

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 14<sup>th</sup> OCTOBER 2015**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
 Cllrs N Barton, D Flint, C Francis-Pester, A Giles-Townsend,  
 S Hale, C Hall, B Hatch, J Norton-Sealey, A Shopland, G Watkins,  
 J West. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland

**7.30 pm INFORMAL BUSINESS**

**APP NO 15/P/2135/F NORTH FIELD CLEVEDON HALL ESTATE**

Mr Ben Leather from the Developer Spitfire Properties was in attendance to present the new planning application for the North Field. Previously his colleague had presented the revised application for the layout of dwellings on the South Field. The existing planning permission for the site is for 42 dwellings – 24 on South Field and 18 on the North Field. This has not changed nor has the existing permission for the demolition of the sports hall, car parking and construction of an overflow car park together with the proposed alterations to Elton Road vehicular and pedestrian access. The present application is a change to the layout of the houses to the perimeter of the site to allow better use of the open space and further enhance the setting of Clevedon Hall. Mr Leather then showed a 3D drive through presentation of the site. Members made the following points;

- A suggestion that clay tiles rather than slate tiles may soften the impact of the development on the landscape.
- Concern that a full drainage survey including capacity testing had been carried out. *This was confirmed.*
- Query as to access for emergency vehicles to the North Field as this is planned to be a gated community. *There is a generic code used by emergency services.*
- Concern about future maintenance of the open space areas. *This would be carried out by a Management Company.*
- Ecology concerns. *A full Ecological survey has been carried out and mitigation work is now taking place.*
- The need for screening between Hawthorns and the North Field.

**P/15/1079 APOLOGIES FOR ABSENCE**

All Committee members present.

**P/15/1080 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/15/1081 MINUTES OF PLANNING COMMITTEE ON 23<sup>rd</sup> SEPTEMBER 2015**

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record. Cllr Barton had given her verbal apologies for her absence at that meeting – noted.

**P/15/1082 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;**

*The Committee agreed to consider app 15/P/2135F as the first planning application to be considered as the representative from the Developer was present.*

**15/P/2135/F North Field, Clevedon Hall Estate Victoria Road** - Demolition of existing buildings and erection of 18no dwellings (Use Class C3) with associated works including hard and soft landscaping, car parking, construction of an overflow car park, integral open space and internal roads and paths. Proposed alterations to Elton Road vehicular and pedestrian access.

*Items discussed included; Elton Road entrance and visibility of pedestrians on the left hand side of the exit onto Elton Road; use of Victoria Road entrance – parked cars necessitate traffic using the wrong side of the road; members considered it unfortunate that work had commenced on the Elton Road entrance ahead of full planning approval.*

**RESOLVED:** NO OBJECTIONS request provision for increased visibility of pedestrians on Elton Road. Suggest additional railings on the left of the exit onto Elton Road. This work being of course subject to the structural requirements of the boundary wall.

**NOTE:** Provided by Mr Leather after the meeting. There are just a few matters discussed amongst Councillors that I wanted to clarify;

1. There are no gates within the north field. I appreciate the drawing might be misleading and we could/should have annotated better. There are pillars and a change in surface material on the ground (I think it's the change in road surface on the plan that gives the impression there are gates) to provide a 'sense of arrival' to the north field.

2. The intention is for the Elton Road access point to be the primary point for access/egress for the new homeowners and signage within estate will confirm as such.

3. It was suggested that widening works to the wall at the access to Elton Road were being completed without a planning permission. Planning permission does already exist for those widening works and our new application for north field maintains these approved works. It is a pre-requisite the widening works are completed prior to demolition.

**15/P/2094/NMA 10a Coleridge Road** – Non-material amendment to planning permission 15/P/0449/F (Erection of a single storey extension to north-west elevation and install glazed opening to ground floor west elevation) to allow the addition of bi-fold doors on the rear elevation.

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/2107/F Lower Ground Floor and Ground 33 Victoria Road** - Sub-division of existing flat to 2 no flats with 1 off street parking space, bin and cycle storage. Installation of solar panels to roof. *The main concern raised was additional on-street parking in this already congested road.*

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/2127/F 41 Butterfield Park** - Erection of rear and side single storey extensions.

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/2156/HHPA 17 Thackeray Avenue** - Prior approval request for the erection of a single storey extension to south-west elevation that would: 1) extend beyond the rear wall of the original house by 5 metres, 2) have a maximum height of 4 metres

**P/15/1082 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;** continued...

**15/P/2156/HHPA** and 3) have eaves that are 2.585 metres high. *Members were of the opinion that this sizeable extension may affect the natural light of a neighbouring property.* **RESOLVED:** VOTE 6 FOR 2 AGAINST RECOMMEND REFUSAL consider the extension to be overbearing which may have an effect on the natural light of the neighbouring property which has an adjacent north facing window.

**15/P/2172/F 22 Marine Parade** - Removal of condition 16 of planning approval 13/P/2400/F (erection of 9no dwellings with new vehicular access point from Marine Parade and the provision of associated car parking following demolition of the existing property) for the requirement for 10% energy generation from micro renewable/or low carbon technologies. *Although it would be regrettable not to use renewable energy in the form of solar panels there were concerns about their use in this seafront conservation area. These views had been voiced by Clevedon Civic Society.*

**RESOLVED:** VOTE: 6 FOR 2 AGAINST NO OBJECTIONS

**15/P/2240/CUPA 21-25 Old Church Rd** - Prior approval for the change of use of office (use class B1) to 3 no flats (use class C3). *It was noted that these offices had been marketed for rental for some time without success therefore this change of use was to be expected.*

**RESOLVED:** VOTE: 12 FOR 0 AGAINST NO OBJECTIONS.

**15/P/2243/LB 13 Wellington Terrace** - Removal of valley gutter and replace with new material. Re-render existing wall.

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/2252/F 39 Oldville Avenue** - Erection of a two storey side extension following the demolition of existing garage.

**RESOLVED:** VOTE: 3 FOR 8 AGAINST RECOMMEND REFUSAL due to parking concerns and overlooking of neighbouring property. Therefore **RESOLVED:** NO OBJECTIONS. **ACTION: Deputy Town Clerk**

**P/15/1083 APPLICATIONS DEFERRED FROM PLANNING COMMITTEE MEETING ON 23<sup>RD</sup> SEPT 2015;**

1083.1 **APP NO 15/P/2079/F 34 Tennyson Avenue** – Change of use of land to domestic curtilage and the erection of fence and small outbuilding/shed (retrospective). *Members received and noted the reply from the NSC Case Officer who would be conducting a site visit once all the consultation replies had been received. He confirmed that the land is in the applicant's ownership and this has been confirmed with the Land Registry. Since the Case Officer's reply the Environment Agency had responded objecting to the removal of the field access gate and the erection of the close board fence and shed as this would block maintenance and emergency access to the Land Yeo. A Town Councillor for Yeo Ward had written supporting the views of the Environment Agency and asking the Planning Committee to refuse the application. His email was read to the meeting.*

**RESOLVED:** VOTE: 10 FOR 0 AGAINST RECOMMEND REFUSAL of fence and shed as this blocks maintenance and emergency access to the Land Yeo. As stated in the Environment Agency letter dated 7<sup>th</sup> October 2015.

**1083.2 Amended Plan APP NO 15/P/1490/F Police Station, Queens Road**

Erection of an apartment block with 9 no apartments, associated parking and amenity. Demolition of existing building. *Information had been received from NSC Case Officer that the amendments comprise changes to the refuse store, rear elevation windows, the addition of solar panels and additional render. All Planning Committee Members informed.*

**RESOLVED:** VOTE: 10 FOR 0 AGAINST. To ratify the comment of NO OBJECTIONS previously forwarded to NSC to meet their deadline.

**1083.3 APP NO 15/P/2069/TPO Land to rear of 27/33 Albert Road - T2 x Bay**

Remove epicormic at base and prune back overhang up to 1m; T3 x Bay – Fell and remove hanging epicormic growth; T4 x Holm Oak - prune back overhang up to 1m. *Members received and noted the information from the NSC Tree Officer who confirmed that these are minor works to reduce the overhanging vegetation from the site boundary as it currently reaches over the adjacent private drive. The definition of epicormic growth was also given.*

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**ACTION:** Deputy Town Clerk

**P/15/1084 COPY LETTER FROM YATTON PARISH COUNCIL TO NSC RE SUSTAINABILITY CRITERIA FOR PROPOSED DEVELOPMENT**

This letter had been circulated to all North Somerset Town & Parish Councils for their comments. The content was NOTED. Members feared that future sustainability assessments of proposed developments together with Neighbourhood Plans indicating preferred sites for development may well be of limited value in view of the substantially increased housing provision required in North Somerset and the number of housing sites required.

**P/15/1085 ST MODWENS SITE, KENN**

The Committee Chairman reported on his attendance at a meeting with Kenn Parish Council on Monday 5<sup>th</sup> October 2015. Cllr J Illes, NSC Councillor for Yatton was present and spoke of the pre-application for 200 dwellings on the St Modwens site south of the motorway on a green field site. 30 people from Kenn were in attendance together with press. Kenn residents and Councillors were planning to compile a wish list of section 106 projects related to the development. The Committee Chairman highlighted the fact that Clevedon Town Council should also consider their needs for section 106 funding due to the proximity of the site to Clevedon and the likely effect on services and infrastructure in Clevedon.

A percentage of the housing is planned for affordable housing. A member spoke in favour of affordable housing for the whole site in view of the problems for young people getting on the housing ladder in this area. However all members who spoke were in favour of the Town Council's previous request to NSC that the site remain designated as an employment site to provide local jobs thereby reducing out commuting.

Members had real concerns about the sewerage capacity to serve the proposed new developments in Yatton, Nailsea, Claverham and Kenn.

**P/15/1085 ST MODWENS SITE, KENN** continued...

**RESOLVED:** To reiterate the Town Council's previous request that the St Modwens Site be designated for employment use to support additional housing in the area. Also to request a detailed report of the sewerage capacity for the district bearing in mind proposals for new developments in Yatton, Congresbury, Claverham, Kenn, Nailsea and Portishead.

**ACTION: Deputy Town Clerk**

**P/15/1086 TOWN AND PARISH FORUM WEDNESDAY 7TH OCTOBER 2015**

The Chairman of Council had attended the Forum. Four areas had been covered and presentation slides were awaited.

**RESOLVED:** To defer until the next meeting of the Committee.

**ACTION: Deputy Town Clerk**

**P/15/1087 TO CONSIDER ROAD NAMING REQUEST – 7 NEW DWELLINGS AT FORMER STADDONS TIMBER YARD**

NSC had written stating that the existing numbering on Parnell Road does not allow for this development to be a continuation of the existing numbering and it will therefore require a new road name. The name Edward Forbes had previously been put forward for the Cherry Orchard development.

**RESOLVED: VOTE: 11 FOR 1 ABS** To suggest 'The Barton' which is a historic name for this area of Clevedon.

**ACTION: Deputy Town Clerk**

**P/15/1088 NSC REVIEW OF GAMBLING ACT 2005 – STATEMENT OF PRINCIPLES**

This 30 page document available on the NSC website was NOTED.

**P/15/1089 FOR INFORMATION** The Committee RECEIVED AND NOTED;

1089.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 23<sup>rd</sup> September 2015

1089.2 FURTHER EMAIL FROM NSC LICENSING Currently no applications on list for Clevedon.

**P/15/1090 CHAIRMAN ITEMS FOR INFORMATION**

REVISED CONTACT DETAILS FOR NSC CASE OFFICERS For Town & Parish Council use only. NOTED.

**P/15/1091 TO DETERMINE PART I ITEMS**

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.30 pm

DATE:.....