

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 11th APRIL 2018
AT 7.30 PM

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

IN ATTENDANCE: Cllr D Shopland. One member of the public.

7.30 PM INFORMAL BUSINESS - APP NO 18/P/2327/FUH 104 BROOKFIELD WALK

Mr Pillinger, the applicant, informed the meeting that the extension to his property is planned to provide more bedroom space for his growing family. He had consulted with his neighbours who had no objections to the plans as the extension did not protrude into their living space and their light was not affected. The design incorporated a car port on the ground floor as the driveway is shared with the neighbouring property and this was the best arrangement.

P/18/1715 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs N Barton and K O'Brien – work commitments; C Starr and G Watkins – out of Clevedon; J Norton-Sealey - another commitment.

P/18/1716 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.

Cllr B Hatch declared a personal interest in App No 18/P/2678/FUH as she is known to the applicant. Cllr S Hale declared a personal interest in App No 18/P/2712/NMA as he is known to the applicant.

P/18/1717 MINUTES OF PLANNING COMMITTEE ON 14th MARCH 2018

The minutes of the Planning Committee meeting held on 14th March 2018 and previously circulated to the Committee were accepted and signed by the Chairman as a true record.

P/18/1718 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

With the Committee's agreement the Chairman altered the order of the agenda to consider the application of interest to the member of the public present.

18/P/2327/FUH 104 Brookfield Walk - First floor side/rear extension over driveway.

It was noted that there is a similar extension in this road.

RESOLVED: VOTE: 5 FOR 0 AGAINST 1 ABSTENTION NO OBJECTIONS

P/18/1718 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

Continued...

18/P/2255/FUH 34 Rippleside Road - Retrospective application for replacement windows to front and rear bedrooms on first floor west elevation. *Some members expressed concern that the windows looked directly into the adjacent property, although it was noted that one of the replacement windows is smaller than the original window. The applicant had obscured the windows using film at present.*

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS subject to the windows being replaced with obscure glazing.

18/P/2273/FUH 11 Channel Road - Demolition and construction of replacement garage.

Members noted that there was no indication on the plans of the inclusion of a first floor above the replacement garage.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2303/FUH 1 Staples Close - Erection of a single storey front extension following demolition of existing porch.

Members observed that no 3 Staples Close had a similar extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2342/ADV Clevedon Garages, Tickenham Road - Advertising consent for 2 no illuminated fascia signs and 2 no non-illuminated fascia signs.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

18/P/2350/FUL 2 Linden Road - Existing fascia and projecting sign to be removed and walls made good. Existing signage and nameplate related to Barclays to be removed and wall made good. Existing external ATM and light to be removed. Replace existing timber doors following ATM removal with new to match existing. Existing dome camera to be removed.

Members remarked that this work had already been carried out.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2429/FUL Layby Strode Road - Change of use of land for siting of a converted former shipping container for use as catering cabin.

The Committee was conscious that the application is the same as that submitted in December 2017 and refused by NSC as being out of character with the area. There were concerns that the approval of this application could set a precedent for similar applications. Members were aware that the current mobile unit is well used.

RESOLVED: VOTE: 3 FOR 3 AGAINST the Chairman used his casting vote for REFUSAL. The proposed container by virtue of its size, bulk and materials and prominent position would result in an incongruous feature in the street scene and would be out of character with the area. Additionally the loss of a landscaped area would adversely affect the visual amenity of the area.

P/18/1718 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

Continued...

18/P/2496/FUH 62 Cambridge Road - Demolition of existing detached garage and conservatory to rear. Construction of two new single storey side extensions and new rear terrace debt with steps down to garden.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2574/LDP 47 Woodington Road - Lawful Development Certificate for proposed replacement of existing conservatory with new single storey extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2596/FUL Ground Floor, 36 Old Street - Change of use from existing barbers shop to a ground floor flat.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL request that this retail outlet is marketed for an adequate period of time before consideration is given to a change of use.

18/P/2624/CPA Stables rear of 17 Old Street - Prior approval for conversion of storage building to 4 no dwellings (Class C3).

This application had been withdrawn by the applicant.

18/P/2628/FUH 16 Herbert Road - Block up window and insert french doors.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2616/LDP 61A Hill Road - Lawful Development Certificate for proposed change of use from retail shop to a coffee shop selling coffee, teas and small snacks to both eat in and take away. Opening from 8 am - 6 pm Monday through to Saturday.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2653/FUH 12 Robin Lane - Proposed single storey rear and side extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

18/P/2678/FUH 30 West Way - Single storey front extensions and new roof over.

RESOLVED: VOTE: 4 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/18/1719 TO NOTE THE FOLLOWING PLANNING APPLICATIONS:

18/P/2483/HHPA 85 Kingston 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 6 metres; 2) have a maximum height of 3.8 metres; 3) have eaves that are 2.1 metres high.

*NSC had confirmed that prior approval is not required for this application.
Noted.*

P/18/1719 TO NOTE THE FOLLOWING PLANNING APPLICATIONS

Continued...

18/P/2549/HHPA 95 Kenn Road - 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 3.7 metres; 2) have a maximum height of 3.9 metres; 3) have eaves that are 2.6 metres high.

*NSC had confirmed that prior approval is not required for this application.
Noted.*

18/P/2704/HHPA 29 Sumerlin Drive - 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 4.0 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.4 metres high.

Noted.

18/P/2712/NMA 9 Rivermead - Non-material amendment to 17/P/0701/F (Replacement of existing conservatory with single storey lounge extension) to redesign the roof of the extension.

Noted.

P/18/1720 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;

18/P/2747/TRCA 27 Victoria Road - T1 Cherry - Reduce crown by 2 metres;
T2 Viburnum - Reduce height by 1.5 metres

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town Clerk

P/18/1721 TO RECEIVE THE PLANNING ENFORCEMENT CASE LIST

UPDATE Noted.

1721.1 NEW PLANNING ENFORCEMENT CASE 48 DIAL HILL ROAD

The Committee Chairman reported an encroachment into the woods behind this property. NSC Planning Enforcement Team is investigating in accordance with the Council's Local Enforcement Plan.

P/18/1722 WALTON CASTLE – PREMISES LICENCE

Clevedon Town Council had not been consulted about the above application. The application is for an alcohol licence and for late night refreshment in connection with this wedding venue. There had been several objections from the public and Cllr Blades had submitted an objection on behalf of the Walton Ward NSC Councillor. A Committee Hearing is being planned. A date is awaited.

RESOLVED: Committee Chairman to attend the Hearing.

Action: Deputy Town Clerk/Committee Chairman

P/18/1723 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1723.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 14th MARCH 2018.

1723.2 CPRE CORRESPONDENCE, FIELDWORK AND COUNTRYSIDE VOICE MAGAZINES – available at the meeting.

P/18/1724 CHAIRMAN’S ITEMS FOR INFORMATION

The Committee Chairman wished to express his sincere grateful thanks and for the continued determination and hard work shown by the Deputy Town Clerk to the Planning Committee. On behalf of the Committee, they all wished the Clerk the very best, long and healthy retirement.

The Committee Chairman will not be present at the next meeting on 9th May 2018. He will inform the Committee Vice-Chairman.

Action: Committee Chairman

P/18/1725 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.27 pm DATE:.....