

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,
44 OLD STREET ON WEDNESDAY 17th JUNE 2019 AT 7.30PM

PRESENT: Chairman of the Committee – Cllr A Everitt
 Councillors N Barton, B Cherokoff, C Francis-Pester, G Hill, A Shopland, J West & R Westwood
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland, Cllr C Cherry, NSC Walton Ward and twenty-four members of the public

7.30 PM INFORMAL BUSINESS –
APP NO – 19/P/1216/FUH

A resident from Coleridge Vale Road South advised Committee members that they are opposed to the development concerned as the proposed extension will be built 30cm away from their bedroom window. The overhang on the roof will be as such that the gutters on both properties will meet. The proposal is overbearing and will affect the right to light to No. 13, with a brick wall being built very close to the bedroom window.

APP NO – 19/P/1332/TEA

A resident from Cambridge Road advised Committee members that the proposal for the radio mast is to be sited in a conservation area. The road junction is very dangerous as there is a double-blind bend. Very often buses stop, and cars back up to allow buses through on this junction, with several near misses. The addition of the mast near the kerbside will restrict the vision even further on this bend. The scale of the mast is vast, some 15metres, and will be an eyesore in a beautiful area. The location of the mast in order to obtain the best signal needs to be at the top of the hill, not at the bottom.

AGENDA ITEM 7 – 18/P/5118/OUT – BRISTOL AIRPORT, NORTH SIDE ROAD, FELTON - TO RECEIVE AND CONSIDER FURTHER INFORMATION IN SUPPORT OF THE OUTLINE PLANNING APPLICATION

Comments received by members of the public are as follows;

There will be an increase of 23,000 extra flights due to this outline planning application, with a longer-term plan to make the airport twice as big as it is now.

Several Councils have declared a climate emergency and adding more flights at Bristol will significantly increase the affects to the environment with the changes to car parking, climate change, increase in noise with more traffic and aircraft.

The impact the expansion of the airport will have on local residents, with an increase of noise levels and introduction of night-time flights.

The impact to health, with around 11-night flights every day of the week, creating sleep disturbance to neighbouring residents, which increases cancer risk and mental health issues.

Noise levels from the airport have increased considerably over time, to a point that it restricts a local resident being able to hear their own radio in their property.

Residents in North Somerset actively recycle plastic etc., to help minimise gases created by waste. The expansion plans will see an increase of half a million tonnes of emissions into the atmosphere from the airport alone.

The growth of airports needs to be spread to other airports, i.e. Cardiff, to minimise the impact to the local areas, i.e. country roads, residents etc., surrounding Bristol. There are already enough flights in/out of Bristol.

**7.53PM FORMAL BUSINESS –
P/19/1861 APOLOGIES FOR ABSENCE**

Apologies were received and agreed from; Cllr B Hatch, K O'Brien & H Young

P/19/1862 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

Cllr Everitt declared an interest in the radio base installation on Castle Road, as she lives very close to the proposed construction.

**P/19/1863 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 22nd MAY 2019**

Cllr D Shopland disputed the minutes of the 22nd May 2019. Cllr D Shopland as Chairman of Clevedon Town Council and ex-officio on all Council Committee's had proposed a motion at this meeting, which reads;

To not allow Bristol Airport to expand as the airport was never proposed to be an International airport and was always intended to remain as a small domestic airport.

P/19/1864 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

With the Committee's agreement the Chairman altered the order of the agenda to consider the application for 15 Coleridge Vale Road South, Land at the junction of Cambridge Road, Castle Road and Wellington Terrace and the outline planning application for the expansion of Bristol Airport that were of interest to members of the public present.

19/P/1216/FUH – 15 Coleridge Vale Road South – West Ward – Proposed first floor side extension including associated demolitions

DECISION – REFUSED by 7 VOTES to 0 – Members of the Committee commented that the proposal is overbearing and the side window to no.13 will be blocked with a brick wall.

19/P/1332/TEA – Land at the junction of Cambridge Road, Castle Road and Wellington Terrace – Walton Ward – Prior notification for the installation of a 15-metre-high 'telegraph' pole supporting 3no. antennas, the installation of 2no. equipment cabinets at ground level and development works ancillary thereto.

DECISION – REFUSED by 8 VOTES to 0 – Members of the Committee commented that a previous application submitted was refused due to being too close to a residential area and this new application being submitted is no different. Members also said that the proposed siting of the mast is too close to the road and the mast too high.

18/P/5118/OUT – Bristol Airport, North Side Road, Felton – Outline planning application

DECISION – REFUSED by 8 VOTES to 1 ABSTAINED – Members of the Committee fully support resident's views. With the proposed expansion plans this will have a serious impact on the environment, with more traffic creating pollution with the CO2 emissions. A significant impact to local residents from the noise of the planes and the introduction of night flights. There should be significant improvements to the transport links in this area to cope with the proposed expansion. Members stated that there are no plans for a rail link or metro bus to support the projected 12 million people per annum using the airport.

18/P/4165/FUL – Ground Floor, Clevedon Hall, Victoria Road – West Ward – Update from District Councillor for the West Ward concerning – Application for amendment to condition number 20 on application 15/P/1538/MMA – to allow for the one-way barrier with a horizontal closed position to be replaced with an electric gate.

UPDATE – A site meeting between NSC, the landowner and the resident at the gatehouse has been arranged for Thursday 20th June 2019, with the aim of coming to a mutual agreement for this planning application.

DECISION – REFUSED by 7 VOTES and 2 ABSTAINED. Members of the Committee commented that there is no need for an electric gate at this location.

19/P/0940/FUL – Clevedon Hospital, Old Street – East Ward – Erection of a detached outbuilding to be used as a conservatory to replace existing

DECISION – APPROVED by 7 VOTES to 0

19/P/1039/FUH – 23 Coleridge Vale Road South – West Ward – Erection of a two-storey side extension and a single storey rear extension. Conversion of loft including construction of a double rear dormer. Planning previously approved with previous owners but has since expired. Existing garage and sunroom would be demolished.

DECISION – APPROVED by 3 VOTES to 0

19/P/1054/CMA – Walton Reflections, 1 Kings Road – Walton Ward – Prior approval for change of use from hair salon (Use Class A1) to residential (Use Class C3) with no operational development

DECISION – APPROVED by 8 VOTES to 0

19/P/1130/FUH – 3 Brackenwood Road – Walton Ward – Proposed double storey rear extension, rear single storey extension with roof forming a terrace, single storey front extension and garage conversion

DECISION – APPROVED by 6 VOTES to 2 AGAINST and 1 ABSTAINED

19/P/1192/FUH – 25 Churchill Avenue – West Ward – Erection of a side extension and rear extension following the demolition of existing side extension

DECISION – APPROVED by 7 VOTES to 0

19/P/1201/FUH – 178 Old Church Road – West Ward – Erection of a single storey rear and side extension

DECISION – APPROVED by 7 VOTES to 0

19/P/1210/FUH – 53 Hazell Close – South Ward – Single storey rear extension

DECISION – APPROVED by 8 VOTES to 0

19/P/1226/NMA – Campbells Landing, 21-23 The Beach – Walton Ward – Minor material amendment to planning permission 18/P/2865/FUL (change of use of former public house and hotel to provide 6no. 1 and 2 bedroom apartments) to allow minor internal alterations, alteration to beachside elevation, alteration to original bay window to flat 1; altered layout to flat 2 with 2no. windows proposed in existing façade; alterations to roof terrace and removal of terrace to Parkside to flat 3; reduction in size of proposed structural opens to flat 5; and reduction in size of proposed structural opens to flat 6
DECISION – APPROVED by 8 VOTES to 0

19/P/1228/FUH – 97 Old Street – East Ward – Proposed single storey rear extension
DECISION – APPROVED by 7 VOTES to 0

19/P/1279/FUH – 1 Coleridge Vale Road West – West Ward – Erection of a two-storey rear extension with sunroom to the rear and a front porch
DECISION – APPROVED by 7 VOTES to 1 AGAINST

19/P/1288/FUL – 2 Linden Road – West Ward - Change of use from bank (A2) to offices (B1) including alterations to the north east elevation of the building converting a door into a window
DECISION – APPROVED by 7 VOTES to 0

19/P/1296/FUH – 30 Baker Close – Yeo Ward – Two storey side extension
DECISION – APPROVED by 7 VOTES to 1 AGAINST

19/P/1312/FUH – 45 Rippleside Road – Walton Ward – Erection of a ground floor extension, a new dormer and porch on front elevation and convert garage to living space
DECISION – APPROVED by 8 VOTES to 0

19/P/1353/FUH – 44 Castlewood Close – Walton Ward – Proposed alterations to existing roof to aid loft conversion to form additional living accommodation. Existing dropped kerb to be extended to facilitate increased off-street parking
DECISION – APPROVED by 8 VOTES to 0

19/P/1372/FUH – 44 Edward Road South – Walton Ward – Single storey side and front extension
DECISION – APPROVED by 8 VOTES to 0

P/19/1865 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

19/P/1061/TRCA – 7 Highdale Road – Walton Ward – Mixed hedge (T1) – Hedge consisting of 5 Holly, 1 Elder, 1 Yew, Snowberry and Forsythia – Fell – too large for situation and to significantly reduce – replace with formal hedge to suit situation. Bay (T2) – Fell – too large for situation and to significantly reduce. Laburnum (T3) – Fell – specimen leaning and drawn up by surrounding trees etc., unsuitable for reduction.

Robinia pseudo Acacia (T4) – Reduce/pollard by approx. 50% or 8m – Tree in very poor condition with severe decay of limbs very likely to fail – retain as habitat and feature. Japanese Maple (T5) – Fell – Far too close to house with cellar, lifting steps and paving. Apple (T6) – No action. Lawson Cypress (T7) – Fell – poor specimen too close to house. Apple (T8) – Fell – too close to house and outbuilding leaning over neighbour's property. Fig (T9) – Fell – planted against retaining wall, too large for situation and unsuitable for significant reduction. Holly (T10) – Fell – too large for situation and to significantly reduce restricting light to back of house and garden. Apple (T11) – No action, intention is to replace trees with replanting to suit situation.

DECISION – Application already approved by NSC on 7 June 2019

19/P/1063/TRCA – 37 Victoria Road – West Ward – T1 – Copper Beech – Reduce crown by up to 1.5m from branch ends; T2 – Birch – Crown lift by 0.5m; T3 – Sorbus – Reduce crown by up to 1.5m from branch ends.

DECISION – Application already approved by NSC on 7 June 2019

Members of the Committee NOTED that both tree applications were agreed by NSC before the deadline dates quoted. Members AGREED to write to NSC to declare that the Council should be given the opportunity to declare their views on the tree applications, especially in a time of climate emergency.

P/19/1866 NSC CONSULTATIONS

1866.1 The Statement of Community Involvement Revision 2019

Members of the Committee NOTED the amendments made to the Statement of Community Involvement Revision 2019 document.

1866.2 19/P/0414/FUL – 41 Victoria Road – West Ward - To receive and consider the appeal against the decision to refuse to grant planning permission

Members of the Committee commented and wished to re-submit to NSC that their original decision remains unchanged from when the application was submitted. Members are concerned with the lack of light to the rooms in the property and the work close to the buttressed walls.

1866.3 NSC Town & Parish Workshop on Thursday 6th June 2019

Cllrs Francis-Pester and Cllr West reported that there was a focus on Weston, guide to shop fronts. Updates and procedures will be drafted by the end of June 2019.

Overview of the Planning Service concerning rules that are changing for affordable housing, which includes permitted development.

On-Line Planning Consultee access training to be rolled out in June with the system going live in September 2019. New system will bring benefits to Clerks and Councils, with some applications not requiring formal consultation.

Policy update and the new framework encompassing social, environmental and sustainable development. Next phase being looked at by NSC to 2036, including housing needs etc.

The next Town & Parish Workshop meeting to be held on Thursday 5 December 2019.

P/19/1868 TO RECEIVED INFORMATION FROM THE WEST OF ENGLAND JOINT SPATIAL PLAN REGARDING THE NUMBER OF REQUESTS TO PARTICIPATE IN HEARING SESSIONS FOR A LOCAL PLAN EXAMINATION

Committee Members NOTED the West of England Joint Spatial Plan regarding the number of requests to participate in hearing sessions for a local plan examination

P/19/1869 FOR INFORMATION

The Committee received and noted the following;

1869.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 22nd MAY 2019

Members of the Committee NOTED the planning applications determined since the 22nd May 2019

P/19/1870 CHAIRMAN ITEMS FOR INFORMATION

1870.1 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 planning application was REFUSED by NSC and Clevedon Town Council for the main reason of the effect of the proposal on the character and appearance of the area. The applicant appealed the proposal and the has now been APPROVED as it was agreed that the container will not adversely affect the surrounding area, by scale, height or size and will be painted blue to match the surrounding industrial units in this area.

1870.2 SITE VISITS TO RESIDENTIAL PROPERTIES BY COUNCILLORS – Committee members were reminded by the Committee Clerk that Councillors must introduce themselves by giving their name, Council's name and show their identification badge whilst conducting site visits to applicants/agents properties.

P/19/1871 TO DETERMINE PART I ITEMS

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.16pm

DATE: