys – Single storey front extension to form wc.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

16/P/0309/F Maurice Fox Hall, 45 Old Street – Change of use from St John Ambulance Hall (D1) to offices, storage and yard for building company at ground floor level (mixed use (B8, B1(a) and (c) Erection of 1no self-contained flat with roof terrace at first floor level (C3).

Some concerns raised about possible noise disturbance from the roof terrace.

RESOLVED: VOTE: 8 FOR 1 ABSTENTION NO OBJECTIONS subject to a condition included in the planning permission to restrict the hours of use for the building company at ground floor level to Monday – Friday 7.00 am – 6.00 pm; Saturday 8.00 am – 12 noon; Sunday no working. This could help to safeguard the amenities of the adjacent residential properties.

P/16/1156 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;continued...

16/P/0333/LB & 16/P/0334/F 10 Wellington Terrace - Alterations and refurbishment to include: external works a new dormer window to NW elevation, erection of a lower ground and ground floor extension with stairs, ramp and veranda following demolition of existing extension on NE elevation, replace external render and down pipes, alterations to doors/windows, alterations to front boundary wall and gate posts and landscape garden. Internal alterations to include: ceiling heights raised in second floor bedrooms, remove internal partitions and open up archways, block up doors, convert stables into workshop, reinstate fireplaces, install new staircase for access between coach house and stables.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS.

16/P/0339/F Lucki WE, Holly Lane - Front, rear and side extensions following demolition of existing entrance hall.

The Clevedon East Ward NSC Councillor intended to raise questions as to the state of the whole building.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS.

ACTION: Deputy Town Clerk

P/16/1157 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED AS**FOLLOWS:**

16/P/0155/TPO 29 Staples Close - T1 Ash - fell or reduce height significantly.

Members felt it would be difficult to reduce the height sufficiently without damaging the tree. It was also noted that there are a number of other trees in this area of a similar height.

RESOLVED: VOTE: 5FOR 3 AGAINST NO OBJECTIONS to felling the tree.

16/P/0238/WT St Christophers Court, Wellington Terrace - T1 Holm Oak - pollard to previous pollard points reducing by 3-4m; T2 - T5 Sycamore - Fell. *The Tree Warden had provided photographs of the trees which were now unsightly due to repeated pollarding. She had no objections provided the trees were replaced.*

RESOLVED: VOTE: 7 FOR 1 AGAINST NO OBJECTIONS to the felling of the sycamore trees provided they are replaced with standard silver birch trees.

16/P/0281/WT Flat 3, 25 Victoria Road - T1 Holly - Fell.

It was noted from the photographs take by the Tree Warden that the tree is causing cracking in the boundary wall.

RESOLVED: VOTE: 6 FOR 1 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/16/1158 NSC SITES AND POLICIES PLAN PART 1 DEVELOPMENT MANAGEMENT POLICIES

All the documents were available to Councillors on the NSC website www.n-somerset.gov.uk/sandpexamination and a paper copy had been made available in the Town Council Office. Deadline for comments 2nd March 2016.

RESOLVED: To NOTE the proposed main modifications which concerned a wide range of policies and development issues.

P/16/1159 NOTICE OF APPEAL

App No 15/P/2003/O Outline planning permission for the erection of a dwelling in the rear garden of 16 Dial Hill Road. To be determined on the basis of written representations.

Neighbours of the above property had emailed urging the Town Council to re-confirm its objection to this application.

RESOLVED: To re-iterate to the Planning Inspectorate the previous comments of Clevedon Town Council on this planning application.

ACTION: Deputy Town Clerk

P/16/1160 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1160.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 20th January 2016.

1160.2 FORMAL NOTICE OF TREE PRESERVATION ORDER Moor Lane Clevedon.

1160.3 NSC LICENSING notification of applications made for various licences – none.

P/15/1161 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/15/1162 TO DETERMINE PART I ITEMS

Part 1 item – NSC Site Allocation Plan

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.34 pm

DATE:.....