

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 13th JUNE 2018
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs B Cherokoff, C Francis-Pester, S Hale, A Shopland & J West.
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland & five members of the public.

7.30 PM INFORMAL BUSINESS –
APP NO 18/P/2535/FUL

Mr Cart, the owner of the business and applicant, informed the meeting that the business has been set up and running for three to four months and hadn't appreciated the need for a planning application for the business. The business is for those people who need their dogs looking after during the day. A fenced-off area is at the back of the property where the dogs can exercise etc. A three-way system of dividing doors in the building provides security for the dogs, ensuring they don't run off.

APP NO 18/P/3042/FUL

Mr Bradshaw, the applicant, informed the meeting that the plans for this property are to provide a multi-occupancy arrangement for people who are low earners, work locally in the town and don't necessarily require their own transport. There will be no structural alterations made to the inside or outside of this property.

P/18/1736 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs N Barton & Cllr K O'Brien – work commitments & Cllr J Norton-Sealey – due to illness.

P/18/1737 TO ELECT A VICE-CHAIRMAN FOR THE YEAR 2018/19

Cllr Cherokoff proposed by Cllr West, seconded by Cllr Francis-Pester
 Cllr Cherokoff was elected by the Committee as Vice-Chairman by 5 votes.

P/18/1738 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.*

There were no declarations of interest declared.

P/18/1739 MINUTES OF PLANNING COMMITTEE ON 9th MAY 2018

The minutes of the Planning Committee meeting held on 9th May 2018 and the Annual Statutory Meeting held on 16th May 2018, previously circulated to the Committee were accepted and signed by the Chairman as a true record.

P/18/1740 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

With the Committee's agreement the Chairman altered the order of the agenda to consider the application of interest to the members of the public present.

18/P/2535/FUL – Unit 7, Tweed Road Industrial Estate – We would like to apply for a change of use, we currently have a B1 premises and would like to change this into a SUIGEN – Miscellaneous – other to create a Doggy day care centre.

Consideration was taken into account by Members for the safety of the animals, by having the rear emergency exit.

RESOLVED: VOTE: AGREED – 5 AGAINST - 0 NO OBJECTIONS

18/P/3042/FUL – 42 Albert Road – Change of use of existing residential care home (Use Class C2) to a 10-bed house in multiple occupation (Use Class C4) with associated car parking, refuse and cycle storage.

Members expressed concern with parking arrangements being a 10-bed house. Members took into consideration the comments from applicant and it is felt there will be minimal impact to the rest of the street. Members do not wish to see the building go into disrepair. Also felt there is a need for this type of housing in the town and this property can easily be adapted to accommodate.

RESOLVED: VOTE: AGREED - 4 AGAINST – 1 NO OBJECTIONS

18/P/2413/FUL – 41 Victoria Road – Change of use of existing ground/basement maisonette to 2no. self-contained flats; works to include excavation to form courtyard to lower ground floor flat and internal remodelling *Previous application for this property was refused. There is still limited light to the bedrooms in the flats and slight improvement to lounge by the courtyard. There is also a large wall to look onto. Members concerned with the term 'excavation' of a wall that was built to be buttressed and not intended to stand alone, therefore excavation works could affect the stability of the building.*

RESOLVED: VOTE: AGREED – 0 AGAINST – 5 APPLICATION REFUSED

18/P/2414/LBC – 41 Victoria Road – Listed building consent for works to existing ground/basement maisonette to convert to 2no. self-contained flats; works to include excavation to form courtyard to lower ground floor flat and internal remodelling.

Comments and Resolution as per 18/P/2413/FUL above

18/P/2547/FUH – 17 Pyne Point – Demolish existing sunroom. Proposed single storey extension on north side of house, plus addition of front porch.

RESOLVED: VOTE: AGREED – 5 AGAINST - 0 NO OBJECTIONS

18/P/2838/ADV – Poets Mews Care Home, 2 Cherry Avenue – Advertising consent for 3No. illuminated fascia signs and 2 No. flat sign boards

Concern raised with illuminated signage. Felt to be intrusive and bright to those residents in Ilex Avenue.

RESOLVED: VOTE: AGREED – 0 AGAINST – 6 APPLICATION REFUSED

18/P/2872/FUL – 85 Walton Road – Erection of 1no. dwelling house
Concerned that this is a large house for a small plot. Houses are becoming very close together on this road and also raised about lack of amenity space.
RESOLVED: VOTE: AGREED – 0 AGAINST – 6 APPLICATION REFUSED

18/P/2881/FUH – 13 St Michaels Avenue – Erection of a two-storey side extension
RESOLVED: VOTE: AGREED – 3 ABSTAINED – 2 NO OBJECTIONS

18/P/2888/FUL – 38 Beaconsfield Road – Erection of attached dwelling
RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/2984/FUH – 162 Old Church Road – Move and widen gateway access
RESOLVED: VOTE: AGREED – 5 ABSTAINED – 1 NO OBJECTIONS

18/P/2989/FUH – 34 Shelley Avenue – Single storey rear extension and new roof to existing utility.
RESOLVED: VOTE: AGREED – 5 ABSTAINED – 1 NO OBJECTIONS

18/P/2995/FUH – 34 Cambridge Road – New porch/entrance with attached garden wall to create front and back garden. Rear kitchen and garden room extension with bi-folding doors onto terrace area. Widening of the existing front gate and additional pedestrian side gate.
RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3003/FUH – 15 Edgehill Road – Upper ground floor side conservatory and raise roof of detached front garage
RESOLVED: VOTE: AGREED – 5 AGAINST - 0 NO OBJECTIONS

18/P/3004/FUH – 27 Tennyson Avenue – Single storey rear/side extension
RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3060/FUL – Former Staddons Timber Yard – Erection of a single storey detached
Although a 1bed property, not 2beds, members expressed concern that the plot is very small. There is also no vehicular access to the property.
RESOLVED: VOTE: AGREED – 0 AGAINST – 5 APPLICATION REFUSED

18/P/3074/FUH – 37 Rippleside Road – Formation of new matching dormer window to front elevation
RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3077/FUL – Clevedon Hall, Elton Road – To lay a temporary access road and car park for use whilst the permanent car park is out of use for the duration of new building works.
RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3114/FUH – 39 Hill Road – Construction of single storey garden room to rear elevation
RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3115/LBC – 39 Hill Road – Listed building consent for the construction of single storey garden room extension to rear elevation
Comments and resolution as per 18/P/3114/FUH above

18/P/3164/FUL – Lidl UK Gmbh, Great Western Road – Variation of condition 11 (Delivery hours) of permission 95/0307 (Demolition of existing industrial buildings. Construction of new foodstore and car parking. Alteration to remaining Cam Gears buildings on boundary) to allow deliveries on Sunday between the hours of 0900 to 1800 on Sundays (Monday to Saturday delivery times to remain 0700 to 2000 hours).

Members felt that it is becoming increasingly difficult to deliver around the country during the working week, with drivers on tight schedules.

RESOLVED: VOTE: AGREED – 3 AGAINST – 2 NO OBJECTIONS

18/P/3166/FUH – 3 Yeates Court – Replace existing conservatory with a single storey rear extension

RESOLVED: VOTE: AGREED – 6 AGAINST – 0 NO OBJECTIONS

18/P/3202/FUH – 134 Old Church Road – Proposed single storey side and rear extension

RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3210/FUH – 30 Edward Road South – First floor front and single storey rear extensions.

RESOLVED: VOTE – AGREED – 4 AGAINST – 1 NO OBJECTIONS

18/P/3234/FUL – 74 Moor Park – Application to vary condition no. 2 on application no. 17/P/1242/F – (Erection of 5no. 3 bed dwellings following the demolition of existing 4 bed bungalow. Alterations to existing vehicular access).

RESOLVED: VOTE – NOTED ONLY – The 2 willow trees mentioned are not shown on the plans. The Committee therefore felt that it could not make an informed decision on the application.

18/P/3268/FUH – 26 Kings Road – Two storey rear extension, loft conversion and new garage

RESOLVED: VOTE – AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3307/FUH – 6 St Andrews Drive – Minor internal alterations, replace all flat roofs to dormers, bay windows, etc., with tiled pitched roofs and new tiled pitched roof over existing bathroom and kitchen to side/north elevation.

RESOLVED: VOTE – AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3311/FUH – 4 Crawford Close – Single storey extension, internal alterations and replacement garage

RESOLVED: VOTE – AGREED – 5 AGAINST – 0 NO OBJECTIONS

P/18/1730 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION

18/P/2855/CQA – The High Barn, Castle Road – Prior approval for the change of use of an agricultural barn to 3no. residential dwellings with associated operational development.

RESOLVED: VOTE – AGREED – 4 ABSTAINED – 1 NO OBJECTIONS

18/P/3087/HHPA – 58 Dial Hill Road – Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 5.2 metres; 2) have a maximum height of 3.0 metres and 3) have eaves that are 3.0 metres high.

Members commented that NSC have already approved and is in the process of being built.

18/P/3297/HHPA – 143 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 3.6 metres; 2) have a maximum height of 3.53 metres and 3) have eaves that are 2.45 metres high.

RESOLVED: VOTE – AGREED – 5 AGAINST – 0 NO OBJECTIONS

P/18/1731 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:

18/P/3067/TRCA – 14 The Beach - T1 Pine - Fell

Members noted that this application has already been approved by NSC.

18/P/3302/TCRA – 10 Bellevue Road – T1 – Pine – remove lower lateral towards property.

Members noted that there isn't a pine tree in the garden of no. 10, but there is a pine tree in no. 12. NSC to be asked for clarification.

18/P/3377/TPO – 11 Yeoward Road – T1 – Ash – Reduce 2no. lowest laterals overhanging garden to boundary line (approx. 4.5m)

RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

P/18/1732 NSC CONSULTATIONS

1732.1 To note the Adoption of North Somerset Accessible and Adaptable Housing Needs Assessment: Supplement Planning Document – adopted by NSC on 10 April 2018.

Duly noted by Members

1732.2 NSC Local Plan. To consider letter from Richard Kent.

Duly noted by Members

1732.3 To receive an update regarding the Walton Castle hearing and premises licence application.

Members advised that NSC did not notify the Town Council of the hearing date, as requested.

Concern was expressed regarding any Temporary Event Notice (TEN) made by Walton Castle, that the Town Council needs to be informed well in advance. Feedback to be given to NSC.

1732.4 To receive report from Cllr N Barton and Committee Clerk – NSC Town and Parish Workshop – Thursday 10th May 2018

The Committee Clerk advised that she had enjoyed her first workshop, which was well supported by local parish councils. It was interesting to learn more about the West of England Spatial Plans in the coming years.

P/18/1733 TO RECEIVE REPORT FROM BRISTOL AIRPORT – MASTER PLAN CONSULTATION – STAGE II: DEVELOPMENT PROPOSALS AND OPTIONS

Members noted the document issued by Bristol Airport. There have been several public consultations in the area, with further consultations later in the year. Members felt there will be more plans flying late at night and there must be improvements and changes made to the road networks.

P/18/1734 TO FORMALLY REQUEST FOR McCARTHY STONE TO ATTEND THE NEXT PLANNING COMMITTEE MEETING TO DISCUSS THE PROPOSED PLANNING APPLICATION ON THE LAND IN KENN ROAD

Members made the following observations:

- *Clevedon is becoming an ‘ageing’ population.*
- *NSC should be adhering to their targets for more affordable housing in the town.*

A meeting has been arranged for McCarthy Stone to meet with Councillors on Monday 18 June 2018

P/18/1735 FOR INFORMATION

The Committee RECEIVED and NOTED the following;

1735.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 9th MAY 2018.

P/18/1736 CHAIRMAN’S ITEMS FOR INFORMATION

Appeal submitted by No. 5 The Beach – commenced on 5 June 2018 with a closing date of 10 June 2018.

P/18/1737 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD
The meeting finished at 9.15pm

CHAIRMAN.....
DATE:.....