

CLEVEDON TOWN COUNCIL

PLANNING MEETING HELD ON 22nd JULY 2020 AT 7.30PM HELD VIA ZOOM VIRTUAL MEETING DUE TO COVID 19 PANDEMIC AND IN LINE WITH GOVERNMENT DICTATES

This meeting was held under The Local Authorities and Police and crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England & Wales) Regulations 2020 section 5

ZOOM VIRTUAL MEETING RESPONSES RECEIVED FROM:

Chairman of the Committee – Cllr A Everitt
Councillors N Barton, B Cherokoff, C Francis-Pester, B Hatch, G Hill, K O'Brien,
A Shopland, D Shopland, J West & R Westwood
Mrs P Heath – Town Clerk & Committee Clerk

IN ATTENDANCE: Cllr C Blades and two members of the public

7.30 PM INFORMAL BUSINESS

20/P/1097/FUH - The applicant advised Committee members that the proposed fence is to secure the garden of the property.

20/P/1191/FUL – The owner of the property advised Committee members the building would be used by a business using the space for office use, including a small meeting room. The owner of the property confirmed that the window in the meeting room will be removed so that it does not overlook the neighbouring property.

7.40 PM FORMAL BUSINESS

20/P/1974 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr H Young due to another commitment.

20/P/1975 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 17TH JUNE 2020

Members of the Committee **AGREED** to the minutes of the meeting held on the 17th June 2020, which were ratified at Full Council on 8th July 2020.

20/P/1976 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

Cllr Hatch declared an interest in application, 20/P/1097/FUH as she knows the applicant.
Cllr West declared an interest in application 20/P/1251/FUL as she knows the applicant.
Cllr Shopland declared an interest in application 20/P/1135/CQA as he knows the applicant.

20/P/1977 TO RESPOND TO THE FOLLOWING PLANNING APPLICATIONS

20/P/1097/FUH – 9 Claremont Gardens – South Ward – Erection of new timber fence
DECISION – SUPPORTS by 11 Votes to 0.

20/P/1191/FUL – 1 Custom House Court, 80D Kenn Road – South Ward – Construction of a first-floor side extension and covered cycle store below.
DECISION – SUPPORTS by 10 Votes to 0.

20/P/1135/CQA – Land to the South East of, Newhouse Cottage, Moor Lane (off Court Lane) – East Ward – Prior approval for the CoU from agricultural building (Sui Generis use) to 1 dwelling (Use Class C3) with operational development consisting of replacement of corrugated roof with tiled roof, new windows and doors, infilling of redundant openings, rendering of blockwork and timber cladding.

DECISION – Application withdrawn by applicant on 16 July 2020.

20/P/0846/LBC – Claremont Hall, 17 Highdale Road – Walton Ward – External refurbishment to rear elevation of Claremont Hall. Repairs and redecoration to external render and window frames, redecoration to garden boundaries and metal railings and external doors, installation of railings (to match existing), replacement of fascia, soffit and barge boards with similar timber units and repair to deteriorated masonry windowsill.

DECISION – SUPPORTS by 10 Votes to 0.

20/P/1164/FUH – 54 Chipping Cross – Yeo Ward – Erection of a two-storey side and single storey rear extension.

DECISION – SUPPORTS by 10 Votes to 0.

20/P/1270/MMA – 8 Jesmond Road – West Ward -Minor material amendment to planning permission 19/P/2725/FUL (convert existing 9 bed dwelling into 2no. 5 bed dwellings and erection of a 2 storey side extension) to allow for an external staircase and omission of lower ground floor porch.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/1343/FUH – 1 Pizey Avenue – West Ward – Proposed erection of a first-floor extension with dormer windows to the front and rear elevations. Demolition of existing single storey garage and proposed erection of a double garage.

DECISION – REFUSED by 10 Votes to 0.

Proposal is an overdevelopment of the site. Objections submitted on NSC portal from neighbouring properties with concern of loss of privacy if extension is built. Development proposed is not in keeping with street scene.

20/P/1356/FUH – 10 Crawford Close –Yeo Ward – Part demolition of existing garage and proposed erection of a single storey rear extension.

DECISION – SUPPORTS by 10 Votes to 0.

20/P/0997/NMA – 21 Edward Road South – Walton Ward – Non-material amendment to application 18/P/5220/FUH (proposed first floor side and rear extension to existing detached dwelling, and alteration to ground floor rear roof profile). To allow the relocation of window on new outside wall to the existing wall at first floor and removal of proposed first floor extension over garage

DECISION – Application withdrawn by applicant on 3rd July 2020.

20/P/1257/FUH – 14 Old Street – East Ward – Proposed render of existing stonework to front elevation of the house in a conservation area.

DECISION – SUPPORTS by 11 Votes to 0. Committee members noted the content of the Design & Access and Heritage statements concerning the stone render work.

20/P/1276/FUH – Westerley, 14 All Saints Lane – East Ward – Demolition of existing front conservatory, erection of new porch and first floor dormer to front. Infill extension to rear with associated alterations. Replacement of existing tiling to rear dormer with timber cladding. Replacement of existing roof tiles throughout, composite/fibre cement type slates
DECISION – SUPPORTS by 9 Votes to 0.

20/P/1289/FUH – 1 The Zig-Zag – Walton Ward – Proposed erection of a single storey first floor side extension.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/1251/FUL – Tor Na Coille, Strawberry Hill – East Ward – Erection of a two-storey detached dwelling house

DECISION – REFUSED by 11 Votes to 0.

A contentious site for a large and overbearing property that would be out of keeping of the other properties in this scenic area. Concern was also raised about the access from the turning circle as stated on the previous application submitted for this site.

20/P/1262/FUL – Pacific House, 4 Alexandra Road – Walton Ward – The change of use of an existing retail outlet to office space. No external changes.

DECISION – SUPPORTS by 8 Votes to 1 Abstained.

20/P/1369/FUL – 31 Old Street – East Ward – Sub-division of existing first floor flat and second/third floor maisonette into 5no. self-contained flats, including second floor extension, a side dormer extension and roof extension (resubmission of planning application 19/P/2415/F)

DECISION – REFUSED by 11 Votes to 0.

The proposed development will be overbearing on the neighbours and street scene. There is also not enough provision for parking outside the property.

20/P/1377/FUH – 15 Walton Road – East Ward – Demolition of outbuildings and removal of decking and balustrading. Proposed erection of a two-storey side and rear extension.

DECISION – SUPPORTS by 10 Votes to 1 Objection

20/P/1440/FUH – 3 The Avenue – Walton Ward – Proposed three storey side extension and rear extension to garden level.

DECISION – REFUSED by 8 Votes to 1 Objection

The proposed development is too large and overbearing on the neighbouring properties. Also, the proposals are not in keeping with the street scene.

20/P/1159/FUL & 20/P/1160/LBC – 5 Highdale Road – Walton Ward – Listed building consent to redesign of front garden to allow wheel access to property via ramp
DECISION – SUPPORTS by 10 Votes to 0.

20/P/1333/FUL – 11A Bellevue Road – Walton Ward – Proposed change of use from existing retail unit (A1) to 1no. bedroom residential unit (C3)
DECISION – SUPPORTS by 9 Votes to 0.

20/P/1433/FUL – Ground Floor, 32-34 Hill Road – Walton Ward – Change of use of ground floor from A2 use (Professional and Financial Services) to a mixed use incorporating A1/A3/A4 (Retail, Restaurant, café and bar).

DECISION – DEFER application to the next Planning Committee meeting to be held on 12th August 2020.

The Committee AGREED by 10 Votes to 1

To defer this item as Committee members wished to seek a full understanding of the extent of the proposals for this property.

Action – Committee Clerk

20/P/1978 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

20/P/1006/TPO – 40 Cannons Gate – Yeo Ward – T1 – Ash – Reduce low branches back to fence line. T2 – Maple – Reduce height by 5m.

DECISION – SUPPORTS by 9 Votes to 1

20/P/1167/TRCA – 5 Alexandra Road – Walton Ward – T1 – Holm Oak – Reduce branches overhanging road back to boundary and crown reduction by approximately 4m.

DECISION – SUPPORTS by 2 Votes to 0

20/P/1354/TPO – 10 Edgehill Road – Walton Ward – T1 – Sycamore – Crown lift to 4m. Crown reduce by 1.5m

DECISION – SUPPORTS by 9 Votes to 1

20/P/1422/TRCA – Mowbray, 3 Elton Road – West Ward – T1 – Lawson Cypress – reduce height by 3m. Lift lower canopy to 2m. Remove barbed wire wrapped around main stem of tree.

DECISION – SUPPORTS by 9 Votes to 1

20/P/1315/TPO – 38 Sercombe Park – South Ward – T1 – Oak – Prune lower laterals back to boundary to around 6m. Clear branches away from roof by 2m. Remove lower branch over shed. T2 – Ash – Crown lift to 4m.

DECISION – SUPPORTS by 9 Votes to 1

20/P/1373/TRCA – 11 Wellington Terrace – Walton Ward – T1 Holly – reduce and reshape crown by 30% (branch reduction of 1-2m all over). T2 – Sycamore – reshape and reduce crown by 40% (branch reduction of 3m all over).

DECISION – SUPPORTS by 9 Votes to 1

20/P/1401/TRCA – 45 Princes Road – Walton Ward – T1 – Holm Oak – Crown reduce by up to 3.5m (to previous points)

DECISION – SUPPORTS by 9 Votes to 1

20/P/1486/TRCA – 15 Linden Road – Walton Ward – T1 – Bay – Fell. T2 – Holm Oak – Crown reduce by 1m. T3 – Sycamore – Fell.

DECISION – REFUSED by 9 Votes to 0

The tree works application states that the trees to be cut down are not diseased and there is no damage to the property. There is no reason given for felling the trees or whether the felled trees will be replaced.

20/P/1450/TRCA – 33 Dial Hill Road – Walton Ward - T1 – Acer – Fell and replace.

DECISION – SUPPORTS by 8 Votes and 2 Abstained.

20/P/1465/TPO – 17 Wellington Terrace – Walton Ward – T1 – Horse Chestnut – Pollard to previous points. Reducing by approx. 4m.

DECISION – SUPPORTS by 9 Votes to 1

20/P/1979 TO RECEIVE AND DECIDE UPON A VOLUNTARY APPLICATION FROM A RESIDENT TO BECOME A TOWN COUNCIL TREE WARDEN

Committee members discussed the voluntary application received for a Town Council Tree Warden and **AGREED** by 10 votes to 1 abstained, to accept the request from the resident for a period of 12 months.

Action – Committee Clerk

20/P/1980 TO RECEIVE INVITATION TO COMMENT ON THE DRAFT NEIGHBOURHOOD PLAN DOCUMENT FOR ABBOTS LEIGH, HAM GREEN, PILL AND EASTON-IN-GORDANO

Committee members **NOTED** the draft Neighbourhood Plan document for Abbots Leigh, Ham Green, Pill and Easton-In-Gordano

20/P/1981 FOR INFORMATION

1981.1 Planning applications determined by North Somerset Council

Committee members **NOTED** the applications determined by NSC since 17th June 2020.

20/P/1982 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman's Items for information

20/P/1983 TO DETERMINE ANY PART I ITEMS

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.40pm

DATE: