

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 5<sup>th</sup> March 2014**

**PRESENT:** Cllr G Hill – Committee Chairman in the Chair  
 Cllrs C Bussey, R Garner, A Giles-Townsend, C Hall, B Hatch,  
 L Knott, P McNeill, J Norton-Sealey, A Shopland.  
 Mrs I Johnson Deputy Town Clerk.

**IN ATTENDANCE:** Mr L Wilkins & Ms Teresa Taylor – App 14/P/0256/F  
 Mr & Mrs A Wild – App 14/P/0269/F

**7.30 pm      INFORMAL BUSINESS**

**APP 14/P/0256/F – 26 BEACONSFIELD ROAD**

Teresa Taylor of 2 Willow Close raised objections about this application. She observed that it would block light from her south facing kitchen which is the best room for sunlight in her flat. Her main concerns were; a possible breach of BRE regulations and the 45 degree test with a consequent impact on their quality of life. Photographs of the effect on their light from the kitchen window were distributed.

**APP 14/P/0269/F – 76 DIAL HILL ROAD**

Mr Wild, the applicant addressed the meeting. He had recently purchased the present house which is of poor quality construction. The application is to construct a replacement dwelling. The proposed new house is similar in scale and form to houses found nearby and will fit in with the properties either side. The position of the house relates well to the adjoining houses – the two storey element of the new house sits between the dwellings on either side with a single storey flat sedum roof element projecting back into the plot. He emphasised this would permit increased light and improve the outlook for the neighbours. Mr Wild had consulted the immediate four neighbours, Civic Society, NSC Councillor for Walton Ward and the Royal Mail concerning the pillar box and there had been pre-application discussions with the Case Officer, Catherine Pearce.

**7.40 pm      FORMAL BUSINESS**

**P/14/703      APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllr Wring – family commitments; Cllr Watkins – another commitment. Apologies had been left on the answerphone by Cllr Francis-Pester who had been delayed in traffic on the M4 these were found after the meeting.

**P/14/704      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.

App 14/P/0328/F Cllr McNeill declared a personal interest and left the room as he resides in the property next to the application site. Cllr Garner also declared a personal interest in this application. Both Councillors took no part in discussions and the vote.

**P/14/705      MINUTES OF PLANNING COMMITTEE HELD ON 12<sup>th</sup> FEBRUARY 2014**

The minutes of the above Planning Committee meeting were approved and signed.

**P/14/706 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

*The Committee agreed to consider app no 14/P/0256//F and 14/P/0269/F as the next items and not as stated on the list of applications as members of the public concerned about these applications were present.*

**14/P/0256/F 26 Beaconsfield Road** - Erection of a single storey rear extension.

VOTE: Unanimous

**RESOLVED:** RECOMMEND REFUSAL Request that the 45 degree test set out in the Supplementary Planning Document is carried out. Concern that the proposed extension will affect the amenities of the residents of 2 Willow Close.

**14/P/0269/F 76 Dial Hill Road** - Erection of a replacement two storey dwelling with modified access. VOTE: 8 FOR 0 AGAINST

**RESOLVED:** NO OBJECTIONS *All the residents present left the meeting*

**14/P/0266/CUPA First Floor and loft offices forming Unit 4 or 1-4 Griffin Road Industrial Estate** - Prior approval for the change of use from offices within use class (B1a) to residential within use class (C3). (2no flats maisonettes). VOTE 7 FOR 0 AGAINST

**RESOLVED:** NO OBJECTIONS subject to a demonstration that the site has been advertised for continued industrial use without success and that safeguards are in place concerning the adjacent contaminated land site.

**14/P/0292/ADV Bus stops situated at various sites in Clevedon;** adjacent to and opposite Tesco on Southern Way, adjacent to Crab Apple Public House on Southern Way, adjacent to Yeo Moor School on Central Way, near roundabout with Southern Way and Kenn Road, adjacent to Castlewood, Tickenham Road, opposite Proper Job in Old Street and adjacent to Kenn Business Park on Kenn Road - Display of advertisements on bus stops. VOTE: 9 FOR 0 AGAINST

**RESOLVED:** NO OBJECTIONS to advertisements on NSC owned bus shelters. Refer the decision on the four bus shelters owned by CTC to the Transport & Highways Committee for consideration.

**14/P/0293/F 2 Westbourne Avenue** - Erection of a two storey side extension and a single storey rear extension, convert front garden into a gravel driveway and a new vehicular access following demolition of garage. VOTE: 6 AGAINST 2 FOR

**RESOLVED:** RECOMMEND REFUSAL on highway safety grounds concern that vehicles will need to reverse out onto the road with poor visibility and the access is close to a junction.

*8.10 pm Cllr McNeill left the meeting. He re-joined the meeting at 8.15 pm.*

**14/P/0328/F Cavell House, 1 Elton Road** - Display of 3 no illuminated signage boards to front of property and 1 no illuminated hanging sign to rear of property

**RESOLVED:** RECOMMEND REFUSAL consider there is adequate existing signage. Concern that this number of illuminated signs to is inappropriate for this historic building with a blue plaque sited in a Conservation Area.

**14/P/0251/F Ground Floor, 28 Old Church Road** - Change of use of part of existing ground floor from A1 retail to B1 office use. New shop front. Erection of a single storey rear extension following the demolition of existing rear single storey extension. VOTE: 9 FOR

**14/P/0302/F Unit 2A Kimberley Road** - Change of use of Warehouse (Class B8) to a mixed use of storage/distribution (Class B8) and retail use (Class A1).

VOTE: Unanimous FOR

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/14/706 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** cont'd...

**14/P/0252/F Westway House, Hither Green** - Proposed alterations to the roof hips on the north and south elevations from half hipped to fully hipped design meeting the ridge at its current end points. VOTE: 9 FOR

**14/P/0295/F 119-121 Kenn Road** - Erection of part single storey, part first floor and two storey extensions on the northern elevation and other external alterations to the existing Kwik Fit Motorist Centre; realignment of car parking spaces and change of use of the first floor from a residential flat to B2 (General Industrial) use. VOTE: Unanimous FOR

**14/P/0344/LUP 3 Chestnut Grove** - Erection of a single storey rear extension.  
VOTE: Unanimous FOR

**14/P/0367/F 124 Old Street** - Extension of height to existing garage with new roof  
VOTE: Unanimous FOR

**14/P/0374/F 11 Chard Road** – Proposed first floor side extension  
VOTE: Unanimous FOR

**RESOLVED:** NO OBJECTIONS to the above **seven** planning applications.

**P/14/707 LIST OF TREE WORKS APPLICATIONS** to be considered as follows;

**14/P/0280/WT Highdale Farm West, Highdale Avenue** - 5 Leylandi – Fell  
VOTE: 8 FOR **RESOLVED:** NO OBJECTIONS

**ACTION: Deputy Town Clerk – P/14/706 & 707**

**P/14/708 FOR INFORMATION** The Committee received and NOTED;

708.1 PLANNING APPLICATIONS determined since 12<sup>th</sup> February 2014.

**RESOLVED:** When the NSC determination is contrary to that of the Town Council, to ask Case Officers to give an explanation ie App No 14/P/0010/F.

708.2 NORTH SOMERSET CORE STRATEGY - EXAMINATION OF REMITTED POLICIES; The hearings will take place on 18,19 and 20<sup>th</sup> March 2014 at the Winter Gardens, WSM. See [www.n-somerset.gov.uk/corestrategy](http://www.n-somerset.gov.uk/corestrategy). Committee Chairman unable to attend. Noted.

708.3 HINKLEY POINT C CONNECTION PROJECT – Additional Local Consultation on Revised Route at Southwick. The representative for Parish and Town Councils at the meeting of Statutory Consultees and National Grid on 14<sup>th</sup> March has asked if the Town Council has any comments for this meeting. The Town Council has made no comment in the past. The information was passed to Cllr Garner.

**P/14/709 CHAIRMAN ITEMS FOR INFORMATION**

709.1 EMAIL FROM NSC CONCERNING COMMUNITY RESILIENCE WORKSHOPS  
The Committee Chairman to follow this up.

709.2 POSSIBLE BREACH OF PLANNING CONSENT  
Photographs shown to the Committee concerning the property at 29 Dial Hill Road.

709.3 CLEVEDON CIVIC SOCIETY  
The Committee Chairman reported on a meeting with The Chairman of the Conservation and Planning Group. In future Mr Tranter would endeavour to inform Ward Councillors and the Planning Committee Chairman of planning applications in which the Civic Society has an interest. If possible before the meeting when they are discussed. He also hoped to attend more Committee meetings.

**P/14/710 PART 1 ITEMS** There were no part 1 items.

APPROVED AS A TRUE RECORD  
The meeting finished at 8.31 pm

CHAIRMAN: .....  
DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL