

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 14<sup>th</sup> MARCH 2018**  
**AT 7.30 PM**

**PRESENT:** Councillor G Hill – Chairman of the Committee – Chair  
 Cllrs N Barton, B Cherokoff, S Hale, B Hatch, G Watkins,  
 J West. Mrs I Johnson – Deputy Town Clerk

**P/18/1704 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs C Francis-Pester and C Starr – out of Clevedon commitment; Cllrs K O'Brien and A Shopland – another commitment.

**P/18/1705 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 J West declared a personal interest in App No 18/P/2200/FUH as she is known to the applicant. Cllr G Watkins declared a personal interest in App No 18/P/2504/TRCA as he is known to the applicant.

**P/18/1706 MINUTES OF PLANNING COMMITTEE ON 14<sup>th</sup> FEBRUARY 2018**

The minutes of the Planning Committee meeting held on 14<sup>th</sup> February 2018 and ratified by full Council on 7<sup>th</sup> March 2018 were accepted and signed by the Chairman as a true record.

**P/18/1707 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:**

**17/P/5648/FUH Garden Flat, 16 Leagroave Road** – Proposed French casement doors replacing existing window.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2160/FUH 10 Maderia Road** – Erection of a single storey rear extension.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2200/FUH 36 The Avenue** – First floor extension over garage; conversion of garage; single storey rear extension; new front porch canopy and extended rear dormer together with additional roof lights.

**RESOLVED:** VOTE: 6 FOR 1 ABS RECOMMEND REFUSAL consider the proposal to be overdevelopment of the site. In particular the side elevation which is up to the boundary of 34 The Avenue with guttering extending over the boundary line. Also concerns about loss of light and amenity for the adjacent property.

**P/18/1707 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS** cont;

**18/P/2036/FUH 5 Tuckmill** – Proposed rear single storey extension to replace existing and new double storey side extension incorporating utilising the existing roofspace.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider the proposed development to be overdevelopment of the site and out of keeping with the street scene.

**18/P/2166/FUL Harley House, Nortons Wood Lane** – Change of use from agriculture to residential curtilage with barn conversion to granny annexe ancillary to Harley House including erection of a single storey extension to west of barn.

*It was noted that a similar application granted in 2010 had now lapsed and the annexe is now required for the parents of the applicant.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2181/LBC & 18/P/2476/FUL Clevedon Hall, Victoria Road** – Listed Building application for the erection of a timber orangery to replace existing. Internal alterations to include reconfiguration of internal window and French door and steps.

*Member felt that the proposed orangery is a suitable design for this listed building.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2183/FUL 47 Cambridge Road** – Conversion of existing house into 2no houses.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2189/FUH 25 Tennyson Avenue** – Two storey side extension.

*There were some concerns about a possible loss of light, however a precedent had been set with a similar extension along this road.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2230/FUH 16 Coleridge Vale Road North** – Construction of two storey side extension and single storey rear extension together with associated works.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS although concern that guttering will overhang the boundary of this property.

**18/P/2248/FUL 6 Channel Road** - Application for the removal or variation of Condition No 2 on application 17/P/2287/F to allow the inclusion of bi-fold doors on the ground floor and a Juliet balcony with French doors on the first floor.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**P/18/1707 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS** cont;

**18/P/2259/LDP 7 Parnell Road** – Lawful development certificate for a proposed side extension and new flat roof to existing single storey extension.

**RESOLVED:** VOTE: 7 FOR 1 ABS NO OBJECTIONS

**18/P/2267/LDP 10 Byfields** – Lawful development certificate for proposed erection of a single storey rear extension following demolition of existing conservatory.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2302/FUH 35 St Michaels Avenue** – Erection of a Juliet balcony and erection of a conservatory.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2310/FUH 5 Linkside** – Modifications to existing frontage including part cladding, balcony and front porch extensions and wider driveway entrance.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**18/P/2240/FUH 16 Bay Road** – Rear extension to form two additional bedrooms with ensuite bathrooms.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this proposal to be overdevelopment of the site and concern that the privacy and amenity of adjoining residential properties will be adversely affected.

**Action: Deputy Town Clerk**

**P/18/1708 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS**

**18/P/2504/TRCA 14 The Beach** - T1 Prunus - Fell; T2 Fig - Reduce height to approx 7.5m.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**NB:** It was noted that this work had already been undertaken.

**18/P/2508/TPO 30 Channel Road** - T1 Ash 5.0m Crown reduction.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/18/1709 NOTIFICATION OF APPEAL TO THE PLANNING INSPECTORATE – APP NO 17/P/2497/F LAND AT 1 BRACKENWOOD ROAD**

It was NOTED that this appeal is by written representations and copies of the Town Council's comments will be forwarded to the Planning Inspectorate by NSC.

**P/18/1710 NSC CONSULTATIONS**

1710.1NSC SITE ALLOCATIONS PLAN The Planning Inspector's report and the modifications to the plan are available on the NSC website. The Inspector's Report will be considered by NSC on 10<sup>th</sup> April 2018. This item is for information only.

1710.1 NSC SITE ALLOCATIONS PLAN CONTINUED...

The Committee Chairman reported that the housing number for North Somerset had risen from 21,051 to 22,285 and the housing number from Clevedon had risen from 695 to 768 however this number now included completions up to 2017 rather than 2015. He also drew attention to the fact that Brookfield Walk had been deleted from the list of areas with Local Green Space designation. This was disappointing although the area was still protected by a green belt designation.

1710.2 CLAVERHAM NEIGHBOURHOOD PLAN This Plan had been formally "made" by NSC on 20<sup>th</sup> February 2018 following a successful referendum on 18<sup>th</sup> January 2018. The plan can be viewed on the NSC website.

**P/18/1711 TO CONSIDER A PROVISIONAL TPO TO PROTECT 11 SYCAMORE TREES WITHIN OPEN SPACE AT JESMOND ROAD**

The Deputy Town Clerk reported that following notification of a planning application for a new dwelling adjacent to these trees, the trees were inspected by the NSC Tree Officer. Due to the close proximity of the proposed new development and the height of the trees there were concerns that the trees would have to be topped and could be lost in the long term. NSC agreed to put a provisional TPO on the trees and await comments from the Town Council and residents before confirming the TPO after 28 days.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS to the Tree Preservation Order. Members support the retention of trees in this public open space. **Action: Deputy Town Clerk**

**P/18/1712 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1712.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 14<sup>th</sup> FEBRUARY 2018.

**P/18/1713 CHAIRMAN'S ITEMS FOR INFORMATION**

There were no Chairman's items for information.

**P/18/1714 TO DETERMINE PART 1 ITEMS**

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.17 pm DATE:.....