

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 5 JANUARY 2011**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs C Francis-Pester, R Garner, L Knott, D Shopland, C Wring,  
 Mrs I Johnson – Committee Clerk

**IN ATTENDANCE:** Cllrs C Blades, T Morgan.

**P/11/01 APOLOGIES**

Apologies were received and accepted from Cllr C Hall – family commitments.

**P/11/02 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr Garner declared a personal interest in App No 10/P/2098/F – known to the applicant.

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

**P/11/03 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 8 December 2010 were approved and signed.

**P/11/04 TO RECEIVE UPDATES ON ACTION ITEMS NOT ON AGENDA**

P/11/04 SECTION 106 FUNDING FOR CLEVEDON P/10/168  
 This item has been referred to the TEA Committee. NOTED.

**P/11/05 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

10/P/2088/F 88 Teignmouth Road – Erection of a two storey side extension.  
 Some concern raised by the NSC East Ward Councillor that this development would affect the turning circle and overshadow the neighbouring property.

**RESOLVED: NO OBJECTIONS**

10/P/2090/F The Clock Tower, 1 The Triangle – Change of use of ground floor from public house to 2no retail units off Chapel Hill and change first and second floor from single dwelling to 2 no flats off The Triangle.

**RESOLVED: NO OBJECTIONS** however concern that there is no rear access to these premises and deliveries etc would be from Chapel Hill adjacent to a busy road junction.

10/P/2096/F & 10/P/2097/LB Clevedon Pier – New visitor facilities for Clevedon Pier providing tearoom with ancillary preparation areas, education/meeting rooms and wcs. Minor internal works to Tollhouse and rebuilding and extension of shed/store.

A Councillor spoke against the development which he felt was out of keeping with the Grade 1 Listed Pier. He also pointed out that when planning for the development of the Royal Pier Hotel had commenced it had been hoped to include the Pier Visitors' Centre in that development. He requested the applications be referred to NSC North Area Committee for determination.

10/P/2096/F & 10/P/2097/LB Clevedon Pier continued....

It was pointed out that English Heritage had been involved in the plans for the Visitor Centre. Excavation work for this Centre could be carried out alongside the work to the Royal Pier Hotel. It was generally felt that a compromise was needed for the Pier to get the facilities it required and that the glass structure would not detract from the Listed Pier.

The NSC North Ward Councillor had received one objection regarding access to the foreshore.

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

10/P/2098/F 14 Westbourne Avenue – Conversion of single storey side extension to self-contained annexe.

**RESOLVED: NO OBJECTIONS** subject to the self-contained annexe being tied to the main dwelling house at 14 Westbourne Avenue.

10/P/2137/F4 2 Strode Road – Erection of 9no houses and 5no flats together with associated parking and external works following demolition of former bus depot.

It was noted that this application is for an extension of the time limit for the planning application approved in 2007. A separate planning application for 12 houses and 2 flats on this site is being considered at the NSC North Area Committee the next day.

**RESOLVED: NO OBJECTIONS** to the extension of the time limit.

10/P/2139/PDA Land at Lower Farm, Lower Strode Road – Prior determination for agricultural storage building.

**RESOLVED: RECOMMEND REFUSAL** concern that agricultural buildings at this farm have been converted into commercial units in the past. Suggest one of the existing units could revert to agricultural use.

10/P/2155/F Dowlais Cottage, Lower Strode Road – First floor rear extension.

**RESOLVED: RECOMMEND REFUSAL** considered to be overdevelopment of this cottage on the flood plain.

10/P/2167/LB & 10/P/2170/F Holdland House, 30 Old Street – Change of use from class B1 (office) to class C3 (dwelling houses) to creat 7no dwellings. Erection of two storey rear extension following demolition of the existing rear extension. Internal works and refurbishment.

The NSC East Ward Councillor felt this valuable town centre site could perhaps be more fully developed. After full discussion it was;

**RESOLVED: NO OBJECTIONS** 3FOR 1 AGAINST

10/P/2197/F Cavell House, 1 Elton Road – Addition of air conditioning equipment and construction of a platform above lean to roof.

**RESOLVED: NO OBJECTIONS** subject to sound levels.

**P/11/06 TREE WORKS**

The Clevedon Tree Warden had visited all the application sites.

10/P/2093/TPO 1 Castle Road – T1 Pine fell.

**RESOLVED: RECOMMEND REFUSAL** unless it can be proved by a arboriculturist that the tree is dangerous.

10/P/2094/TPO 1 Castle Road – H1 Holm Oak reduce to original pollard points.

**RESOLVED: NO OBJECTIONS**

10/P/2159/WT 21 Victoria Road – T1 Conifer – Fell

**RESOLVED: NO OBJECTIONS** as the tree is growing very close to the property.

10/P/2175/TPO 35 Castle Road – T1 Pine – Fell

**RESOLVED: RECOMMEND REFUSAL** unless it can be proved by a arboriculturist that the tree is dangerous.

10/P/2205/TPO 33 Edgehill Road – T1 Holm Oak crown reduce to old reduction points and reduce spread towards road to rebalance.

**RESOLVED: NO OBJECTIONS**

10/P/2208/WT 8 Elton Road – Works to trees in Conservation Area.

**RESOLVED: NO OBJECTIONS** to works to T1, T3, T4 and T5.

**RECOMMEND REFUSAL** of removal of Yew.

**P/11/07 FOR INFORMATION** The Committee received and noted;

06.1 PLANNING APPLICATIONS determined since 8 December 2010.

06.2 CPRE FIELDWORK MAGAZINE.

**P/11/08 URGENT ITEM**

CREATION OF NEW ACCESS TO 40 COPSE ROAD

This is now being investigated by the NSC Enforcement Officers. Noted.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.00 pm

DATE: .....