

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 10th AUGUST 2016

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs S Hale, C Hall, B Hatch, A Shopland, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllrs D Shopland, C Starr
 Sheila Radford, Jane Church, Liz Dix, Andrew Knight, Theresa
 Graham, Dr R Johns, David Sims.

7.30 pm INFORMAL BUSINESS

1. APP NO 16/P/1701/F 47B HILL ROAD

Sheila Radford informed Members that her neighbour had obtained planning permission in 2014 for a bicycle/garden store. This store is now used as a third bedroom with en-suite and is attached to her coach house making it damp and uninhabitable. Retrospective planning permission is now sought by her neighbour.

Jane Church emphasised that no notice had been served to use the coach house wall. The outhouse is bigger than the application, bi-fold windows had been installed. The roof terrace above is used as outdoor space. It overlooks the communal courtyard of The Coach House and Leyton Mews at 45 Hill Road.

2. APP NO 16/P/1634/F 12 EDWARD ROAD WEST

Andrew Knight raised objections about the rear dormer;

- His garden is on lower ground and the proposed dormer is at such a height that it would provide unrestricted views of two thirds of his property and therefore represent an unacceptable intrusion of his family life.
- The present velux roof window does not affect their privacy in this way.
- He considered the design of the proposed dormer to be out of keeping with properties in the area.

3. APP NO 16/P/1693/MMA 53A DIAL HILL ROAD

Theresa Graham reminded members of the history to this retrospective planning application. She had concerns about the height of the trellis screening 800mm which is above the fence panels. She also provided decorative lattice trellis her preferred option for screening. The siting of the steps is also of concern. Mrs Graham would prefer these sited on the seaward side of the patio. Mrs Graham invited members to attend a Site Visit with the NSC Planning Officer on 18th August at 12.00 noon.

4. **NSC SITE ALLOCATIONS PLAN CONSULTATION DRAFT – LOCAL GREEN SPACE DESIGNATION – LAND AT HIGHDALE HILL CLEVEDON**

Dr Johns reported her disappointment that there had been no direct consultation following NSC's decision to designate part of her property as Local Green Space. She had responded to the public consultation but received no communications regarding this meeting or of the revised proposals put forward by NSC. Dr Johns is of the opinion that the Conservation area designation protects the land. There is no public footpath over her land.

David Sims who owns the other property included in this designation emphasised that there is already sufficient planning regulations including the Conservation Area designation to protect the land. His land has a clear boundary fence with no public access and it is not crossed by a public footpath. Therefore the justification for Local Green Space put forward by NSC is incorrect and would not meet the NPPF requirements. There is no evidence to demonstrate that the land area covered by his property is deemed special to the local community. In 2009 the County Archaeologist confirmed that the site is not an area where archaeological resources are likely to be significant and the reference to being a "unregistered park or garden" was also recognised as not being significant. He asked that the Town Council recommend his property be removed from LGS designation.

7.50 pm FORMAL BUSINESS
P/16/1264 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs J Norton-Sealey; Cllr D Flint; N Barton, C Francis-Pester, K O'Brien, G Watkins.

P/16/1265 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.

Cllr G Hill declared a personal interest in app no 16/P/1650/F as he is known to someone applying to rent the property. Cllr J West declared a personal interest in app no 16/P/1634/F as she is known to the agent. Cllr B Hatch declared a personal interest in app no 16/P/1718/F as she is known to the applicant.

PART 2

P/16/1266 MINUTES OF PLANNING COMMITTEE ON 20th JULY 2016

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

P/16/1267 PLANNING APPLICATIONS TO BE CONSIDERED:

The Committee agreed to take applications 16/P/1701/F, 16/P/1634/F, 16/P/1693/MMA and agenda item 7.1 next as residents with an interest in these items were present.

16/P/1701/F 47B Hill Road - Retention of an outbuilding and installation of bi-old doors to dwelling as built (not built in accordance with the approved application 14/P/2131/F).

Members considered the points made during informal business above it was;

RESOLVED: VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL consider the built dwelling to be inappropriate development on this site which affects the amenity and overlooks the courtyard of neighbouring properties. The dwelling that has been built is not in accordance with approved application 14/P/2131/F which was for a bicycle/garden store. The dwelling is used as a third bedroom with en-suite shower room it has a larger footprint and is attached to the adjacent Coach House of the neighbouring property.

16/P/1634/F 12 Edward Road West - Erection of a two storey and a single storey extension and alteration to roof including a new side dormer.

Emails had been received from both the applicant and agent who had been unable to attend. The emails confirmed that the loft area had been converted in 1992 with a large roof window in the position of the new dormer so little change in current sight lines. The room will continue to be a guest bedroom for occasional use. The distance between the property and the objector's property remains at 36m considerably more than the requirement.

The NSC Councillor for Walton Ward had viewed the application site from the neighbouring property and supported the objections of the neighbour. See Informal Business above.

RESOLVED: VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL consider the new rear dormer will overlook and affect the amenity of the neighbouring property causing a loss of privacy. There will also be a significant increase in living space.

16/P/1693/MMA 53A Dial Hill Road - Application for removal or variation of a condition No 2 on application 14/P/0860/F (Erection of single and two storey extensions, raise level of roof, construction of dormer windows and balcony and erection of a conservatory) to allow a revision of ground floor plan, and external works on the south and west elevation.

RESOLVED: TO DEFER consideration to the next meeting of the Committee. Members were invited by the Mrs Graham to attend the Site Visit by the Planning Officer, Angela Norris on 18th August 2016 at 12 noon prior to final consideration at their next meeting.

Action: Deputy Town Clerk

The residents left the meeting.

P/16/1268 NSC SITE ALLOCATIONS PLAN CONSULTATION DRAFT – LOCAL GREEN SPACE DESIGNATION – LAND AT HIGHDALE HILL CLEVEDON – See Informal Business above

NSC has asked Clevedon Town Council to clarify whether the Highdale hill area, either in whole or in part, is 'demonstrably special' to the Clevedon community and therefore worthy of protection as Local Green Space. It was felt that the Town Council land on Highdale Hill should be protected for the community together with the public footpath.

RESOLVED: That taking account of the information provided by NSC and the objections and further discussions with the landowners
TO RECOMMEND;

- That Sites 1, 2a and 2b in their entirety be removed from the local green space designation. This land does not have public access and is not demonstrably special to the community.
- The retention of the remaining area of land on Highdale Hill currently designated local green space. This includes the well-used public footpath linking upper Clevedon with the town. This area contributes much to the townscape with attractive views from the town to the hill giving relief from the urban area and also the public enjoy views from Highdale Hill.

Action: Deputy Town Clerk

The residents left the meeting.

P/16/1269 PLANNING APPLICATIONS TO BE CONSIDERED continued...

16/P/1630/F & 16/P/1631/LB Walton Castle, Castle Road - Installation of 1no 0.3m diameter dish antenna on the existing flag pole antenna for use by emergency services networks only.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1642/F 176 Old Church Road - Creation of a second vehicular access with hard standing and a new drop kerb.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1646/F 23 Victoria Road - Proposed redevelopment of the existing 4 storey building from 4 no self-contained flats to 7 no self-contained residential flats. Works to include replacement of the external staircase on the front elevation with a wrought iron staircase. 1 no rooflight to the side elevation.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS subject to the retention of the front stone steps. Concern that the wrought iron staircase may not be in keeping in this Conservation Area.

16/P/1650/F 80C Kenn Road - Change of use from (A2) financial & professions services offices to 2 no semi-detached houses (C3) with parking for 4 no cars on adjacent land. Alterations to include new windows and doors and 4 no rooflights to the south elevation.

It was noted that a comprehensive flood risk assessment had now been received.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1691/F 10 Churchill Avenue - Erection of a two storey side extension, single storey rear extension, and a loft conversion.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1718/F 18 Copse Road - Single storey rear extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1750/F 50 Yeoward Road - Erection of a first floor extension to the side elevation.

RESOLVED: VOTE: 4 FOR 1 AGAINST NO OBJECTIONS

16/P/1755/F 111 Old Street - Erection of a single storey extension to the front elevation and change garage front to window. Change of use of the existing garage on the ground floor and flat at first floor level (C3) to retail use (A1).

