

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,
44 OLD STREET ON WEDNESDAY 3rd FEBRUARY 2020 AT 7.30PM

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

IN ATTENDANCE: 4 members of the public

7.30 PM INFORMAL BUSINESS –
APP NO – 19/P/3077/FUH – 12 EDWARD ROAD SOUTH – WALTON WARD

Neighbouring residents of 12 Edward Road South advised committee members that the proposed plans would mean a loss of privacy to their homes and gardens from the windows proposed in the box dormer. The plans for the extension are overbearing and looks very industrial. There are not that many bungalows in Clevedon, and conversion to this property would see another bungalow transform into a two-storey house.

7.40 PM FORMAL BUSINESS –
P/20/1930 APOLOGIES FOR ABSENCE

Apologies were received and agreed from; Cllr A Shopland (another commitment)

P/20/1931 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

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

P/20/1932 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 18th DECEMBER 2019 and 27th JANUARY 2020

Members of the Committee **AGREED** to the minutes of the 18th December 2019 and 27th January 2020.

P/20/1933 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

With the Committee's agreement the Chairman altered the order of the agenda to consider the application for 12 Edward Road South that were of interest to members of the public present.

19/P/3077/FUH – 12 Edward Road South – Walton Ward – Raise roof ridge height and convert loft to create 2 bedrooms and a bathroom. Add 3x dormer windows to front elevation and 1x box dormer to rear roof elevation.

DECISION – REFUSED by 8 VOTES TO 0 – The development by virtue of its size and height will have an adverse effect on neighbouring properties by way of their privacy and is contrary to NSC's policies. Members also considered the street scene, with a road that is all bungalows on the one side will be affected by the proposal of dormer windows at the front. With the loft conversion and dormer windows proposed, the 45-degree test fails as this will impact on the privacy of neighbouring properties.

19/P/2820/FUH & 19/P/2821/LBC – 16 Copse Road – Walton Ward – Application and listed building consent for internal alterations to incorporate: The removal of load bearing wall to ground floor, change configuration of main staircase between ground and first floors to create access to floor below. Move doorway to front bedroom at first floor level, create access corridor to first floor rear bedroom/main bathroom. Remove non-original superfluous rear staircase and install new floor to cover void created by removal of staircase.

DECISION – APPROVED by 8 VOTES TO 0

19/P/2893/FUL – Stables at Walnut Cottage, Nortons Wood Lane – East Ward – Conversion of a rural outbuilding (stable) to holiday let in connection with Walnut Cottage, with associated works to the access.

DECISION – APPROVED by 8 VOTES TO 0 – with a condition that the house and stables are to be tied together on the title deeds, so that if the property is sold in the future, the stables are not sold off separately.

19/P/2976/FUH – 43 Esmond Grove – Walton Ward – Single storey and two storey rear extension and removal of conservatory

DECISION – APPROVED by 8 VOTES TO 0

19/P/3021/FUL – 10A Parnell Road – East Ward – Demolition of existing buildings on site and the construction of 3no. detached dwellings, associated amenity space, landscaping and parking

DECISION – APPROVED by 8 VOTES TO 0

19/P/2972/HHPA – 33 Edward Road South – Walton Ward – 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 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.65 metres high

DECISION – Application has already been approved and comments submitted to NSC recommending APPROVAL.

19/P/2924/FUH – The Garden Flat, Ferndene, Strawberry Hill – East Ward – Erection of single-storey outbuilding to rear of property for use as a garden room/office/art studio.

DECISION – APPROVED by 8 VOTES TO 0

19/P/3044/NMA – 155 Old Church Road – West Ward – Minor material amendment to planning permission 18/P/3336/FUL – (Erection of 1no. two-storey detached dwelling) to allow for alteration to design of building to rear.

DECISION – Application has already been approved and comments submitted to NSC recommending APPROVAL.

19/P/3106/FUH – 17 The Avenue – Walton Ward – Demolition and replacement of an existing outhouse within curtilage of main property.

DECISION – APPROVED by 8 VOTES TO 0, with a condition that the single dwelling does not have separate title deeds and thus cannot be sold in the future as a separate entity to the main residence.

19/P/3110/ADV – 6-8 Old Church Road – East Ward – Advertising consent for the replacement of existing ATM header signage to comply with new HSBC branding.

DECISION – APPROVED by 8 VOTES TO 0

19/P/3118/ADV – 156 Old Church Road – West Ward - Display of 2no. illuminated fascia signs on front and side elevation (Retrospective)

DECISION – REFUSED by 8 VOTES TO 0 – Committee members AGREED that it would be minded to approve this application if the signs were not illuminated.

19/P/2856/FUL – 4-6 The Triangle – East Ward – Change of use of offices on first and second floors to 2no. self-contained units with associated internal alterations

DECISION – REFUSED by 8 VOTES TO 0 – Committee members noted that the plans showed the refuse/recycling store, but there is no access to it for the proposed units.

19/P/3135/FUL – Clevedon Golf Club, Castle Road – Walton Ward – Erection of a trolley and buggy store

DECISION – APPROVED by 8 VOTES TO 0

19/P/3132/FUH – 24 Halswell Road – South Ward – Erection of a two-storey rear extension

DECISION – APPROVED by 8 VOTES TO 0

20/P/0081/LDP – 9 Channel Road – Walton Ward – Proposed demolition of existing garage/store and erection of games/garden room

DECISION – APPROVED by 8 VOTES TO 0

20/P/0039/FUH & 20/P/0040/LBC – 13 Wellington Terrace – Walton Ward – Demolition of existing single-storey extension and construction of single-storey extension to north-east, side elevation. Replacement roof tiles to single-storey extension to north-east, side elevation. Internal alteration to create steps from proposed from proposed extension to dining room and conversion of existing kitchen to office/bedroom with new bathroom

DECISION – APPROVED by 8 VOTES TO 0

20/P/0069/FUH – Woodside, Strawberry Hill – East Ward – Two storey extension to side

DECISION – APPROVED by 8 VOTES TO 0

P/20/1934 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

19/P/2999/TPO – 11 Wellington Terrace – Walton Ward – 15 trees – mixed species as listed;

Section fell to ground level and grind out stump. Replant with a Scots Pine tree.

T63 – Beech Tree – Remove decayed stem, leaving a 1m stub. Crown reduce tree back to previous reduction pruning points, a 1-2m branch reduction.

T64 – Beech Tree – Section fell to ground level and grind out stump. Replant with a Scots Pine tree.

T66 – Turkey Oak tree – Remove major deadwood within the crown.

T67 – Turkey Oak tree – Crown reduce tree back to previous reduction pruning points, a 1-2m branch reduction. Reduce lower branch over footpath by 2m. Inspect the extent of the decay, take photos and record the size of the cavity and email to the arboriculturist for inclusion on the file.

T69 – Turkey Oak tree – Crown reduce tree back to previous reduction pruning points, a 1-2m branch reduction.

T75 – Beech tree – Crown reduction all over by 2m from branch tips.

T84 – Beech tree – Remove lowest branch over garage.

T87 – Oak tree – Section fell to ground level and grind out stump.

Tag 6 – Holm Oak tree – Crown reduction all over by 1m.

Tag 7 – Oak tree – Crown reduction all over by 1m.

Next to Tag 7 – Bay Laurel – Reduce in height by 1m and reshape tree.

Tag 12 – Scots Pine tree – Section fell to ground level and replant with Swedish Whitebeam in centre of adjacent lawn.

Row of Aspen – planted close together. Remove every other tree to allow for more space for trees to grow.

T64 – Beech tree – Reduce lower branches by 2m growing towards the neighbours building.

Replacement trees – Supply and Plant –

2no. Quercus Robur root balled – 12-14cmg

3no. Pinus Sylvestris root balled – 2-2.5m high

1no. Sorbus x intermedia root balled – 12-14cmg

All tree works undertaken to BS3998:2010

All tree planting work undertaken to BS8545:2014

DECISION – APPROVED by 8 VOTES TO 0 with an amendment that the tree works have the tree officer's approval and that the trees to be felled, apart from the Aspen, are replaced with deciduous and broadleaved trees.

19/P/3188/TRCA – 5 Hill Road – Walton Ward – T1 – Horse Chestnut – crown reduce by 4m. T2 & T3 – Birch – crown reduce by 4m. T4 – Holly – crown reduce by 2m. T5 – Ash – crown reduce by 4m. T6 – Sycamore – Crown reduce by 5m. T7 – Beech – crown reduce by 5m.

DECISION – APPROVED by 8 VOTES TO 0, and it was NOTED that the tree application criteria quotes seven trees and the plans submitted online only quotes three trees.

20/P/0175/TPO – 21 Sercombe Park – South Ward – T1 – Ash – crown reduce by up to 2.5m

DECISION – APPROVED by 8 VOTES TO 0

20/P/0176/TPO – 20 Sercombe Park – South Ward – T1 – Oak – crown lift to 2m. Crown thin by up to 15%. T2 – Hawthorn – crown reduction by 1.5m.
DECISION – APPROVED by 8 VOTES TO 0

P/20/1935 NSC CONSULTATIONS

There were no NSC Consultations received for members to discuss

P/20/1936 FOR INFORMATION

1936.1 Planning applications determined since the Planning Committee meeting on 18th December 2019

P/20/1937 CHAIRMAN’S ITEMS FOR INFORMATION

The next Town and Parish Workshop is to be held on Wednesday 12th February 2020

The CPRE Avonside AGM to be held in Hutton, Weston-Super-Mare on 27th February 2020.

P/20/1938 TO DETERMINE ANY PART I ITEMS

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.16pm

DATE: