

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 23rd JANUARY 2019
FOLLOWED PRECEPT MEETING AT 8.30PM

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs B Cherokoff, S Hale, S Moores, A Shopland & J West
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllrs B Garner, T Morgan, D Shopland & G Watkins.
 Ms Young, NS Times and 11 members of the public

8.30 PM INFORMAL BUSINESS –
APP NO – 18/P/4846/FUL

A representative from McCarthy Stone provided more information about the proposed development.

Doctor's surgery – Proposal for the relocation of a surgery in Clevedon to serve both the existing patients of this practise and the new complex. No plans for a pharmacy within the surgery, as the pharmacy within the Tesco store can be used.

Kenn Road bus stop – Discussions held with the Highways Authority regarding the relocation of the bus stop to a more Northerly direction. Yet to be finalised.

APP NO – 18/P/5104/FUL

Neighbouring residents from Dial Hill Road and Castle View Road advised the Committee of the following concerns;

- Development is out of keeping with the street scene.
- The plot is cramped, the ground is not level and the height of the building is taller than other properties in the road.
- Loss of privacy as the dining room of 64 Dial Hill Road will look directly at the dining room of the proposed development.
- Three previous applications for this site have been refused due to size and scale issues, and this latest application has not changed.
- Strange design, looks like an outbuilding, with windows only being on one side of the building, will make property dark inside.
- There is concern with roots of a tree located nearby.

FORMAL SESSION – 9.10PM

P/19/1815 APOLOGIES FOR ABSENCE

Apologies were received and agreed from Cllrs N Barton, J Norton-Sealey & K O'Brien

P/19/1816 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no declarations of interest for items on the agenda

P/19/1817 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 19TH DECEMBER 2018

The minutes of the 19th December 2018 were approved as correct and will be ratified at Full Council on the 13th February 2019

P/19/1818 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

With the Committee's agreement the Chairman altered the order of the agenda to consider the application of interest to the members of the public present.

18/P/4846/FUL – Land at 173-175 Kenn Road – South Ward – Redevelopment of the site to form a retirement living plus development of 63 apartments (Use Class C2) and communal facilities; a health/medical centre and associated parking, landscaping. New vehicular and pedestrian access from Kenn Road

DECISION – REFUSED by 7 Votes to 0 - Committee members are concerned with insufficient parking within the proposal for residents, staff and visitors. The re-siting of the Kenn Road bus stop. The relocation of a doctor's surgery in the town to be used by existing patients of this practise including the new complex, which would serve no improvement to employment numbers. Concern with height of the building on the North-West side creates loss of light and privacy for residents in St Michaels Avenue.

18/P/5104/FUL – Land at Castle View Road, Rear of 64 Dial Hill Road – Walton Ward – Erection of a detached dwelling house

DECISION – REFUSED by 8 Votes to 0 – The proposal is cramped, out of character with the street scene and overbearing.

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.

DECISION – Deferred again until the next Planning Meeting as a decision has still not be made by NSC. Awaiting further information from the Planning Officer at NSC.

18/P/4813/FUH – 8 Woodlands Road – Walton Ward – The replacement of first floor side, bedroom and bathroom, windows. Replacing existing wooden sash with new UPVC sash like for like alternative due to rotting of existing wood.

DECISION – SUPPORTS by 7 Votes to 1

18/P/4863/FUH – 53 Elgar Close – South Ward – Conversion of integral garage into internal living space and two-store extension to rear

DECISION – SUPPORTS by 5 Votes to 1

18/P/4911/FUH – 6 Sercombe Park – South Ward - Erection of a two-storey extension following demolition of existing garage

DECISION – SUPPORTS by 7 Votes to 0

18/P/5003/FUL – Jellalabad, Ladye Bay – Walton Ward – Demolition of two existing dwellings and redevelopment to provide 5 residential (Use Class C3) units with associated works including parking provision, access and highways improvements.

DECISION – REFUSED by 8 Votes to 0 – The proposed development is an overdevelopment of the land and out of keeping with the surrounding area.

18/P/5074/FUH – The Paddock, 18 Argyle Road – Walton Ward – Proposal to demolish conservatory, garage and single storey rear extension and proposal to erect single storey rear extension, side extension and double garage. Proposal to change roof and front elevation.

DECISION – SUPPORTS by 8 Votes to 0

18/P/5079/FUH – 175 Old Church Road – West Ward – Proposed single storey rear extension.

DECISION – SUPPORTS by 7 Votes to 0

18/P/5080/FUH – 51 Butterfield Park – Yeo Ward – Proposed first floor rear extension
DECISION – SUPPORTS by 8 Votes to 0

18/P/5107/FUH – 3 The Avenue – Walton Ward – 3 storey side extension; rear extension to garden level rooms; alteration to kitchen entrance
DECISION – SUPPORTS by 8 Votes to 0

18/P/5118/OUT – Bristol Airport, North Side Road, Felton - Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month period, comprising: 2no. extensions to the terminal building and canopies over the forecourt of the main terminal building; erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces and wind turbines atop; enhancement to the internal road system including gyratory road with internal surface car parking and layout changes; enhancements to airside infrastructure including construction of new eastern taxiway link and taxiway widening (and fillets) to the southern edge of Taxiway GOLF; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23.30 and 06.00 with no seasonal restrictions; revision to the operation of Stands 38 and 39; and landscaping and associated works

DECISION – REFUSED by 4 Votes to 3 – Concern with the introduction of All-night flights, with a proposal of 4,000 annualised night flights and associated times. Congestion of the road network needs vast improvements to meet demand. A rail link to the airport should be considered

18/P/5202/FUH – 30 Westbourne Avenue – West Ward – Two storey rear extension
DECISION – REFUSED by 6 Votes to 0 – The proposal is overbearing and an inappropriate development

18/P/5208/LDP – 8 Farleigh Road – Yeo Ward – Lawful development proposed for a single storey extension
DECISION – SUPPORTS by 7 Votes to 0

18/P/5220/FUH – 21 Edward Road South – Walton Ward – Proposed first floor side and rear extension to existing detached dwelling, and alteration to ground floor rear roof profile
DECISION – SUPPORTS by 8 Votes to 0

18/P/5229/FUH – 4 Westfield – South Ward – Proposed set-back, 2 storey side extension, replicating existing form and materials
DECISION – SUPPORTS by 7 Votes to 0

18/P/5239/COA – Waverley House, Old Church Road – West Ward – Prior approval for change of use from office use (Class B1(a) to 17no. dwellings (Class C3 use)
DECISION – REFUSED by 7 Votes to 0 – Concern with flooding in this area, also proposed parking spaces with removal of healthy tree. Land and building should still be for employment use

18/P/5246/FUH – 6 Mallow Close – East Ward – Single storey rear extension

DECISION – SUPPORTS by 8 Votes to 0

P/19/1818 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

18/P/5092/TPO – 28 Channel Road – Walton Ward – T1 sycamore – clear crown away from neighbour’s property by up to 2m; T2 sycamore – clear crown away from property by up to 2m

DECISION – SUPPORTS by 8 Votes to 0

18/P/5180/TRCA – 16 Kenn Road – East Ward - T1 maple – reduce crown by up to 3m; T2 – cherry – Fell (Please note that NSC have already made a decision on this planning application – No Objections).

19/P/0012/TPO – 27 Somerton Road – South Ward – 1 x Ash – reduce over-hanging branches to where they cross boundary

DECISION – SUPPORTS by 7 Votes to 0

P/19/1819 NSC CONSULTATIONS

1819.1 NSC consultation on the Congresbury Neighbourhood Plan, dated 14th January 2019.

Members of the Committee **NOTED** the document

1819.2 To receive the planning appeal for application – 18/P/3456/FUL – 155 Old Church Road – West Ward – Erection of 2no. bungalows – written representations to be received by 7 February 2019.

Members of the Committee to submit the same comment to NSC that the proposal is felt to be an overdevelopment of the site

P/19/1820 FOR INFORMATION

The Committee RECEIVED and NOTED the following;

1820.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 19TH DECEMBER 2018.

Members of the Committee NOTED the planning applications determined since the 19th December 2018.

1820.2 TO NOTE THE LIST OF ENFORCEMENT CASES FROM NORTH SOMERSET COUNCIL

Clarification to be sought from NSC as to the Enforcement date for the case regarding 50 Yeolands Drive.

P/19/1821 CHAIRMAN ITEMS FOR INFORMATION

1821.1 NSC consultation received on 22 January 2019 on the Yatton Neighbourhood Development Plan

Members of the Committee NOTED the document

P/19/1822 TO DETERMINE PART I ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 10.48pm DATE: