

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 16<sup>TH</sup> MARCH 2011**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs C Francis-Pester, R Garner, L. Knott, D Shopland, C Wring.  
 Mrs Isabel Johnson – Deputy Town Clerk.

**IN ATTENDANCE:** Cllrs T Morgan, N Pennycott  
 4 Residents from Longacre and Mr G Moore – Cambridge Road.

**INFORMAL BUSINESS**

The residents present did not wish to address the meeting.

**P/11/40 APOLOGIES**

Apologies were received and accepted from Cllr C Hall – another commitment.

**P/11/41 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

There were no declarations of interest for items on the agenda.

***NOTE:** District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.*

**P/11/42 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee held on 23 February 2011 were approved and signed.

<b>PART 1 ITEMS – REQUIRING APPROVAL BY COUNCIL</b>
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**P/11/43 REQUEST FOR APPROVAL TO FELL FOUR MONTEREY PINE TREES ON THE BLIND YEO RIVER BANK**

Copies of letters from the seven Longacre residents, Environment Agency and NSC had been forwarded to all Councillors. A West Ward Town Councillor provided Members with a detailed report responding to points made in the letter from the residents and in particular raising concerns about consultation with the wider public in Clevedon and other residents in Longacre about this amenity land. He also provided photographs showing the distance of the trees; the top floor and roofs of the properties in question in sunshine; the hedgerow along the river path immediately adjacent to the properties; and the Monterey Pines in question which had previously had lower branches removed.

7.45 pm Cllr D Shopland joined the meeting.

7.50 pm Cllr C Francis –Pester joined the meeting.

The other West Ward Town Councillor read out a statement from himself and the NSC West Ward Councillor supporting the request and highlighting the fact that the residents had agreed to pay for the trees to be felled and would replace them with Hawthorns as suggested by the Environment Agency.

Copies of all these documents are available in the Town Council Office.

**P/11/43      REQUEST FOR APPROVAL TO FELL FOUR MONTEREY PINE TREES  
ON THE BLIND YEO RIVER BANK CONTINUED...**

Mr G Moore of Cambridge Road asked to address the meeting.

8.05 pm Proposed, seconded and agreed to suspend standing orders to allow Mr G Moore to speak on behalf of the residents present.

Mr Moore had heard Mrs Jones address the Town Meeting last year about this long standing problem. He had gone to visit the properties on a sunny day and found the houses in shade. He felt the four trees would not be missed as they were growing in clumps along the bank. Also the felling could improve the river bank as the needles from the trees restricted growth under the trees. Mr Moore liked trees and had many in his own garden but felt the felling of these particular trees would greatly improve the lives of the residents.

8.07 pm Proposed, seconded and agreed to reinstate standing order: Formal business meeting continued

The Town Clerk had informed Councillors that the Planning Committee did not have delegated powers to take a decision on this request. In fact since the Monterey Pines had first been discussed in 2006 the Committee had changed its remit but because it had knowledge of past history concerning this matter, it was felt the Planning Committee should continue to be involved. In order not to set a precedent the final decision should be made by full Council. This would not in fact delay the felling of the trees as under the Wildlife and Countryside Act 1981 tree work could not be undertaken until after the bird nesting season as there is a bird box in the trees.

Three Committee Members spoke in favour of felling the trees without further prevarication. After a very lengthy and detailed discussion it was;  
Vote: 3For 0Against 2Abstentions

**RESOLVED:** TO RECOMMEND that Council agree with the request to fell four Monterey Pine Trees adjacent to Longacre as agreed by the Environment Agency and NSC.

**Action: Deputy Town Clerk to notify residents after the full Council meeting on 18 May 2011.**

Cllr N Pennycott left the meeting.

**P/11/44      REQUEST FOR STREET NAMING**

Councillors Garner and Shopland as NSC Councillors had made a request to NSC to allocate the name of 'River Path' to the path that leads to Arundel Road from Kenn Road. The path is unnamed and is difficult to locate. NSC Highways has agreed to fund the cost of the name plate on Kenn Road.

**RESOLVED:** TO RECOMMEND TO COUNCIL that the path off Kenn Road is named 'River Path'.

**Action: Deputy Clerk to write to NSC after the full Council meeting on 18 May 2011.**

**P/11/45      UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

45.1 APP 11/P/0178/F 68 WALTON ROAD Deferred from last meeting pending a Site Visit. This application has now been withdrawn. NOTED

**P/11/45 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

45.2 APP 11/P/0166/F THE BRISTOL INN Deferred from last meeting pending a Site Visit on 9 March 2011.

It was noted the Disabled Access Officer's report asked for the application to be revised and further thought given to why these specific works are being undertaken to improve access when others appear to be necessary and more of a priority. Vote: Unanimous Against.

**RESOLVED:** RECOMMEND REFUSAL Concern about the report of the Access Officer for Disabled People. Also suggest the childrens play area is sited on the south side of the public house further away from residential dwellings and that the hours of use are limited in the evenings.

**P/11/46 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

11/P/0266/ADV 32 Old Church Road – 3no externally illuminated fascia signs, 1no externally illuminated projecting sign and 2no internally illuminated window signs. VOTE 4F 1 AG

11/P/0268/F Rudyard House, Parnell Road – Detached garage.

11/P/0285/F 10 Old Street – Change of use from shop (A1 use) financial and professional services (A2 use).

Members were concerned about the increasing number of empty retail units in the Town Centre.

11/P/0206/F 40 Edward Road South – Single storey side/rear extension.

11/P/0300/F Seaward, Ladye Bay – Demolition of existing house and erection of new dwelling.

11/P/0326/F The Boat House, Ladye Bay – Detached garden room and alterations to landscaping following demolition of summerhouse and sheds.

11/P/0330/F & 11/P/0331/CA 32 Old Church Road – Single storey extension to west elevation following the demolition of the existing single storey extension. VOTE 4F 1AG

11/P/0342/F & 11/P/0343/LB Holdland House, 30 Old Street – Change of use from Office (B1 use) to dwelling houses (C3 use) to create 7 no dwellings including demolition of existing single storey flat roof building and the erection of a two storey extension. The NSC East Ward Councillor again raised his concerns about the site possibly not being developed to its full potential. VOTE: 4F 1AG

11/P/0378/F Western Court, Chapel Hill – Extension of roof access stairwells and alterations to roof perimeter detailing including replacement edge protection.

Land at Byways Caravan Park – Extend time limit for implementation of planning permission 08/P/0337/F Erection of 14 dwellings, access road and parking following demolition of lodge.

**RESOLVED:** NO OBJECTIONS to the above **twelve** planning applications.

**P/11/46 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued

11/P/0255/F 32 Strode Road – Change of use detached two storey outbuilding from shop store with associated office to ancillary accommodation for use with first floor flat above shop. The NSC Yeo Ward Councillor reported that previous concerns regarding overlooking had now been addressed. VOTE: 3F 1 AG  
**RESOLVED:** NO OBJECTIONS suggest this outbuilding is tied to use by the occupants of 32 Strode Road.

11/P/0281/F Little Harp Inn, Elton Road – Single Storey rear extension following demolition of existing single storey rear extension.  
**RESOLVED:** NO OBJECTIONS request the new extension is in keeping with the rest of the building ie faced with natural stone.

11/P/0352/MOD Focus DIY, Tweed Road – Discharge planning obligation 3(c) in Section 52 Agreement dated 9 June 1988 requiring provision on land at Southern Way of not less than 125 car parking spaces.  
 It was noted that the number of car parking spaces had been reduced following the approval of subsequent planning applications for this site.  
**RESOLVED:** NO OBJECTIONS to the discharge of the planning obligation to provide not less than 125 car parking spaces, provided any change in ownership/ goods for sale at this retail unit does not incur the need for additional parking.

11/P/0360/F 1 Sandford Close – Two storey side extension with erection of 1.8 metre high boundary fence adjacent to Wedmore Road.  
**RESOLVED:** NO OBJECTIONS however some concern about the height and siting of the boundary fence.

11/P/0379/F 50 Yeolands Drive – Erection of wooden shed.  
 Members noted the purpose of the shed in the front garden was to house an electric wheelchair/carriage and charging station.  
**RESOLVED:** NO OBJECTIONS suggest this is a temporary permission for the user of the wheelchair in order not to set a precedent.

**P/11/47 TREE WORKS**

11/P/0227/TPO 24 Bay Road – T1 Holm Oak – completely remove.  
 11/P/0228/TPO 71A Dial Hill Road – Beech No 2 – reduce lowest limb.  
 11/P/0369/WT Claremont Court, Park Road – T1 Sycamore – Coppice.  
 The Clevedon Tree Warden had raised no objections to the above works.  
**RESOLVED:** NO OBJECTIONS to these three applications for works to trees.

**P/11/48 NEW NSC PROCEDURE FOR SENDING DETAILS OF APPLICATIONS TO PARISH AND TOWN COUNCILS FROM 1 JUNE 2011**

NSC had written stating their intention to stop routinely sending paper copies of planning applications to parish and town councils. NSC suggest the application details are viewed on the NSC website. The aim is to provide a more cost efficient service.  
 The Deputy Town Clerk reported that there would be cost implications to enable members to view plans online in meetings ie purchase of a laptop and software, projector and review of IT provision looking at a change to a wireless connection to the internet.

**P/11/48 NEW NSC PROCEDURE FOR SENDING DETAILS OF APPLICATIONS TO PARISH AND TOWN COUNCILS FROM 1 JUNE 2011 CONTINUED**

**RESOLVED:** To ask NSC to advise how the costs to Clevedon Town Council could be offset. Also request that the larger towns in North Somerset continue to receive paper copies of planning applications as had been indicated by the NSC Leader of the Council.

**P/11/49 HINKLEY POINT C CONNECTION PROJECT P/11/25**

**49.1** Response from the Chairman of Wraxall and Failand Parish Council attached for consideration together with draft reply written by Cllr Garner.

**RESOLVED:** To forward the reply as drafted without amendment.

**49.2** Information provided by Dr Peter Gregory re Connection Group Meeting on 28 February 2011 which he attended on behalf of Parish and Town Councils along the proposed routes. NOTED.

**49.3** National Grid Community Update sent to all residents in consultation zone. NOTED.

**49.4** Agenda for Hinkley C Connection Group meeting on 18 March 2011. Dr Gregory had requested any views from Parish and Town Councils to report at the meeting. Cllr Garner hoped to attend the meeting.

**P/11/50 FOR INFORMATION** To receive and note the following items available at the meeting;

**50.1** PLANNING APPLICATIONS determined since 23 February 2011.

**50.2** APP 10/P/1540/F LAND ADJACENT TO POETS WALK & 223 OLD CHURCH RD

Information provided by a West Ward Town Councillor regarding land ownership. The councillor felt the comments of Clevedon Town Council should have been sought regarding the disposal of this land by NSC.

**P/11/51 CHAIRMAN'S ITEMS FOR INFORMATION**

There were no Chairman's items for information.

**P/11/52 TO DETERMINE PART I AND PART II ITEMS**

**RESOLVED:** The following agenda items to be Part I items;

Request for approval to fell four Monterey Pine trees on the Blind Yeo river bank

Request for Street Naming

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.15 pm

DATE: .....