

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 22<sup>nd</sup> JANUARY 2014**

**PRESENT:** Cllr G Hill – Committee Chairman in the Chair  
 Cllrs R Garner, A Giles-Townsend, P McNeill, A Shopland, G Watkins,  
 C Wring. Mrs I Johnson Deputy Town Clerk.

**7.30 pm**      **INFORMAL BUSINESS – APP 13/P/2400/F 22 MARINE PARADE**

**IN ATTENDANCE:** Mr R Squires – Acorn Property Group;  
 Mr H Seddon – Origin 3 Planning Agent;  
 five residents.

Mr R Squires – Acorn Property Group highlighted the fact that a pre-application had been submitted in September and discussed with the Town Council in October with letters sent to neighbouring properties. No comments had been received therefore the present application had been submitted. He reminded Members that a previous application for this site had been approved on appeal but had not been built, however this formed the basis of the present proposal with the same access. Mr Squires pointed out that the footprint is smaller and the development is set further back from the road. The vertical mass is similar however the levels on the site make it difficult to reduce the height. He emphasised this was a quality design using quality materials.

Mr H Seddon – Origin 3 Reminded Members that design boards had been left with the Town Council after the pre-application meeting in October along with comment slips for completion by individual councillors and residents.

Mr C Stone of 5 Friary Close emphasised that only immediate residents had been notified of this planning application. He also reminded Members of the planning history of this site dating back to 1991. Mr Stone's main objection was the loss of views from Marine Parade because of the height of the development. He urged the Town Council to refuse the application.

Mr J Tranter representing Clevedon Civic Society also highlighted the fact that the development would obscure views of the sea and the Pier from Marine Parade due to the fact that the present application is for 5 storey dwellings with pitched roofs and no gaps between dwellings.

Mr P Richards of 14 Marine Parade had not received the pre-application consultation letter. He felt the building was not sympathetic to the adjoining Conservation Area and he also agreed that it was important to maintain views to the sea and Pier.

Mrs J Jenkins of 12 Marine Parade pointed out that many of the dwellings on Marine Parade were divided into flats and therefore lots of residents did not receive the correspondence about this proposal. She cited an English Heritage statement that 'views are important to communities and good views should not be obliterated'. She also raised concerns about the access to the site off of the hill.

**8.45 pm**      **FORMAL BUSINESS**

**P/14/679**      **APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllrs C Francis-Pester, J Norton-Sealey – family commitments; Cllr C Hall – another meeting; Cllrs L Knott and B Hatch – out of Clevedon.

**P/14/680 DECLARATIONS OF INTEREST**

**NOTE:** District Councillors will reconsider applications, as they are on the NSC North Area 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 made at the meeting.

**P/14/681 MINUTES OF PLANNING COMMITTEE HELD ON 18<sup>TH</sup> DECEMBER 2013**

The minutes of the above Planning Committee meeting were approved and signed.

**P/14/682 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

The Committee agreed to consider app no 13/P/2400/F as the next item and not as stated on the list of applications as the applicant, agent and residents were present.

**13/P/2400/F 22 Marine Parade** - Erection of 9 no dwellings, new access point from Marine Parade and provision of associated car parking. Demolition of existing property.

The Committee Chairman read from the Appeal Inspector's report which allowed the previous application for 12 apartments and one dwelling house on this site. The main issue of the appeal being the effect of the proposal on the character and appearance of the surrounding area, including views out of the adjacent Clevedon Conservation Area. The Inspector had stated that 'reduced but still generous views of the Bristol Channel and the South Wales coast would still be seen over the tops of the proposed buildings and in the gaps between the penthouse elements'. Indeed the annex to the appeal decision had stated 'the ridge height levels shall not exceed those shown on the approved plans'.

The roof height of the present scheme is increased by 2 metres and the building is in one block allowing no gaps for glimpses of the Bristol Channel and the Grade I Listed Pier.

Due to time constraints it was not possible to defer this application to the next meeting to allow the NSC Councillor for Clevedon North to obtain the comments of the Case Officer and other consultees. However the North Ward Councillor would take up with NSC the limited public consultation process on this major planning application.

Concerns were also raised about the materials to be used and whether these enhanced or related to the adjoining properties on Marine Parade.

It was agreed that construction implications to the adjoining properties was not a planning reason to refuse the application, also the parking on site conformed with the NSC policy for residential parking. Members were of the opinion that a development would be allowed on this site as a precedent had been set but felt that it should be the best design possible for this important seafront location. VOTE: 0FOR 7AGAINST

**RESOLVED:** RECOMMEND REFUSAL for the following reasons;

1. Roof ridge height has increased by 2metres from previous application affording no coastal views over the new building.
2. The development is now in one block with no gaps to allow glimpses between buildings of the Bristol Channel, South Wales and the Grade 1 Listed Pier. This and 1) above had been highlighted as important by the Planning Inspector in the appeal decision for 08/P/1096/F.
3. Concern that the materials and finishes used on the external walls, in particular the render, is unsympathetic to the adjoining properties on Marine Parade and the adjacent Conservation Area.

**P/14/682 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued

**13/P/2351/F 15 Woodington Road** - Erection of wooden fence to the side of the front garden.

**RESOLVED:** NO OBJECTIONS however concern the profile of the fence remains rounded in future for safety reasons.

**13/P/2422/F 15 Old Street** - Change of use from A1(retail) to A3/A5 (restaurant/café/hot food takeaway) VOTE: 0 FOR 5 AGAINST

**RESOLVED:** RECOMMEND REFUSAL the proposed change of use to A3/A5 would result in an over concentration of takeaways in this area of Old Street and create an over demand on the small area of parking available. The premises are near a zebra crossing and opposite the main bus stop for the town centre and the delivery entrance for the Co-op and Post Office and therefore there are highway concerns.

**14/P/0010/F 4 Channel Road** - Construction of a dormer window to side elevation (retrospective) *The NSC Councillor for Walton Ward had received objections from the neighbouring property owner concerning overlooking of his property.* VOTE: 0 FOR 6 AGAINST 1 ABSTENTION

**RESOLVED:** RECOMMEND REFUSAL concerns about privacy and overlooking of the neighbouring property. Contrary to the supplementary planning document Residential Design Guide Section 1.

**13/P/2329/F 4 Churchill Avenue** - Erection of three storey side and single storey rear extension. Conversion of loft space a former window to rear elevation to create additional living space.

*It was noted that the side extension would not raise the ridge height of the dwelling.*

**RESOLVED:** NO OBJECTIONS

**13/P/2364/F 9 Careys Close** - Erection of two storey side and single storey rear extension. *The Committee Chairman highlighted the fact that this would be the first two storey side extension in this road.*

**RESOLVED:** NO OBJECTIONS

**13/P/2395/F 7 Cambridge Road** - Construction of a rear dormer with Juliette balcony and a side dormer to provide extended accommodation within roof space.

**14/P/0006/F 2 Edward Road West** - Single storey extension to form new kitchen, ground floor bedroom with en suite wet room. Alterations to main entrance, including erection of covered area and level access following demolition of existing single storey garage and associated rear storage areas.

**14/P/0014/F 62 The Seasons, Old Street** - Continued use as B1 offices - revision of 11/P/0020/F to reduce parking.

**14/P/0026/F 1 Hazell Close** - Erection of a single storey side and rear extension. Repositioning of boundary wall to rear of property.

**14/P/0048/F 10 Channel Road** - Erection of a two storey side extension and single storey rear extension following demolition of existing single storey side and rear extension. New driveway entrance.

**RESOLVED:** NO OBJECTIONS to the above five planning applications.

**Action: Deputy Town Clerk**

**P/14/683 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS**

NOTE: The Clevedon Tree Warden had no objections to the following applications;

**13/P/2385/WT 19 Victoria Road** - 3 Leylandii - Reduce 2.5m height.

**13/P/2430/WT 6 Wellington Terrace** - Various tree works as itemised on application.

**RESOLVED:** NO OBJECTIONS to the above applications.

**P/14/684 APP NO 13/P/2320/F GRENDON LODGE, 22 ST JOHN'S ROAD**

The Committee Chairman reported that this application had been approved that day. The Case Officer's report is available. NOTED.

**P/14/685 LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON**

The list was NOTED.

**P/14/686 TEXT FOR CLEVEDON VISION DOCUMENT**

The Committee Chairman had emailed the draft text to Committee Members and only small grammatical amendments and additions to the history section were raised.

**RESOLVED:** The Committee Chairman to provide a second draft showing the artwork and layout for consideration by the Committee. **Action: Committee Chairman**

**P/14/687 FOR INFORMATION** The Committee received and NOTED;

687.1 PLANNING APPLICATIONS determined since 18<sup>th</sup> December 2013.

687.2 INVITATION TO WESTERN POWER DISTRIBUTION STAKEHOLDER

WORKSHOP – Business Plan 2015-2023 Tuesday 11<sup>th</sup> February 2014 Bristol Zoo

NOTE: Cllr Garner had received a separate invitation and would attend.

687.3 NOTICE OF PLANNING APPEALS;

- App No 13/P/0920/F 9 Queens Road
- App No 13/P/1589/F Land to the Rear of 12-14 Bay Road

687.4 COMMUNITY RESILIENCE NORTH SOMERSET – WORKSHOP PROGRAMME

FOR 2014 – Cllrs Hill and Giles-Townsend had attended one Workshop in 2013.

NSC is looking to Town and Parish Councils to co-ordinate and motivate local groups. Cllr Hill had also attended an ALCA meeting the previous evening

concerning Flooding and Flood Risk Management Strategy and the need to organise and inform local groups concerning who to contact in the event of flooding. It had been mentioned at that meeting that East Clevedon is the fourteenth most vulnerable ward in North Somerset with regard to flooding.

687.5 SNOW WARDEN SCHEME – CLEVEDON - 12 wardens trained 2 awaiting training.

The Town Council had received no details of the volunteers as yet.

687.6 CONFIRMATION OF TREE PRESERVATION ORDER – 26 & 28 Robin Lane.

687.7 HISTORIC TOWNS FORUM DECEMBER NEWSLETTER – Copies to be emailed to Cllrs Wring and Knott. **Action: Deputy Town Clerk**

**P/14/688 CHAIRMAN ITEMS FOR INFORMATION**

The dates of some future Planning Committee meetings to be discussed at the next Planning Committee meeting. **Action: Deputy Town Clerk**

**P/14/689 PART 1 ITEMS**

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.06 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL