

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 3rd MAY 2017

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

7.30 pm FORMAL BUSINESS

P/17/1528 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Hall – illness; Cllrs N Barton and K O'Brien – work commitments; Cllrs A & D Shopland – out of Clevedon.

P/17/1529 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 Hatch declared a personal interest in app nos 17/P/0823/F and 17/P/0824/LB as she is known to the applicant.

P/17/1530 MINUTES OF PLANNING COMMITTEE ON 12TH APRIL 2017

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

P/17/1531 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

17/P/0773/F 44 Oldville Avenue - Retrospective erection of a garage to the rear of the property.

It was noted that there were two letters of objection. The garage is partly erected and is to the rear of 48 Oldville Avenue. Members who had viewed the site felt the pitched roof stood proud of the fence.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL of the proposed pitched roofed garage as this would affect the amenity of an adjacent property. The Town Council would however be sympathetic to a flat roofed garage which would be in keeping with other garages in the area.

17/P/0798/F 11 St Michaels Avenue - Erection of a single and a two storey rear extension.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/0813/F Seal Lite, Unit 1, Tweed Road - Prior approval for the installation of solar photovoltaic equipment on the roof.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/0823/F & 17/P/0824/LB 18 Copse Road - Single storey rear extension.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

17/P/0848/F 10 Irving Close - Erection of a two storey and a single storey rear extension and a front porch.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

P/17/1531 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

Continued...

17/P/0836/F 1 Braikenridge Close - Resubmission of application 16/P/2449/F (Erection of single storey extension to front of property and a two storey extension to side of property and separate garage) to allow re-positioning of the garage.

Some concern that the new location for the garage may reduce light into adjacent properties.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/0901/F Unit 1, Britannia Way - Change of use from elderly care walk in centre and offices to chiropractic practice and treatment rooms.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/0913/F 44 Alexandra Road - Erection of two storey and single storey rear extension and replacement windows.

It was noted that there is plenty of room for this extension which will not encroach on car parking spaces.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/0932/LUP 43 Old Church Road - Lawful Development Certificate for the proposed development consisting of a flat roof dormer to side of property, side hip to gable roof extension and insertion of obscured, non-opening roof light into existing roof.

It was noted that these works will not be visible from the road.

RESOLVED: VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

17/P/0935/F Former Staddons Timber Yard, Parnell Road - Erection of 1 no. detached two-bed dwelling house.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL This additional dwelling has insufficient parking and is contrary to North Somerset Parking Standards SPD. A similar application last year was refused for this reason.

The additional dwelling will be sited on the proposed communal open space area for this quite compact development. The Town Council request that this application site is managed in the future as at present it is fenced off.

Action: Deputy Town Clerk

P/17/1532 LIST OF CURRENT LICENSING APPLICATIONS FROM NSC

1532.1 MOTOR FUEL LIMITED 154 OLD CHURCH ROAD

NSC had confirmed that the application is for a full variation to allow the sale of alcohol 24 hours a day Monday to Sunday and late night refreshment (hot food and drink) from 23.00 to 05.00 Monday to Sunday.

RESOLVED: VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL of the sale of alcohol 24 hours a day Monday to Sunday for the following reasons;

This garage is almost opposite Salthouse Fields in Clevedon which is an area frequented by many children and young people with the attraction of the park, seafront, multi-use games area and the skate park. Members feel the application should be refused on grounds of protection of children from harm.

Also the garage is adjacent to a large residential estate and the Clevedon seafront. Members therefore agreed that the application should also be refused on grounds of prevention of crime and disorder and prevention of public nuisance. **Action: Deputy Town Clerk**

P/17/1533 MARINE PLANNING CONFERENCE

Members received the report by Cllr Hatch on her attendance at this conference. It was noted that the item most relevant to Clevedon was the Swansea tidal lagoon proposal. The problem of plastic on beaches was discussed and it was agreed that this needed to be tackled by local authorities.

P/17/1534 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1534.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting on 12TH April 2017

1534.2 CPRE Countryside Voice and Fieldwork Spring 2017 magazines

P/17/1535 CHAIRMAN ITEMS FOR INFORMATION

1535.1 NSC TOWN & PARISH COUNCIL WORKSHOP - 11 MAY 2017

Following the meeting Cllr N Barton confirmed that she would attend along with the Deputy Town Clerk and report back to the meeting.

Action: Deputy Town Clerk

P/17/1536 TO DETERMINE PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8. 10 pm DATE:.....