

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,**  
**44 OLD STREET ON WEDNESDAY 17<sup>th</sup> APRIL 2019 AT 7.30PM**

**PRESENT:** Chairman of the Committee – Cllr G Hill  
 Councillors N Barton, B Cherokoff, C Francis-Pester, S Hale, S Moores, D Shopland & J West  
 Mrs S Howard – Deputy Town Clerk

**IN ATTENDANCE:** 1 member of the public and the local press

**7.30 PM      INFORMAL BUSINESS –**  
**APP NO – 17/P/5036/FUL – Stafford Garage, 1 Woodlands Road**

A resident from Woodlands Road advised Committee members that the planning application is still on-going some 18 months after being submitted and wishes to seek guidance from the Parish Council as to when a decision will be made. The Parish Council previously objected to this application, along with other residents in the area. The resident is now hearing conflicting information from NSC about a decision being made, which they are legally obliged to do. The resident advised that NSC are ignoring their own policy framework, planning procedure, code of practice, bat survey and all other considerations, i.e. overshadowing, overbearing etc.

**7.42PM      FORMAL BUSINESS –**

**P/19/1841      APOLOGIES FOR ABSENCE**

Apologies were received and agreed from; Cllrs B Hatch, J Norton-Sealey, K O'Brien & A Shopland.

**P/19/1842      TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr Moores declared an interest in planning application - **19/P/0396/LBC** – Old Dower House, 31 Highdale Road as she knows the applicant

**P/19/1843      TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 20<sup>th</sup> FEBRUARY 2019**

The minutes of the 20<sup>th</sup> February 2019 were signed and approved at the meeting.

**P/19/1844      TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**17/P/5036/FUL** – Stafford Garage, 1 Woodlands Road – Walton Ward

**RESOLVED:** Members of the Committee discussed the application and **AGREED** to write to NSC asking why there has been no formal decision on this application.

**18/P/4165/FUL** – Ground Floor, Clevedon Hall, Victoria Road – West Ward – Update from District Councillor for the West Ward concerning – Application for amendment to condition number 20 on application 15/P/1538/MMA – to allow for the one-way barrier with a horizontal closed position to be replaced with an electric gate.

NSC are unable to provide an update on this planning application, further discussion is required.

**19/P/0214/FUH** – 10 Walton Road – East Ward – Two storey extension to side and extension of raised walkway to rear

DECISION – APPROVED by 7 VOTES to 0

**19/P/0396/LBC** – Old Dower House, 31 Highdale Road – East Ward – Listed building consent to regularise works carried out not in accordance with approved plans in application 00/P/0526/LB these include – 1) roof height of annexe raised; 2) amended roof detail to the link building between the main house and annexe; 3) removal of chimney stacks; 4) amended conservatory roof structure; 5) amended conservatory door and windows;

6) alterations to the conservatory layout, including removal of doors and demolition of walls; 7) a side door on the west elevation replaced with a matching casement window; 8) removal of an internal wall between the sitting rooms within the main house

DECISION – Application NOTED by Committee members only

**19/P/0414/FUL** – 41 Victoria Road – West Ward – Change of use of existing ground/basement maisonette to 2no. self-contained flats and replace entrance door.

DECISION – REFUSED by 6 VOTES to 0 – this decision remains unchanged from previous planning application submitted – 18/P/2413/FUL, due to concern with lack of light to rooms and intended works to buttressed walls.

**19/P/0415/LBC** – 41 Victoria Road – West Ward – Listed building consent for works to existing ground/basement maisonette to convert 2no. self-contained flats; works to include replacement of entrance door and internal remodelling

DECISION – REFUSED by 6 VOTES to 0 – due to concern with lack of light to rooms and intended works to buttressed walls.

**19/P/0473/FUH** – 28 Thackeray Avenue – Walton Ward – Erection of a single storey rear extension

DECISION – APPROVED by 6 VOTES to 0

**19/P/0529/FUL** – 1-2 Old Church Road (Former Triangle Club) – East Ward – Conversion of former working man's club (D2) to A1, A2 or A3 use on the ground floor and 4no. residential flats on the first floor, with associated works. Replacement windows and doors to front and rear elevations

DECISION – APPROVED by 7 VOTES to 0, with a condition that a fire safety review is carried out on the building due to altering the layout to 4 flats with only one side entrance

**19/P/0532/FUH** – 17 Woodington Road – Yeo Ward – Single storey rear extension and two storey side extension

DECISION – APPROVED by 6 VOTES to 0

**19/P/0578/FUL** – 35 Valley Road – East Ward – Change of use from a restricted care home for 4 adults and 1 staff member to a single dwelling house for occupation of one family

DECISION – APPROVED by 7 VOTES to 0

**19/P/0620/FUH** – 6 Brackenwood Road – Walton Ward – Conversion of attached garage to facilitate creation of annexe accommodation

DECISION – APPROVED by 6 VOTES to 0

**19/P/0672/LDP** – 256 Old Church Road – West Ward – Replace existing flat roof over garage and continue it over existing conservatory. Alter one of the window sill heights at the front of the building

DECISION – APPROVED by 6 VOTES to 0

**19/P/0684/LBC** – 37 Copse Road – Walton Ward – Application to vary conditions 2 & 4 attached to listed building consent 17/P/0563/LB (Listed building consent for; replacement of 1no. window to ground floor rear elevation and 2no. doors at basement level (front and rear). Repaint front elevation. Replace staircase to basement. Renovation of basement to include removal of wall. General internal decoration and restoration) to allow for change to front elevation colour to Farrow & Ball ‘Lichen’.

DECISION – APPROVED by 6 VOTES to 0

**19/P/0691/LDP** – 44 Edward Road South – Walton Ward – Proposed replacement rear extension, replacement side extension and loft extension with rear dormer

DECISION – APPROVED by 6 VOTES to 0

**19/P/0730/FUH** – 40 Castlewood Close – Walton Ward – Demolition of existing car port, to facilitate the construction of single storey side and front extensions to form additional living accommodation. Alterations to existing roof and windows.

DECISION – APPROVED by 6 VOTES to 0

**19/P/0741/FUH** – 158 Old Church Road – West Ward – Erection of a kitchen extension following the demolition of existing kitchen extension

DECISION – APPROVED by 6 VOTES to 0

**19/P/0772/FUH** – 8 Fosseyway – Yeo Ward – Attic conversion to single bedroom with rear facing dormer

DECISION – REFUSED by 6 VOTES to 0 – Committee members reported that the work has already been completed, therefore the application submitted should be retrospective. The work completed looks out of keeping with the area, is unsightly and overbearing.

**19/P/0813/FUH** – 4 Hazell Close – South Ward – To erect a two-storey side extension

DECISION – APPROVED by 6 VOTES to 0

**P/19/1845 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS**

**19/P/0534/TPO** – Westway House, Hither Green – East Ward – G1 – Group of trees along boundary – Crown lift all trees overhanging the footpath, road and car-parking spaces to clear 5m by removing whole branches

DECISION – APPROVED by 7 VOTES to 0

**19/P/0630/TRCA** – 37 Hill Road – Walton Ward – Holm Oak (T1) crown lift to 5m over the road and 3m over the garden by removing the 2 lowest limbs completely and secondary laterals on the remaining limbs to attain the required height. Rowan (T2) Fell Bay (T3) Fell Strawberry Tree (T4) remove the 2 lowest limbs over the path to the house and the lowest limb over the road

DECISION – APPROVED by 6 VOTES to 0

**19/P/0681/TRCA** – Flat 1 St Christopher’s Court, Wellington Terrace – Walton Ward – T1 – Holm Oak – pollard to previous points (approx. 3-4m). T2-T5 – Sycamore – Fell and replace with Silver Birch

DECISION – APPROVED by 6 VOTES to 0

**19/P/0685/TPO** – 1 Pyne Point – West Ward – T1 – Holm Oak – Crown reduce/pollard by approx. 3m to previous pollard points. T2 – Corsican Pine – Reduce spread of crown towards No. 1 and No.3 by approx. 1.5m to be vertically clear of gutters. T3-T4 – trim front face towards house. T5 – Beech – pollard to 4m to form hedge/screen

DECISION – APPROVED by 6 VOTES to 0

**19/P/0687/TPO** – 8 Walton Road – East Ward – Holm Oak – reduce to previous pruning points

DECISION – APPROVED by 7 VOTES to 0

**19/P/0832/TPO** – 63 Dial Hill Road – Walton Ward - G1 – Various species – reduce to previous reduction points (regrowth only)

DECISION – APPROVED by 6 VOTES to 0

**P/19/1846 NSC CONSULTATIONS**

**1846.1 TO NOTE THE SCHEDULE OF REPRESENTATIONS DOCUMENTED BY NSC REGARDING THE LOCAL PLAN 2036, ISSUES AND OPTIONS DOCUMENT, SEPTEMBER AND DECEMBER 2018**

Committee members NOTED the document only

**1846.2 TO NOTE NSC PROPOSAL FOR TREE WORKS IN ALEXANDRA GARDENS**

Committee members declared they had not been advised by NSC of the proposed tree works in Alexandra Gardens. The Committee Clerk advised that the NSC Tree Officer has advised that under the Town & Country Planning Act 1990 and more specifically the Town & Country Planning (Tree Preservation)(England) Regulations 2012, the serving of a Section 211 notice is not required if the land owner is the Local Planning Authority.

The Walton Ward Councillor also advised she had spoken with the tree surgeons conducting the tree works, who advised her that they were unable to locate some of the trees listed.

**RESOLVED:** A letter to be sent to NSC to ask why the Council was not consulted.

**P/19/1847 FOR INFORMATION**

The Committee received and noted the following;

**1847.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 13<sup>TH</sup> MARCH 2019**

Members of the Committee NOTED the planning applications determined since the 13<sup>th</sup> March 2019

**1847.2 TO RECEIVE AN UPDATE FROM THE WALTON WARD COUNCILLOR REGARDING - 17/P/5036/FUL – STAFFORD GARAGE, 1 WOODLANDS ROAD**

This item was discussed under minute no. 19/P/1844

**1847.3 TO NOTE THE NSC ENFORCEMENT CASE LISTING RECEIVED ON THE 22<sup>ND</sup> MARCH 2019**

Members of the Committee NOTED the enforcement case listing received on the 22<sup>nd</sup> March 2019

**P/19/1848 CHAIRMAN ITEMS FOR INFORMATION**

**1848.1 REVIEW OF SEASIDE TOWNS DOCUMENT**

Members of the Committee NOTED the review of Seaside Towns document

**1848.2 ALLOCATION OF ADDRESSES TO FIVE NEW DWELLINGS AT MOOR PARK COURT**

The Committee Clerk advised Committee members that NSC has confirmed the new road name to be 1-5 Moor Park Court, for the five new dwellings. The property was previously known as no. 74 Moor Park under planning application no. **17/P/1242/F**.

**P/19/1849 TO DETERMINE PART I ITEMS**

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.37pm

DATE: .....