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

16/P/1764/MMA 49 Dial Hill Road - Variation of condition 3 on application 16/P/0071/F (Demolition of existing attached garage and rebuilding to form single garage with adjoining habitable accommodation) to allow the substitution of a flat roof for approved pitched roof.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

P/16/1269 PLANNING APPLICATIONS TO BE CONSIDERED continued...

16/P/1779/F 1 Longacre - Erection of a single storey side and rear extension following the demolition of existing garage.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/16/1270 PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

16/P/1741/HHPA 26 Westbourne Avenue - 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 5.157 metres; 2) have a maximum height of 3.573 metres and 3) have eaves that are 2.35 metres high.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/16/1271 TREE WORKS APPLICATIONS TO BE CONSIDERED;

The Clevedon Tree Warden had no objections to the first two tree works applications below.

16/P/1637/WT 17 Hill Road - T1 Ash - Crown reduce by 5m, T2 Ash - Crown reduce by 2.5m.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1745/TPO 3 Western Court, Chapel Hill - T1 Silver Birch - Crown reduce by 1m.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

16/P/1783/TPO 8 Wells Road - T1 Ash – fell.

RESOLVED: TO DEFER consideration to the next meeting as details of this application are not shown on the NSC web site. **Action: Deputy Town Clerk**

P/16/1272 NORTH SOMERSET CORE STRATEGY - CONSULTATION ON

PROPOSED MODIFICATIONS TO REMITTED POLICIES CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 Consultation Closing date – 5 September 16

RESOLVED: TO DEFER consideration to the next meeting. Members to view this consultation on the NSC website, in particular policy CS31 concerning Clevedon, Nailsea and Portishead, prior to the meeting.

Action: Deputy Town Clerk

P/16/1273 NSC ADOPTION OF NORTH SOMERSET SITES AND POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES

Members NOTED that the Sites and Policies Part 1: Development Management Policies was adopted on 19th July 2016 and replaced the majority of 'saved' policies of the North Somerset Replacement Local Plan. The Plan contains a range of development issues including development in the green belt, major transport scheme, conservation areas, extensions to dwellings, development in

the countryside, retailing, accommodation for older people, minerals planning and design. The related documents are available on the NSC website.

P/16/1274 NSC PLANNING ENFORCEMENT WAGGON & HORSES RESTORATION OF WALL P/6/1260

The NSC Planning Enforcement Officer had confirmed that the planning appeal had been decided in the council's favour. Discussions as to which form of notice is most appropriate to resolve the situation will take place on Chris Nolan's return from leave.

RESOLVED: To inform NSC that this Council is pleased with the outcome of the appeal and request to be informed of the timescale of the notice to be issued. **Action: Deputy Town Clerk**

P/16/1275 TO CONSIDER PARKING REGULATIONS CAR PARK GREAT WESTERN ROAD FOR CLEVEDON TOWN CENTRE

Clevedon Civic Society had written to NSC Planning Enforcement asking that the original planning permission be enforced to ensure the car park can be used for shoppers in the town not restricted to B & M Customers only as the latest signs indicate. A resident had also written on this subject. It was noted that the terms on the new signs were not plain and intelligent as required by legislation and that could render the restrictions unenforceable.

RESOLVED: To support the Clevedon Civic Society's request to NSC Planning Enforcement regarding enforcement of the original planning permission. **Action: Deputy Town Clerk**

P/16/1276 FOR INFORMATION The Committee received and noted the following; 1276.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 20th July 2016.

RESOLVED: Application No 15/P/0895/MOD to ask NSC why this application was not considered by the NSC Planning & Regulatory Committee following referral by the Walton Ward NSC Councillor. **Action: Deputy Town Clerk**

P/16/1277 CHAIRMAN ITEMS FOR INFORMATION

1277.1 LAND NORTH OF CHURCHILL AVENUE P/16/1254 Cllr Shopland is hoping to carry out further research into ownership and use of the land.

Action: Cllr D Shopland

P/16/1278 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.25 pm

DATE:.....

