

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,**  
**44 OLD STREET ON WEDNESDAY 26<sup>th</sup> FEBRUARY 2020 AT 7.30PM**

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

**IN ATTENDANCE:** 6 members of the public

**7.30 PM      INFORMAL BUSINESS –**

**APP NO – 19/P/2313/FUL – Amended Plans – 1 Woodlands Road**

A neighbouring resident of Woodlands Road advised committee members that although the plans have been amended, not much has changed. Resident can foresee parking issues with the proposed nine parking bays. The spaces are very tight with little movement available for access to the car parking spaces. The refuse collection will need to take place at the top of Woodlands Road which is outside resident's property, already experiencing issues with vermin and rubbish. Resident is concerned that bins could take up permanent residence on the highway outside his house. The proposals still show an overdevelopment of the site and with recent wet weather there is concern with the run-off of water and where it will end up.

Another resident who lives in Copse Road advised there have been many attempts at a planning application for this site. The lane running between Copse Road and Woodlands Road should not be accessed by the developer, but the plans show that development will be right up to the boundary wall with no access for sewerage and drainage running along the communal land. Proposed development is very oppressive and overbearing, with loss of light and privacy to his property from the velux windows of the new build.

The neighbour directly opposite the proposed development advised the Committee that the proximity of the build is too close to residents living in Copse Road. The condition of the road between Woodlands Road and the new properties is in a very poor state, with the whole lane becoming a building site if works go ahead. The car parking spaces will also not work, with cars having to reverse towards the neighbouring properties. There is missing information on the application with regards to the drainage facility, raising ground levels and accessibility. Concern also raised with the future of the existing house at the top of Woodlands Road. If this is developed into several flats, there certainly will not be enough car parking spaces to accommodate.

**7.50 PM      FORMAL BUSINESS –**

**P/20/1939      APOLOGIES FOR ABSENCE**

Apologies were received and agreed from; Cllr N Barton & Cllr K O'Brien (another commitment)

**P/20/1940      TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr B Hatch declared an interest in planning application – 19/P/3092/FUL – Christ Church, Chapel Hill, as she is a member of the church.

Cllr H Young declared an interest in planning application – 20/P/0309/FUH – as she lives within the NSC consulting boundary for this application.

**P/20/1941 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 3<sup>rd</sup> FEBRUARY 2020**

Members of the Committee **AGREED** to the minutes of the 3<sup>rd</sup> February 2020.

**P/20/1942 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**19/P/2313/FUL – AMENDED PLANS** - 1 Woodlands Road – Walton Ward – Demolition of existing garage to form amenity area and storage to proposed development of four dwellings

DECISION – REFUSED by 7 Votes, 1 Against and 2 Abstained

Committee members agree with the residents' views and can foresee issues with the parking arrangements proposed. This is an overdevelopment of the site, due to the height and massing of the development, with proximity issues to residents on both Woodlands Road and Copse Road and the loss of privacy and light to their properties. Certain important information regarding drainage, suitability and volume forecasting is also missing from the application.

**19/P/3092/FUL** – Christ Church, Chapel Hill – East Ward – Alterations to existing North West carpark entrance

DECISION – APPROVED by 9 Votes to 0

**20/P/0070/MMA** – 12 Station Road – East Ward – Minor material amendment to condition Nos 2 & 3 on application 18/P/3852/FUL (Change of use from Financial (A2 use) and Commercial (B1 use) to Shop (A1 use) and 2no. residential flats (C3 use) with alterations to shop front to create an additional entrance). To reduce size of retail area to improve living conditions of ground floor apartment

DECISION – Application has been withdrawn

**20/P/0192/FUH** – 10 Careys Close – East Ward – Single storey rear extension and part garage conversion

DECISION – APPROVED by 9 Votes to 0

**20/P/0203/LDP** – 91 Teignmouth Road – East Ward – Proposed loft conversion including dormer to the garden roof slope

DECISION – APPROVED by 9 Votes to 0

**20/P/0142/FUL** – Salthouse Clinic, 176 Old Church Road – West Ward – Demolition of rear extension and erection of new rear extension to provide additional accommodation.

DECISION – REFUSED by 9 Votes to 0

Committee members expressed concern that the proposed extension is too large on the back and side of the property and will impact on the neighbouring residence.

The area has very little or no parking available and if trade increases at the clinic, it will have an impact on the already limited parking in this road.

**20/P/0221/FUL** – 80b Kenn Road – south – Change of use from C3 ‘dwelling house’ to D1 ‘non-residential institution’.

DECISION – APPROVED by 9 Votes to 0

**20/P/0259/FUL** – The Market Hall, Alexandra Road – Walton -Change of use of existing fitness centre with ancillary café (sui generis use) to office (Use Class B1).

DECISION – APPROVED by 7 Votes to 2 Abstained

Committee members agreed that this is a retrospective planning application as part of The Market Hall is already been used as offices. The ancillary café is yet to be altered.

**20/P/0260/LBC** – The Market Hall, Alexandra Road – Walton - Listed Building consent for internal alterations to building involving the removal of internal WC and kitchen walls.

DECISION – APPROVED by 7 Votes to 2 Abstained

Comments as per planning application **20/P/0259/FUL**

**20/P/0283/LDP** – 26 Rippleside – Walton – Certificate of Lawful Development for construction of a single storey extension to form additional living accommodation.

DECISION – APPROVED by 9 Votes to 0

**20/P/0309/FUH** – 1 The Zig-Zag – Walton- Two storey side extension.

DECISION – APPROVED by 8 Votes to 1 Abstained

**20/P/0323/FUH** – 9 Blackmoor – Yeo – Two storey side extension and single storey rear extension.

DECISION – APPROVED by 9 Votes to 0

**P/20/1943 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS**

**20/P/0140/TPO** – 6 Woodside Road – Walton Ward - G1 – 3X Lime – Crown reduce by 2-3 metres

DECISION – APPROVED by 9 Votes to 0

**20/P/0198/TRCA** – St Johns Church, Queens Road – West Ward –

T1 – Monterey Pine – Fell and replace.

T3 – Lucombe Oak – Install a non-invasive flexible brace from the two stems that lean to the north-west over the road back to the central stem at 12-15m. T4 – Weeping Cypress – remove hanging branch that overhangs the pavement and prune back the stubs.

T5 – Yew – Fell.

T6 – Bay – Fell and remove stump. Plant a Yew in its place.

DECISION – REFUSED by 6 Votes to 2 Abstained

Committee members felt that some of the tree works are not required.

T1 – Monterey Pine – only one limb appears dead, the rest of the tree is fine

T3 – Lucombe Oak – Pruning back to previous cut points is required only

T5 – Yew and T6 – Bay – Committee members agreed that there is not enough information given to Councils to be able to make informed decision concerning tree works. Members agreed that advice be sought by the applicant by way of consultation with the Tree Officer.

#### **P/20/1944 NSC CONSULTATIONS**

##### **'Your Neighbourhood Consultation and Engagement'**

Committee members NOTED the Consultation from NSC and expressed their appreciation for ways in which NSC appears to be working in a consultative manner with residents. Members agreed that it is important that the Council is informed of the experiences of residents in the making of policy. For example, Strode Leisure Centre and proposed parking charges are key issues in this respect. However, concern was expressed about whether such consultations do have a meaningful place in the policy making process and whether NSC is in practice open to learning from residents in order to make the best policies.

**Action: Letter to NSC**

#### **P/20/1945 FOR INFORMATION**

##### **1945.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 3<sup>RD</sup> FEBRUARY 2020**

Committee members NOTED the Planning applications that had been determined since the last meeting held on the 3<sup>rd</sup> February 2020.

#### **P/20/1946 CHAIRMAN'S ITEMS FOR INFORMATION**

##### **PLANNING APPLICATION – 19/P/2600/FUH – 13 Bellevue Road.**

Concern had been raised by a neighbouring resident as to the impact of some decking and fencing above their stone boundary wall.

Committee members advised this is being investigated by the NSC Civil enforcement team.

##### **PLANNING APPLICATION – 18/P/4846/FUL – Land at 173-175 Kenn Road – Amended Plans**

DECISION – REFUSAL by 9 Votes to 0

Committee members confirmed they had viewed the amended plans now proposed. Members wished to challenge NSC concerning the safety aspect of the new entrance from Kenn Road into the development. Currently there is a bus stop at the point where a new entrance is to be facilitated. Have the Highways Department conducted a thorough investigation into this suggestion? Members reiterated the same comments as previously mentioned about this planning application in that the development will be overbearing and the height is still of concern to neighbouring residents and how it will impact on their privacy and light.

##### **PLANNING ENFORCEMENT NOTICE APPEAL LETTER – 19/00351/COU – Unit 7, Tweed Road Industrial Estate, Tweed Road**

DECISION – REFUSED by 9 Votes to 0

Committee members agreed that the way in which the dog kennels had been set up without planning permission, does not give the owner of the business the right to now appeal to the 28-day deadline in leaving the business unit.

#### **NSC PLANNING TEAM**

Committee members expressed concern with the level of customer service given to Councillors and Council staff by the NSC Planning Team. Most team members appear to be part-time, very inefficient, with poor turnaround times.

The Committee Clerk advised that she had tried to contact many Planning Officers to obtain an extension to a controversial planning application and no-one answered their phones. Matter was referred to the Head of Planning Development who was very disappointed with our complaint.

#### **COMMUNITY LED HOUSING**

A wider session on this topic and a meeting to be arranged, with date to be agreed.

#### **P/20/1947 TO DETERMINE ANY PART I ITEMS**

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.59pm

DATE: .....