

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 2nd SEPTEMBER 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs C Francis-Pester, S Hale, C Hall,
 A Shopland, G Watkins, J West.
 Mrs P Heath – Town Clerk

IN ATTENDANCE:
 Cllr D. Shopland
 4 Members of the Public

7.30 pm INFORMAL BUSINESS

15/P1904/CUPA

3 local residents attended and spoke in objection to this application. It was pointed out that this application was identical to the one made in 2013 which had been refused by NSC and by the Planning Inspectorate. There is a condition on the original planning application for the basement flat, for which these garages were part, which specifically prevents the garages from being used as anything other than domestic garages and should not be used for any type of business activity. This has reportedly been ignored by NSC who have allowed 10 years of use as a building store and now allowed a change of use despite opposition. The boundary wall of neighbouring properties is adjacent to the back wall of the garages and the proposed windows would directly overlook the neighbour's property.

15/P/1840/F

A local resident spoke in objection to the scale of this back land development believing it to be too large for the site. Concern was also expressed over the amount of traffic movements from the site on Albert Road which already suffers from excessive traffic. The construction traffic for the site would have to access/egress on to Albert Road and come into close proximity of the trees, which are covered by a TPO, and causing damage to their root system; possible causing them to be removed.

P/15/1057 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs D Flint, B. Hatch and J. Norton-Sealey (family commitment), by email Cllrs N. Barton & A. Giles Townsend (work commitment)

P/15/1058 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.

P/15/1059 MINUTES OF PLANNING COMMITTEE ON 19TH AUGUST 2015

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

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/15/1060 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

With the permission of the Committee the two applications listed under informal business would be considered first

15/P/1840/F Land at 29 Albert Road land to rear of 27 29 & 33 Albert Road, 23, 25, 27 Victoria Road 1 and 2 Russell Road - Erection of 3 storey apartment block 9no flats with access off 29 Albert Road, retaining rear access to 27 Victoria Road.

A statement on behalf of the developer had been copied to the members attending and read by the Town Clerk. Members noted that one of the badger setts would be dug up as part of the development and the badgers relocated to an artificial sett and that the site was home to owls and formed part of an important wildlife area. The members noted the comments made in the public session and agreed that the traffic movements associated with the site would have a detrimental effect on Albert Road. Members appreciated the efforts taken to reduce the level of overlooking from the site but feel the development is too large and not in keeping with the area effecting as it does the view from the conservation area.

RESOLVED by 6 votes to 0 to RECOMMEND REFUSAL to the application on grounds of overdevelopment of the site. Ask that consideration is given by the planning officers of the traffic impact on Albert Road, the impact on the badgers setts and the possible damage to the trees caused by the development

15/P/1904/CUPA Store to rear of 6 Kings Road - Prior approval for change of use from a storage building used for property maintenance and renovation (B8) to a single dwelling (C3), plus associated operational development comprising rebuilding the front elevation, solar panels, roof lights and a boundary wall to separate from neighbouring flats to south and pavours to driveway.

Members noted the comments made in the informal business. Concern was expressed at the failure of North Somerset Council Enforcement Officers to resolve the failure of the owner to abide by the planning conditions laid down in 99/0795 conditions 4 & 5 and that North Somerset Council had allowed the Change of use which has led directly to this application which is identical to that refused by the Planning Inspector. Members believe reasons for refusal in 2013 still stand that the development would be in breach of GDP/3 & H7 of North Somerset Replacement Local Plan and CS12 of the North Somerset Core Strategy which is supported by the National Planning Framework.

Members requested the following information

- 1) What attempts, if any, have been made to enforce the conditions laid down in 99/0795? Have any complaints been made to enforcement?
- 2) Considering the legal issue of the non compliance with the conditions was the recent change of use not refused because of no enforcement action.

RESOLVED by 6 votes to 0 to RECOMMEND REFUSAL on the grounds of overdevelopment of the site in breach of GDP/3 & H7 of North Somerset Replacement Local Plan and CS12 of the North Somerset Core Strategy

Cllr Hall left the meeting for 7 minutes during the discussions on the following application.

15/P/1833/F 33 Copse Road - Replacement windows and doors

Members discussed this application and noted that historically NSC had refused applications for PVC windows in areas of conservation. It was noted that the property already had PVC windows.

RESOLVED by 4 votes to 0 to RECOMMEND NO OBJECTION as being replaced like for like but the Council would prefer that consistency is used by NSC and that these windows are replaced with wooden windows.

15/P/1848/ADV Clevedon Garage, Tickenham Road - Display of 5no internally illuminated signs; 3 fascia, 1 wall-mounted, 1 free-standing and 12 non-illuminated signs; 9 wall-mounted, 2 freestanding and vinyl lettering to existing sign.

It was noted that the signs were replacing the current signage with new logos.

RESOLVED by 6 votes to 1 to RECOMMEND NO OBJECTION

15/P/1858/F 9 Queens Road - Change of use from dwelling with attached funeral directors to rear to 3 dwellings with alterations to include doors and a dormer roof extension to south elevation at rear.

It was **NOTED** that this application had been withdrawn by the applicant.

15/P/1880/F 60 Dial Hill Road - Construction of new dwelling on land adjacent to No 60 Dial Hill Road.

Following a discussion it was **RESOLVED by 6 votes to 0 to RECOMMEND REFUSAL** on the grounds of over development and not in keeping with the street scene as per Sites and Policy plan DM37

15/P/1890/LB Speen House, 13 Hill Road - Internal alterations to include: removal of internal wall between kitchen and dining room, installation of new kitchen, removal of internal stud wall between dining room and hallway, installation of new doorway behind front door, change access into utility cupboard from the hallway by moving the internal door to the dining room aspect.

RESOLVED by 6 votes to 0 to RECOMMEND NO OBJECTIONS. As these are internal alterations

15/P/1914/F 6 Ash Grove - Erection of a two storey extension to the front elevation. Raise roof height of existing garage. Proposed new vehicular/pedestrian access onto Ash Grove.

Following a discussion on the effect of the property on the whole street scene it was **RESOLVED by 4 votes to 2 to RECOMMEND NO OBJECTIONS**

P/15/1061 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;

15/P/1870/TPO Highcliffe Hotel, Wellington Terrace - T1 x Sycamore - fell; T2 x Lime - reduction of crown by up to 3m to previous reduction points; T3 x Holm Oak - fell; T4 x Holm Oak - crown reduction up to 3 m; T5 x Holm Oak - crown reduction up to 3m; T6 x Elm - reduction of crown by up to 3 m to previous reduction points; T7 x Sycamore - reduction of crown by up to 3m; T8 x Holm Oak - crown reduction up to 4m; T9 x Holm Oak - crown reduction by up to 4m.

Members expressed considerable concern at the lack of explanation of why these trees were being felled in the application, feeling that without adequate information no informed decision can be made.

RESOLVED by 6 votes to 0 to RECOMMEND REFUSAL of this application unless an adequate arboricultural report is received to explain the action being taken

15/P/1903/TPO 11 Yeoward Road - T1 x Ash - Re-pollard to most recent pollard cuts.

RESOLVED by 6 votes to 0 to RECOMMEND NO OBJECTIONS

15/P/1907/WT 9 Pembroke Court, Elton Road - T1 x Sorbus - reduce crown by up to 1m; T2 x Sorbus - fell.
RESOLVED by 6 votes to 0 to RECOMMEND REFUSAL as these are perfectly healthy trees

P/15/1062 STREET NAMING AND NUMBERING – DEVELOPMENT OF 14 DWELLINGS AT BYWAYS STRODE ROAD

NSC had received a street name request for part of Byways. The Developer is marketing the site as ‘Coastline’ and would like to use this name or Coastline Mews.

Members discussed the name and whether this should be referred to Council for a decision. It was agreed this was within the Committee Terms of Reference Proposed seconded and RESOLVED to recommend the name Strode Court as the development was off Strode Road.

P/15/1063 FOR INFORMATION The Committee received and noted;

1063.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 19th August 2015 - NOTED

1063.2 NSC Sites and Policies Plan Part 1: Examination of Development Management

Policies – 3 and 4 November 2015 at The Grove Suite, Winter Gardens, WSM. NOTED. Members requested that the Chairman should notify the Inspector that Clevedon Town Council wish to reserve the right to speak.

P/15/1064 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/15/1065 TO DETERMINE PART I ITEMS

There were no Part I items.

The meeting finished at 8.58 pm

APPROVED AS A CORRECT RECORD

CHAIRMAN.....DATE:.....