

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 5<sup>th</sup> JULY 2017**

**PRESENT:** Councillor N Barton – Vice-Chairman of the Committee - Chair  
 Cllr C Francis-Pester, K O'Brien, S Hale, C Starr, A Shopland  
 J West. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland for part of the meeting; Cllr J Norton-Sealey,  
 3 residents

**7.30 pm FORMAL BUSINESS**

**P/17/1566 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall illness; Cllrs G Hill,  
 G Watkins and B Hatch – out of Clevedon.

**P/17/1567 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.

**P/17/1568 MINUTES OF PLANNING COMMITTEE ON 14<sup>th</sup> JUNE 2017**

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

**P/17/1569 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

*With the Committee's agreement the Vice-Chairman altered the order of the agenda  
 to consider the applications of interest to members of the public present.*

**17/P/1399/F 14 Windsor Close** - Two storey front and side extension and  
 single storey rear extension.

*Members raised concerns about parking in view of the number of vehicles  
 currently parked on the property however it was felt there is sufficient space  
 for 3 vehicles. The use of grey cement cladding in a road of a brick houses  
 was also questioned. It was noted that this cladding had been approved in  
 other areas of the town.*

**RESOLVED:** VOTE: 4 FOR 1 ABSTENTION NO OBJECTIONS

**17/P/1461/HHPA 73 Kenn Road** - Prior approval request for the erection of a  
 single storey rear extension with a pitched roof that would 1) extend beyond  
 the rear wall of the original house by 4.0 metres; 2) have a maximum height of  
 3.45 metres and 3) have eaves that are 2.45 metres high.

*It was noted that other properties in this area had similar rear extensions.*

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**17/P/1325/F 10 Queens Road** - Erection of a single storey side extension to  
 form baby unit at existing children's nursery.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

*Cllr D Shopland left the meeting.*

**17/P/1335/F Flat 4, Beech House, 1 Linden Road** - New kitchen window.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**P/17/1569 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**17/P/1340/F 15 Woodview** - Single storey side/rear extension and garage conversion.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**17/P/1353/F The Stables rear of 15 Melbourne Terrace** - Conversion of workshop to a two bedroom dwelling with an increase to ridge height of 450mm. *There were some concerns about retaining and accessing at all times the two parking spaces for 17 and 17a Melbourne Terrace . Residents from Kenn Road had also written expressing the following concerns and requests;*

- *The introduction of another dwelling in this conservation area with a high density of housing;*
- *Traditional building materials should be used in keeping this building and the area;*
- *Access to the site should be limited to the gap between 15 and 17 Melbourne Terrace;*
- *Obscure glazing in the roof to the rear should be adhered to in view of the close proximity to the rear of houses in Kenn Road.*

**RESOLVED:** VOTE: 5 FOR 1 AGAINST NO OBJECTIONS request access and parking for the site is limited to that shown on the plans and that obscure glazing in the roof to the rear of the property is adhered to thus avoiding overlooking of adjacent properties.

**17/P/1386/F 33 Shelley Avenue** - New front bay window extension and extending dormer windows to front and rear elevation.

*It was noted that other properties in the road had similar extensions.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**17/P/1365/MMA 25 Linden Road** - Minor Material amendment to condition no 2 on application 16/P/1540/F (proposed change of use of existing dwelling (use class C3) at No 23 to sheltered accommodation and erection of a three storey rear extension and link building to No 25 all associated to the existing residential care home) to allow rearrangement of apartment, add windows to side and rear elevation and reduce depth of link block.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**17/P/1435/F 5 Old Park Road** Retrospective application front timber balcony. *One councillor objected in principal to retrospective planning applications.*

**RESOLVED:** VOTE: 6 FOR 1 AGAINST NO OBJECTIONS

**17/P/1447/F 11 Edward Road West** - Demolish existing garage, porch and conservatory and build new garage, porch and single storey rear extension plus other general refurbishment works and widen vehicular access.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**P/17/1569 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**17/P/1450/F 10 Ransford** - Single storey side extension.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/17/1570 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;**

**17/P/1418/NMA Flat 3, First Floor, 10 Bay Road** - Application for Non Material Amendment to planning permission 16/P/3044/F (Extension to first floor flat) to allow for amended window on gable end of extension and reconfiguration of en-suite.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**P/17/1571 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;**

**17/P/1432/WT 1 Lower Linden Road** - T1 Bay - fell.

*There were no reasons given on the application form for felling this healthy tree.*

**RESOLVED:** TO DEFER to the next meeting of the Committee awaiting further information from NSC.

**17/P/1438/TPO 20 West Way - T1 Holm Oak** - fell.

*This application had been refused in the past however the roots of this tree were now affecting the house, pathways and steps and the tree has taken over the garden causing shading.*

**RESOLVED:** VOTE: 4 FOR 1 AGAINST 1 ABSTENTION NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/17/1572 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1572.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting 14<sup>th</sup> June 2017 circulated to all Councillors.

1572.2 LICENCE APPLICATION – MOTOR FUEL LIMITED 154 OLD CHURCH ROAD P/17/1532.1 Members noted that the application had been granted as requested by applicant. Cllr West reported on her attendance at the Hearing where the applicant's agent had made a very professional case for the premises to be open 24 hours a day 7 days a week to include the sale of alcohol during these opening hours. The decision letter from NSC had stated that an appeal against the decision was possible but Members felt an appeal was unlikely to be successful. Cllr West reported that the Hearing Panel had agreed to review the licence in 3 months' time however there had been no reference to this review in the letter.

**RESOLVED:** 1. To query with NSC the timescale for the review of the new licence. Members to monitor this area and report back to the Committee.

2. When similar applications are received to contact the Police and Youth Workers for their views on applications.

**Action: All Committee Members & Deputy Town Clerk**

1572.3 NOTICE THAT CLAVERHAM NEIGHBOURHOOD PLAN has been submitted for examination see [www.consult-ldf.n-somerset.gov.uk](http://www.consult-ldf.n-somerset.gov.uk)

1572.4 FORMAL NOTICE OF TPO – LIME REAR OF 57 RIPPLESIDE ROAD adjacent to public right of way leading to Old Park Road. Information and map.

**P/17/1573 CHAIRMAN ITEMS FOR INFORMATION**

1573.1 OAK TREE IN ALEXANDRA GARDENS AFFECTING 26 HILL ROAD

The email concerning the above was circulated to the Committee and Walton Ward Councillors for comments

A Walton Ward Town Councillor felt that tree should only be felled if their was no other option as it is a healthy Oak tree. The problem of tree roots affecting the structure of the adjacent property was discussed.

**RESOLVED:** VOTE: 6 FOR 1 AGAINST NO OBJECTIONS to the felling of the tree provided that another replacement tree is planted in the Gardens. Also request that the remaining trees in the Gardens are pruned at the same time.

**Action Deputy Town Clerk**

**P/17/1574 TO DETERMINE PART I ITEMS**

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.11 pm

DATE:.....