

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 3<sup>rd</sup> SEPTEMBER 2014**

**PRESENT:**

Councillor G Hill – Chairman of the Committee  
 Councillors: C Bussey from 7.40 pm, C Francis-Pester, R Garner, A Giles-Townsend, C. Hall, B Hatch, L Knott, A Shopland, G Watkins.  
 Mrs I Johnson – Deputy Town Clerk.

**IN ATTENDANCE:**

Councillors: P McNeill, D Shopland

**7.30 pm INFORMAL BUSINESS - APP NO 14/P/1739/O 96 FOSSEWAY**

*Mr & Mrs Bright*, applicants were present. Mr Bright advised Members that a lot of care had been taken on this application. A pre-application for two properties on this garage site had not met residential planning guidelines. Taking into account the comments made by NSC the application is now for a single three bed property. Mr Bright reported that the garages to be demolished were mainly used for storage therefore demolition of the garage block would be a sensible use of land providing off street parking in line with the parking standards. He felt the development was not out of character with the area and hoped the Planning Committee would look favourably on the application.

*Mrs A Wadsworth* of 15 Stickland raised concerns about the height of the new dwelling which would be the same height as Crabtree Farm and consequently there were issues of overlooking. Mrs Wadsworth agreed only one garage was used at present but the additional off street parking would increase the number of traffic movements from this site which is adjacent to the school. Mrs Wadsworth made the suggestion that the proposed dwelling be moved back and turned at right angles thereby increasing the garden to the front of the property and addressing the problems of overlooking other properties.

Mrs Wadsworth queried why the applicant had not built the development that had planning permission on this site.

*Mrs S Warry* of 12 Blackmoor spoke on behalf of her neighbour who was incapacitated at present and whose garden and bedroom would be overlooked by the proposed property.

*Both Mrs Warry and Mrs Wadsworth* reported that they and their neighbours had received no notice of this application and there appeared to be no public notice at the application site.

**P/14/827 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Councillors J Norton-Sealey and C Wring.

**P/14/828 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 14/P/1722/F Cllr Hill declared a personal interest as he is known to the applicant.

App 14/P/1547/LB (min P/14/834) Cllr Knott declared a personal interest as she is known to the applicant.

**P/14/829 MINUTES OF PLANNING COMMITTEE HELD ON 20<sup>th</sup> AUGUST 2014**

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

**P/14/830 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

*The Committee agreed to consider app no 14/P/1738/MMA and 14/P/1739/O as the next item and not as stated on the list of applications as the applicants and residents with an interest in this application were present.*

**14/P/1738/MMA Unit 1 at Crabtree Farm, Tweed Road** - 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.

**14/P/1739/O 96 Fosseyway** - Outline application with all matters reserved for subsequent approval for the demolition of existing garage building and erection of detached two-storey dwelling with associated garden, car parking access and additional car parking for adjacent existing dwelling.

Following the discussions during informal business above it was;

- RESOLVED:** 1. To raise with NSC concerns about the lack of notification of this application to adjacent residents and the fact there is no public notice at the proposed development site.
2. To arrange a Site Visit for Monday next 8<sup>th</sup> September 2014 at 2.30 pm to be followed by a Special Planning Committee meeting at 3.00 pm in the Council House.

NB: Due to the short notice of this meeting the decision will be formally ratified at the next scheduled Planning Committee meeting on 24<sup>th</sup> September 2014

**14/P/1714/F 8 Sandford Close** - Single storey front extension under existing tiled canopy.

**RESOLVED:** 7 FOR 0 AGAINST NO OBJECTIONS

**14/P/1722/F 18 Wellington Terrace** - Erection of a shed to the rear of the property (retrospective) It was noted the maximum height of the shed exceeded that for an outbuilding in a conservation area, however the shed could not be seen from the road

**RESOLVED:** 6 FOR 0 AGAINST NO OBJECTIONS

**14/P/1724/F 17 Hazell Close** - Re-positioning of east boundary wall.

**RESOLVED:** 8 FOR 0 AGAINST RECOMMEND REFUSAL on the assumption that the open space land to be enclosed is owned and maintained by NSC.

**14/P/1749/F 50 Yeo Moor** – Erection of extension at first floor level over existing garage and infill.

**RESOLVED:** 9 FOR 0 AGAINST NO OBJECTIONS

**14/P/1752/F St Nicholas Chantry C of E Primary School** - Erection of a single storey extension to provide 4no. classrooms with stores and cloakrooms and a second small single storey extension to provide a resource room.

The NSC Clevedon East Ward Councillor proposed refusal of this application. Members discussed NSC's policy to expand this school and queried again whether this was the best site for expansion. Members also expressed concerns that the projected increase in school places was a long term plan in anticipation of a need rather than a proven requirement. The Chairman referred to minute P/14/780 when the consultation document had been discussed with the Head Teacher and a NSC Officer.

**P/14/830 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued...

It was pointed out that the Committee could not now comment school policy, only on the current planning application. The main objection to the additional classrooms was the increase in traffic movements and parking in already congested roads. It was noted that the Transport & Highways Committee would be discussing the School Travel Plan for St Nicholas Chantry School at their meeting the next week. The motion to refuse this application was withdrawn. Following a vote 10 FOR 0 AGAINST it was;

**RESOLVED:** To defer consideration of this application until the next meeting of the Committee on 24<sup>th</sup> September 2014 to allow consideration of the School Travel Plan.

**14/P/1754/F 1 Castlewood Close** - Take down existing rear extension and garage hip to 1/2 hip/gable extension with single and 2 storey rear extensions extended dormers with new tiled roofs over.

**RESOLVED:** 9 FOR 0 AGAINST NO OBJECTIONS

**14/P/1766/F 56 Edward Road** – Two storey and single storey front extensions. Single storey rear extension. Changes to approved application 13/P/1572/F.

**RESOLVED:** 8 FOR 0 AGAINST NO OBJECTIONS

**14/P/1796/F 27 Castlewood Close** - Front dormers and a rear garden recreational building.

**RESOLVED:** 7 FOR 0 AGAINST NO OBJECTIONS                      **Actions: Deputy Town Clerk**

**P/14/831 TREE WORKS APPLICATIONS TO BE CONSIDERED AS FOLLOWS;**

**14/P/1801/WT 4 Herbert Road** - 1 Conifer - fell.

**RESOLVED:** 7 FOR 0 AGAINST NO OBJECTIONS

**P/14/832 TO CONSIDER THE TERMS OF REFERENCE OF THE PLANNING COMMITTEE -**

The Finance & General Policy Committee had asked that all standing committees review their terms of reference.

**RESOLVED:** 9 FOR 0 AGAINST; To make the following initial amendments;

- Under Membership: 'The Committee will consist of a *minimum of 7* Councillors'.
- To include environment items previously included on the Environment & Property Committee terms of reference. That Committee would then be renamed the Property Committee.
- To include consideration of the allocation and spending of s106 and CIL monies (transferred from the TEA Committee).                      **Action: Deputy Town Clerk**

**P/14/833 NORTH SOMERSET COUNCIL CONSULTATIONS;**

833.1 LONG ASHTON NEIGHBOURHOOD PLAN deadline for comments 13th October 2014 – Noted.

833.2 EMPLOYMENT-LED DELIVERY AT WESTON SUPER MARE SUPPLEMENTARY PLANNING DOCUMENT deadline for comments 29<sup>th</sup> September 2014 – Noted.

**P/14/834 FOR INFORMATION**

Members received and noted the following information

14/834.1 Planning applications determined since 20<sup>th</sup> August 2014;

App No 14/P/0169/LDE Land at The Building, Court Lane It was noted a certificate of lawfulness of existing use had been issued.

**RESOLVED:** To enquire whether the applicant has been asked to ensure that relevant drainage matters (regarding oil diesel etc and the fact this site is on the flood plain) and site maintenance issues are implemented. **Action: Deputy Town Clerk**

App No 14/P/1547/LB 79 Walton Road. Members sought clarification of the reasons for refusal of this application. It was felt the applicant could be advised to apply for a certificate of lawfulness of existing use.

14/834.2 CPRE Avonside North Somerset District AGM agenda – 20<sup>TH</sup> September 2014 and Annual Report 2013.

**P/14/835 CHAIRMAN ITEMS FOR INFORMATION**

There were no chairman's items for information

**P/14/836 PART 1 ITEMS**

There are no Part 1 items

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9. 02 pm

DATE:.....