

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 25<sup>th</sup> OCTOBER 2017**  
**AT 7.00 PM**

**PRESENT:** Councillor G Hill – Chairman of the Committee - Chair  
 Cllrs C Francis-Pester, S Hale, J Norton-Sealey, J West.  
 Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr B Cherokoff.

*In view of the small number of Committee members present the Committee agreed to defer consideration of the NSC Site Allocations Plan – Main Modifications Consultation until agenda item 7. It was subsequently agreed to suspend standing orders to allow residents present to speak.*

**7.00 pm      INFORMAL BUSINESS – APP NO 17/P/2312/TPO TESCO STORES**

Mrs Rowlands asked that the tree works on the Tesco Stores site be extended to include works to fell and lop trees that overlook her house in St Michaels Avenue. These trees block sunlight from her home and garden making it difficult to grow anything and covering the garden with leaves and branches. The trees interfere with television reception and Mrs Rowlands is anxious that if they fall they would damage her house. The trees, 3 Leylandi and a Sycamore are approximately 80 foot high.

Mrs Ball has an adjacent property to the Tesco Site on Kenn Road she spoke of the T5 tree near her boundary which has grown tall and overshadows her property and garden and could cause damage to her house.

The residents were reminded that the trees were originally planted to reduce noise when this was an industrial site. The residents felt they had no issues with noise from the Tesco site.

**7.10 pm      FORMAL BUSINESS**

**P/17/1634      APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall - illness; Cllrs N Barton, K O'Brien, B Hatch, G Watkins – family commitments; Cllr A Shopland – another commitment; Cllr C Starr – out of Clevedon.

**P/17/1635      DECLARATIONS OF INTEREST**

***NOTE:*** *District Councillors will reconsider applications; if they are on the NSC P & R 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 from members.

**P/17/1636      MINUTES OF PLANNING COMMITTEE ON 4<sup>th</sup> OCTOBER 2017**

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

*With the committee's agreement the Chairman altered the order of the agenda to consider the tree works application of interest to members of the public present.*

**P/17/1637 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS**

**17/P/2312/TPO Tesco Stores Ltd, Kenn Road** - T1 Sycamore - fell; G2 three Maples - reduce by 1.5m; G1 - not protected.

Members felt they could only deal with the application in front of them.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST NO OBJECTIONS however consider the application does not incorporate all the problematic trees on this site. Therefore request that the site is thoroughly inspected in particular the boundaries of 165 Kenn Road and 6 St Michaels Avenue where very high trees on the Tesco site are blocking sunlight from residents' houses and gardens.

*The residents left the meeting.*

**P/17/1638 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**17/P/2261/F 41 Copse Road** - Erection of a dwelling and attached garage on site of former workshop and store. Alterations to existing vehicular access.

**RESOLVED:** VOTE: 3 FOR 0 AGAINST NO OBJECTIONS however some concern that a large ground floor window of 39 Copse Road will be affected by this development which is 3-4 feet away.

*With the Committee's agreement the Chairman suspended standing orders for a second time to allow residents who had joined the meeting to speak.*

**7.25 pm INFORMAL BUSINESS – APP NO 17/P/2287/F 6 CHANNEL ROAD**

Mr M Sutton who lives next door to the plot spoke on behalf of three households – 6A, 6B 6C who together with 6 Channel Road make up 4 dwellings served by a private drive. The main concern of the residents with this development is the New England style of design which includes various shades of grey. This is in contrast to the three other adjoining properties which are rendered. Mr Sutton had spoken with the applicant who is unwilling to change from the grey design. Mr Sutton asked that consideration be given to a more appropriate external appearance to the bungalow that would stand the test of time and be in keeping with the neighbouring properties.

**7.35 pm FORMAL BUSINESS**

*With the committee's agreement the Chairman altered the order of the agenda to consider the planning application of interest to members of the public present.*

**P/17/1639 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**17/P/2287/F 6 Channel Road** - Erection of a three bedroom chalet bungalow following the demolition of existing dwelling.

Members had visited the site and agreed that the design of the replacement bungalow would be out of keeping with the character of the area.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST RECOMMEND REFUSAL consider the fundamental design of the bungalow to be out of keeping with the character of the area and street scene.

*The residents left the meeting.*

**17/P/2272/F 20 Yeo Way** - Erection of two storey side extension and single storey front and rear extensions.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**17/P/2288/F 73 Walton Road** - Erection of a two storey side extension with a first floor balcony and a two storey rear extension and changes to front vehicular entrance.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST RECOMMEND REFUSAL concern that the distance from the first floor balcony to the neighbouring property at 71 Walton Road is less than specified in the NSC Residential Design Guide SDP and will therefore cause a loss of amenity to the adjacent property.

**17/P/2320/F Layby, Strode Road** - Change of use of land for siting of a converted former shipping container for use as catering cabin.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST RECOMMEND REFUSAL of this permanent structure which would set a precedent Consider the parking for 5 cars to be unachievable in that all the cars would have to reverse into the parking area. Concern that this new enterprise will introduce additional traffic at this already busy junction.

**17/P/2358/F 14 Westbourne Avenue** - First floor side extension.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL due to the effect of the extension on the street scene and the overhanging eaves which will affect the neighbouring property.

**17/P/2385/F 26 Byways Park, Strode Road** - Retrospective application for an existing back porch and new build proposed front porch.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

**17/P/2389/F 1 Staples Close** - Two storey rear extension.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

**17/P/2424/F 1 Copse Road** - First Floor rear extension.

**RESOLVED:** VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

**17/P/2435/O Land at Court Farm, All Saints Lane** - Hybrid planning application - Outline permission for the erection of six new dwellings (Plots4-9) following demolition of the remainder of the existing buildings across the site with all matters reserved for subsequent approval apart from access. Full permission for the retention and conversion of two existing traditional buildings into three dwellings (plots 1-3) with associated infrastructure, including parking and landscaping.

Information received from Alder King in response to points raised at the last meeting was circulated to all Town Councillors.

**RESOLVED:** 1. To arrange a date for a Site Meeting if possible early in the day when it is light also to coincide with school and work traffic. 2. To consider the application at the next meeting of the Committee.

**Action: Deputy Town Clerk**

**P/17/1640 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;**

**17/P/2305/TPO 63A Cambridge Road** - T1 Monterey Cypress - Crown lift to 4.5m including removal 2 x 3" branches on southwest side and 1x6" branch at 2m above ground level on northwest side.

**This application had already been approved by NSC.**

**17/P/2384/TPO Clevedon Hall, Victoria Road - T126 Pine – fell**

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**17/P/2403/WT The Knoll, Chapel Hill - Tree C - remove to fence height; trees C, G, H, K, O - coppice; tree F - remove; tree M - reduce by up to 2m.**

**RESOLVED:** VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

**17/P/2413/TPO HTGS, 9 Channel Road - 1 x Scots Pine - fell.**

**RESOLVED:** VOTE: 4 FOR 0 AGAINST RECOMMEND REFUSAL as the tree appears to be healthy.

**Action: Deputy Town Clerk to forward comments on all applications to NSC**

**P/17/1641 TO CONSIDER INFORMATION PROVIDED BY NSC CONCERNING WORKS TO TREES APPLICATIONS (CONSERVATION AREA NOTICES)**

All Councillors had received the information provided by the NSC Tree Officer. The Officer had highlighted the fact that there is no legal responsibility to consult on WT applications but NSC feel it is best practice and the most transparent way to manage potentially controversial planning decisions. Ceasing consultation had been discussed by NSC but is unlikely to happen. Consultation with CTC and other stakeholders results in local views and information being provided to NSC. Members felt the Tree Preservation Order Assessment Form may assist when considering WT applications.

**RESOLVED:** Cllr West to make enquiries about a suitable candidate for the position of Clevedon Tree Warden.

**Action: Cllr J West**

**P/17/1642 NSC SITE ALLOCATIONS PLAN – MAIN MODIFICATIONS CONSULTATION**

The Committee looked at the housing requirement for Clevedon and the residential development sites allocated for Clevedon under Schedule 1. It was noted that Schedule 3 Safeguarded Employment Sites for North Somerset had been removed from the Plan. The Local Green Space allocation for Clevedon remained unchanged apart from Brookfield Walk which had been discussed at the last meeting.

Members had been circulated with the points from the Neighbourhood Plan Steering Group. Members were pleased to see that the Group is considering principals and criteria for housing in Clevedon rather than identifying sites. The Town Council had previously commented on the need for affordable housing and would continue to make this a priority. Members then had a general discussion on recent reports in the local press concerning site allocations to be included in the Joint Spatial Plan.

**RESOLVED:** 1. Not to add to the comments under min P/17/1626 which is a part 1 item for Council. 2. The comments included in that minute to be forwarded to NSC prior to the end of the consultation period - 30<sup>th</sup> October 2017.

**Action: Deputy Town Clerk**

**P/17/1643 REPORT OF SEVERN ESTUARY FORUM 2017 ON 5TH OCTOBER 2017**

**RESOLVED:** To defer consideration of the report from the North Somerset Flood Risk Action Group to the next meeting when Cllr Hatch would be reporting on her attendance at the Forum.

**Action: Deputy Town Clerk**

**P/17/1644 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

- 1644.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting 4<sup>th</sup> October 2017 circulated to all Councillors.  
 1644.2 CPRE Avonside Annual Review and Agenda and Invitation to AGM on 4th November 2017 in Bath.  
 1644.3 NSC Development Management Case Officers Contact Details – Circulated for Councillor use only.

**P/17/1645 CHAIRMAN ITEMS FOR INFORMATION**

1645.1 REPORTED BREACH OF PLANNING CONDITIONS 53A DIAL HILL ROAD

The Chairman reported that obscured glazing had been installed in the two windows nearest 55 Dial Hill Road . According to the amended plans this is all that is required, not obscure glazing on the whole of the north side. Mrs Graham had thanked Councillors for their help with this protracted case.

1645.2 WEST OF ENGLAND JOINT SPATIAL PLAN All Town Councillors had been emailed a timescale for the above from NSC. The public consultation period is to run from 22<sup>nd</sup> November 2017 until 10<sup>th</sup> January 2018.

**P/17/1646 TO DETERMINE PART 1 ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.00 pm

DATE:.....