

**CLEVEDON TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,  
44 OLD STREET ON WEDNESDAY 8<sup>th</sup> March 2017**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
Cllrs C. Francis-Pester, S Hale, B Hatch, J. Norton-Sealey, A Shopland, C. Starr, J West.

**IN ATTENDANCE:** Cllr D Shopland, Ms P. Heath – Town Clerk  
21 Members of the Public

**PUBLIC PARTICIPATION**

*The Chairman allowed speakers in the order they registered to speak but for ease of the minutes all comments are grouped under the planning application number.*

**17/P/0290 10 Garstons**

The Neighbour to no 10 spoke in objection to the application which they believed was in contravention of North Somerset Council guide “Protecting Living Conditions of Neighbours”. The extension would cause significant loss of light to rooms and gardens of their property. The extension would contravene the 45degree rule in respect of sunlight. The windows facing their property would constitute a loss of privacy as they would overlook their property. They believe it would be overbearing and overdevelopment of the site.

**17/P/0334 155 Old Church Road**

2 Neighbours and the owner spoke to this application

The 2 Neighbours objected to the application feeling that it was not in keeping with the area, would overshadow the proposed chalet bungalow on 157. They expressed concern about the allocated 4 parking spaces which would be adjacent to the proposed chalet bungalow causing noise and air pollution. Windows from the building would overlook no 157. Concern was expressed as to the siting of the house on the plot and the narrow gaps between the property and boundary line which will create narrow passageways to the existing and proposed buildings either side of no 155. The planning application does not show the tree on the boundary with any indication if it is to be removed.

The owner of no 155 explained that he had purchased the land to build a family home and had taken Trinity Cottage as a guide line as to the sighting and style of the building in what is a narrow plot. There will be very few windows either side of the property other than skylights and an obscure window at first floor level. Ground floor windows will be facing the boundary wall and be beyond the proposed dwelling at no 157. The tree at the rear of the plot will remain. Although there is space for 4 vehicles there will not in general be more than 2 vehicles.

**17/P/0436/PDT Land at Clevedon Golf Club, Castle Road**

The Chairman explained that this is an application which is classed as predetermined with no consultation other than appearance and location.

4 members of the public objected to the location of the mast and the proposed access road. They expressed concern that the location plan with the application was incorrect and showed the mast further away from the houses than it will actually be. The mast will be sighted, it is understood, just 7 meters from the houses. Concern was expressed as to the effect on the wildlife with the removal of the trees and thicket for the access road and communication station in what is designated greenbelt land. Concern was also expressed that the placing of the mast so close to the houses could result in a drop in value and potential health hazard.

The objectors understood the need for a mast but felt it should be located further away from the houses and the thicket up towards the club house and car park.

### **17/P/0310 1A Kings Road**

A neighbour objected to this application feeling that it is overdevelopment on the site. The surrounding houses are well spaced and set back. The extension will be to the side and rear of the property beyond the neighbouring property and out of keeping with the adjacent properties

### **Formal business started at 8pm**

### **P/17/1499 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr N. Barton (work commitments) Cllr C Hall (illness), K. O'Brien (work commitments) Cllr G. Watkins (illness)

### **P/17/1500 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.*

Cllr West declared a personal interest in **17/P/0344/F** as her landlord is the developer

Cllr Starr declared personal interest in **17/P/0436/PDT** as a member of the Golf Club

Cllr Hale declared a personal interest in **17/P/0438/F** as he knows the applicant

Cllr Hatch declared a personal interest in **17/P/0436/PDT** as she knows one of the objectors

### **P/17/1501 MINUTES OF PLANNING COMMITTEE ON 15<sup>th</sup> February 2017**

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

### **P/17/1502 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

*With the Committees agreement the Chairman altered the order of the agenda to consider those applications raised in public session first*

**17/P/0290/F 10 Garstons** - Erection of a two storey rear extension.

Copy of the letter from the objector and diagrams indicating their concerns had been circulated with the agenda.

**RESOLVED to RECOMMEND REFUSAL** by 7 votes to 0; on grounds of overdevelopment of the site, contrary to the 45 degree rule, and contrary to NSC "Protecting Living Conditions of Neighbours" guidelines.

**17/P/0334/F 155 Old Church Road** - Erection of 1no two storey detached dwelling.

Copies of the objections from the neighbours had been circulated at the meeting.

**RESOLVED to RECOMMEND REFUSAL** by 7 Votes to 0; on grounds of overdevelopment of the site, proximately to the adjacent properties. Members felt that the front of the property should be staggered between Trinity Cottage and the front of the proposed chalet bungalow at no 155.

**17/P/0436/PDT Land at Clevedon Golf Club, Castle Road** - Prior notification of proposed installation of telecommunications apparatus; 24 metre mast, 2no dishes and 2no cabinets

**RESOLVED to DEFER** consideration of this application pending an accurate site location plan, accurate plan of the access road, details of the trees that are to be removed, details of the exceptional circumstances that allows the application to be made in a green belt area and close to residential properties

**17/P/0310/F 1A Kings Road** - Side extension over double garage. New lean-to roof at front.

**RESOLVED NO OBJECTION** by 6 votes to 1. Members did not feel there were any planning reasons for an objection as the site was sufficient for the extension and there were no proximity issues

*The Chairman reverted back to the agenda order.*

**17/P/0344/F Cherry Orchard Residential Home, Cherry Avenue** - Demolition of the existing care home buildings and erection of a three storey 80 bedroom care home together with associated car parking, amenity space and landscaping.

Members noted that this was an increase of 8 beds from the original planning application 15/P/0802/F. the additional 8 beds being part of the s106 agreement for the original application.

**RESOLVED NO OBJECTIONS** by 6 votes to 0. Members asked that the additional s106 agreements requested should be agreed. Members asked that the library provision (Schedule 1 section 4 of the draft agreement) be amended to read “to pay £10,000 to North Somerset Council towards the regular provision of library stock and targeted materials” members did not feel the provision should be at the discretion of the Care Home but provided as a matter of need.

**17/P/0356/LDE Dowlais Farm, Lower Strode Road** - Application for certificate of lawfulness for existing use of land for commercial storage of caravans and motor homes.

**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0371/F 22 Thackeray Road** - Erection of a first floor extension to both side elevations. Single storey extension to the rear elevation.

**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0375/F 39 Kings Road** - Demolish garage, erect two storey extension and loft conversion

**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0395/F 27 Albert Road** - Proposed roof extension to create first floor

**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0417/F 74 Coleridge Vale Road South** - Erection of a front porch and a single storey lean to extension  
**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0434/F 74 Moor Park** - Erection of 5no 3 bed dwellings following the demolition of existing 4 bed bungalow. Alterations to existing vehicular access  
**RESOLVED to RECOMMEND REFUSAL** by 4 votes to 3 on grounds on overdevelopment, members believe that 4 slightly wider houses would be better than 5 small houses on that site. Members welcomed the incorporated parking on site of 2 per house plus 2 visitors and hoped more developers would apply this level.

Cllr D. Shopland left the meeting at 9pm

**17/P/0438/F 79 Strode Road** - Demolition of single storey building at rear. Erection of a two storey extension to the rear and a single storey to the side following demolition of existing rear extension  
**RESOLVED NO OBJECTION** by 6 votes to 0

**17/P/0446/F 45 Hill Road** - Change of use of ground floor only from café (A3) with retail (A1) and treatment room (D1) to solicitors (A2)  
**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0452/F 100 Brookfield Walk** - First floor side extension over existing garage  
**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0459/MMA 1 Staples Close** - Minor material amendment to planning permission 15/P/1798/F (First floor rear extension and relocation of boundary wall) to extend the proposed rear gable extension by a further 2M  
**RESOLVED NO OBJECTION** by 6 votes to 0 , 1 abstention

**P/17/1503 NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION**

**17/P/0435/LUP 75 Highdale Avenue** - Lawful development certificate for the proposed dormer windows to the rear and side elevations.  
 Members felt that this should require planning permission as the two dormer windows had an overbearing effect and with the houses visibility could be seen from a distance.  
**RESOLVED to RECOMMEND REFUSAL** by 2 votes to 1 with 4 abstentions.

**P/17/11504 TREE WORKS APPLICATIONS TO BE CONSIDERED;**

**17/P/0328/TPO Land Adjacent to 27 Tutton Way** - T1 - Ash - fell.  
**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0422/WT Flat 12, Wellington Court. Wellington Terrace - T1 Gingko - crown**  
reduce by 5 feet  
**RESOLVED NO OBJECTION** by 7 votes to 0

**17/P/0470/TPO 25**  
**Highdale Road** - T1 Holm Oak - reduce to coppice  
**RESOLVED NO OBJECTION** by 7 votes to 0

**P/17/1505 NSC ENFORCEMENT RECORDS UPDATE – ATTACHED FOR COMMITTEE MEMBERS ONLY.**

Members noted the list that had been circulated with the agenda

**P/17/1506 FOR INFORMATION**

The Committee received and noted the following;  
17/1506.1 Planning applications determined since the Planning Committee meeting on 15<sup>th</sup> February 2017

16/P/3021/MMA 22 Marine Parade. Members expressed concern at the approval of the plans by NSC, reiterating in their opinion the amendments were not minor and that the amount of minor amendment plans add up to a major change from the original planning application.

17/1506.2 Housing White Paper – Fixing our broken housing market ALCA Information emailed to all Councillors on 24 February 2017.

It was **AGREED** that the Committee Chairman and Committee Clerk would respond to the white paper

**P/17/1507 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman s items for Information

**P/17/1508 TO DETERMINE PART I ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 9.16 pm DATE:.....