

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 2<sup>nd</sup> DECEMBER 2009**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs C Francis-Pester, C Hall, P McNeill, D Shopland from 7.35 pm  
 C Wring, Mrs I Johnson – Committee Clerk

**IN ATTENDANCE:** Cllrs R Garner, L Knott.

**P/09/178 APOLOGIES** - None

**P/09/179 DECLARATIONS OF INTEREST**

App 09/P/1898/ADV Cllrs J Norton-Sealey and C Hall declared a personal interest – known to the applicant

Apps 09/P/2024/LB & 2025/F Cllr C Wring declared a personal interest her husband being a Church Warden at St John's Church and took no part in the discussions.

**NOTE:** District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

**P/09/180 MINUTES**

The minutes of the Planning Cttee meeting held on 11 November 2009 were approved and signed.

**P/09/181 UPDATES ON ACTION ITEMS NOT ON AGENDA** - None

<p><b>Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b></p>
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**P/09/182 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

09/P/1898/ADV Edinburgh Hse, 1-5 Bellevue Rd – Non illuminated fascia sign, non illuminated hanging sign and non illuminated window sign.

09/P/1899/F The Knoll and land adj to south Chapel Hill Change of use from nursing home with recreational tennis court to dwelling with recreational tennis court. To include erection of two storey extension with raised terrace to south elevation. Alterations to annexe on north elevation. Hard and soft landscaping including engineering works following demolition of 3 extensions and detached outbuilding. Resurfacing and extension to tennis court to south west of site outside curtilage following demolition of timber shed.

Some concern about the number of plans being submitted for this development. The North Ward District Councillor provided a summary of the previous applications. Members generally felt it was commendable to restore this historic building which had suffered many years of neglect. VOTE 4 FOR 0 AGAINST

09/P/1918/F 23 Hazell Close – First floor rear extension over existing kitchen single storey rear extension and conversion of conservatory into dining room.

09/P/1940/F Clevedon Court, Tickenham Road – Reinstate first floor to carpenters shop and associated repairs.

09/P/1941/F 46 Brookfield Walk – Single storey side extension.

P 2 Dec 09

RATIFIED on 21<sup>st</sup> DECEMBER 2009

**P/09/182 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued...

- 09/P/1947/F Market Hall, 5 Alexandra Road – Continued use as fitness centre and café without compliance with conditions 3 and 4 of approvals 03/P/2107/F and 03/P/2660/F to enable café to utilise area outside of the building for seating. (Retrospective).
- 09/P/1953/F 9 Edward Road – Erection of first floor rear extension.
- 09/P/1966/F 18 Edward Road South – Garden room, pergola and decking to rear.
- 09/P/1967/F 7 Marine Parade – Replacement windows.
- 09/P/1977/F 22 Robin Lane – Single storey rear extension to include 4no rooflights and raised decked area. Loft conversion to include dormer window to east elevation.
- 09/P/1982/F 53A Dial Hill Road – Single storey side extension.
- 09/P/1986/F Dudley House, Beach Avenue – Two storey office building with associated car parking following demolition of existing B1 buildings. The West Ward District Councillor had received some objections.
- It was noted the area had previously been designated an industrial site. Some concern expressed about the scale of the development in a residential area. VOTE 4FOR 1 AGAINST
- 09/P/2004/F 30 Kings Road – Two storey rear extension to include a platform lift.
- 09/P/2021/F 30 Thackeray Avenue – Erection of single storey front extension and rear conservatory.
- 09/P/2024/LB & 09/P/2025/F St John's Church, St John's Road – Extension to Church Hall, installation of an entrance to west elevation of Grade II\* Listed Church and alterations to access.
- 09/P/2026/F Bognor House Day Nursery, 114 Old Church Road – Conservatory to north elevation.
- RESOLVED:** NO OBJECTIONS to the above seventeen planning applications.
- 09/P/1912/F 4 Durbin Park Road – Single storey rear extension.
- RESOLVED:** NO OBJECTIONS however concern that the property will be closer to the land at No 2 Durbin Park Road where development has been refused in the past due to adverse impact on the living conditions of neighbouring residents. Suggest the applicant of this application should use this extension as an objection to future development at the adjacent property.
- 09/P/1917/F Arrigadeen Nursing Home, 20 Cambridge Road – Three storey extension to south-east elevation to provide eight bedrooms and lounge. Members received four objections. The principal objections being overdevelopment of the site (the nursing home has previously been extended over the years); overlooking of neighbouring properties and close to the boundary and reduction in car parking.
- RESOLVED:** RECOMMEND REFUSAL the proposed extension considered to be overdevelopment of this site.
- 09/P/1927/F & 09/P/1928/LB 87 Hill Road – Conversion of basement to create self contained bedroom flat. Removal of disused retail space to front of property. Creation of new front garden off Hill Road forming access to new flat and secondary access to house. Erection of new railings and gate to front of property.
- NO OBJECTIONS however request confirmation the empty retail premises have been advertised to establish there is no possibility the property could remain in retail use. **ACTION COMMITTEE CLERK**

**P/09/83 TREE WORKS**

09/P/1884/WT 31 Princes Road – Works to Holm Oaks.  
 09/P/1889/WT Morrisons, The Triangle – Works to Poplar.  
 09/P/1994/TPO In front of 23 Marson Road – Works to Robinia.  
 09/P/2003/TPO 5 Friary Close – Works to Holm Oak.  
 09/P/2030/TPO 63a Cambridge Road – Works to Macracarpa.

**RESOLVED:** NO OBJECTIONS to the above works to trees.

**ACTION COMMITTEE CLERK – FORWARD COMMENTS TO NSC**

**P/09/84 APPOINTMENT OF A CLEVEDON TREE WARDEN P/09/176**

Mr Quinney had replied. He had no suggestions for a volunteer to take over the role of Tree Warden for the town.

**RESOLVED:** To include an article with information about the role of Tree Warden in the next Town Council newsletter.

**ACTION CLLR L KNOTT**

**P/09/85 PLANNING COMMITTEE BUDGET 2010/2011**

There was some debate regarding the inclusion of a small contingency sum for the Committee for the next financial year. However it was generally felt that following the restructuring of the standing committees, the Planning Committee no longer required a separate budget.

**RESOLVED:** **TO RECOMMEND TO THE FINANCE & GENERAL POLICY COMMITTEE** that no budget is allocated to the Planning Committee for 2010/2011.

**P/09/86 CONSIDERATION OF A JOINT RESPONSE TO THE CONSULTATION THE NATIONAL GRID HINKLEY POINT C CONNECTION PROJECT**

Wraxall & Failand Parish Council had written suggesting local town and parish councils consider setting up a 'fighting fund' with which to resist and challenge the National Grid Hinkley Point C Connection Project. Other local councils had emailed their concern and were considering a co-ordinated response to the consultation.

It was reported the National Grid would be making some alterations to the route to avoid settlements. It was thought any underground or undersea cabling could be prohibitively expensive and consequently there could be excessive increases in fuel costs in the future.

**RESOLVED:** NOT TO COMMENT.

**P/09/87 NOTIFICATION OF THE END OF THE FOREST OF AVON PARTNERSHIP**

The Committee received this notification and the request for funding for the new Forest of Avon Trust.

**NOTED**

**P/09/88 DATE FOR NEXT MEETING OF THE PLANNING COMMITTEE**

The next meeting of the Planning Committee is scheduled for Wednesday 23 December 2009. It was agreed to cancel this meeting as it is close to Christmas and actions would not be carried out until the New Year. The next meeting will therefore be on **Wednesday 6 January 2010**. In view of this decision it was agreed to consider the two planning applications received since the agenda had been prepared which required comments before Christmas;

- 09/P/2060/F 2 East End Cottage, Tickenham Road – Rear conservatory.
- 09/P/2067/F 8 Old Street – Replacement of existing manual swing front entrance/exit doors with auto-slide door.

**RESOLVED:**1. NO OBJECTIONS to the above two planning applications.  
 2. Arising from App 09/P/2067/F and the fact the Spar Shop is to become a Co-Operative Store to include the Post Office from the Triangle. It was agreed to write to NSC and request; that in the light of increased pedestrians (many elderly) crossing in this area, the travel safety scheme proposed for Chapel Hill/Old Street be re-examined. Also express concern about the bus stop in the Old Street parking bay.

It was reported that the Transport & Highways Committee had requested a review of the parking restrictions for the Old Street parking bay and had suggested 30 minute waiting.

**ACTION COMMITTEE CLERK – FORWARD COMMENTS TO NSC**

**P/09/89 FOR INFORMATION** The Committee **RECEIVED AND NOTED**

- 89.1. PLANNING APPLICATIONS determined since 11 November 2009.
- 89.2 APPLICATION FOR STREET TRADING CONSENT – Clevedon Flower Show 9 am – 4 pm on 12 and 19 December 2009 to sell Christmas Table Decorations in Queens Square. Deadline for comments 19 November 2009.

**P/09/90 URGENT ITEM APPLICATION FOR STREET TRADING CONSENT CONTINENTAL MARKET IN QUEENS SQUARE**

The Committee received the above application for a Market on Sunday 13 December 2009.

**RESOLVED:** NO COMMENTS

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 8.25 pm

DATE:.....