

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 11 APRIL 2012**

**PRESENT:** Cllr R Garner – Committee Vice-Chairman in the Chair  
 Cllrs C Blades 7.40 pm, C Francis-Pester, G Hill, L Knott, C Wring.  
 Mrs I Johnson Deputy Town Clerk.

7.30 pm **INFORMAL BUSINESS**

1. APP NO 12/P/0467/F THE FORMER BUS DEPOT (SOUTH PART) TWEED ROAD  
 Mr J Bright of Crabtree Farm spoke on behalf of his wife and himself. He pointed out that the bus depot had no retail traffic but the new applicant would have trade, retail and delivery vehicles accessing the site. He raised concerns about on street parking, the narrow access to the site and the school traffic in this area. Mr Bright suggested consideration of a 5 year permission to assess traffic movements etc.
  
2. APP NO 12/P/0526/ADV LAND AT TWEED ROAD  
 Mr Bright also raised objections to sign 1 of the elevation signs sited on the rear of the building. This sign is in place and is directly opposite Crabtree Farm. The purpose of this sign was questioned as it overlooked residential properties and did not mark the access to the site. The boundary marking on this and the above planning application was queried.
  
3. APP NO 12/P/0481/F 12 KINGS ROAD  
 Mr D Hoddell of 10 Kings Road spoke on behalf of himself and his wife who was unable to attend. He raised the following objections;
  - Privacy – Rear bedroom window of extension will overlook his kitchen/dining area and garden. Lack of screening on boundary allowing direct view of dining area from the new kitchen and back door. Not known if side windows are opaque.
  - Loss of Light – Proposed front porch close to boundary will extend beyond building line of No 10.
  - Maintenance - Difficult to carry out maintenance as the extension is so close to boundary wall.
  - Massing – Interlocking effect of the roof lines – out of keeping with the character of Kings Road. 12 metres of garden on opposite elevation to proposed extension which could be used for the extension.
  - Foundations of 10 Kings Road – Query whether a Structural Engineer's report has been completed. No 12 is on a higher level than No 10.
  - Dry Stone Wall – The proposed works are less than a metre from the wall and could constitute a risk to the wall. This was supported by a letter from an Advanced Level Dry Stone Walling Craftsman. Archaeological investigation is also required regarding nearby late prehistoric cist burial.
  - Drainage – Additional burden on already overburdened drainage system. Grassed area where proposed extension will be sited provides natural soakaway when water runs off roof or from Dial Hill.
  - Emergency Services – Gap between two houses currently provides good access for emergency services.
  - Parking – Increase in occupancy of 12 Kings Road could increase number of vehicles parking on street and causing problems to bus stop outside no 12.
 Mr M Butler of 5 Kings Road spoke on behalf of his wife in attendance and himself. He supported all the points made by Mr Hoddell and asked the Committee to recommend refusal of the application. His main concern being additional on street parking.

7.42 pm **FORMAL BUSINESS****P/12/278 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs C Hall – other commitments, J Norton-Sealey – illness, Cllr A Walker – illness.

**P/12/279 DECLARATIONS OF INTEREST**

App 12/P/0481/F Cllr Hill declared a personal interest as he is known to Mr Hoddell an objector to this application. Cllr Wring declared a personal interest as she is known to the agent.

App 12/P/0456/WT Cllr Blades declared a personal interest as he is known to the applicant.

App 12/P/0453/F Cllr Blades declared a personal interest as he is known to an objector to this application.

**P/12/280 MINUTES OF THE PLANNING COMMITTEE 21 MARCH 2012**

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

**P/12/281 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA**

There were none.

**PART 1****P/12/282 NSC SITES AND POLICIES DEVELOPMENT PLAN DOCUMENT**

The NSC Planning Policy Team is working on a Sites and Policies Development Plan. This document will contain detailed policies and site allocations for housing, employment and community sites. The intention is to prepare a first working draft over the next two months. This will be formalised into a draft for consultation in early summer. NSC wish to obtain an understanding of the issues affecting individual towns and parishes. NSC hope to avoid any duplication of policies and any policy vacuums and ensure any Clevedon issues are covered within the planning policy framework through either the Sites and Policies DPD or a Neighbourhood Development Plan.

NSC propose to meet clusters of parishes (based on geographical area) on 25<sup>th</sup> April 2012 at 11.30 am at The Campus, WSM. Maximum of three representatives per town/parish council.

Cllr Hill had been asked by the Committee to make a presentation to full Council on 18<sup>th</sup> April 2012 on future Neighbourhood Planning for Clevedon. Copies of this presentation were considered and is attached to this minute for all Councillors.

**RESOLVED:** TO RECOMMEND COUNCIL;

1. Does not proceed with the costly and time consuming effort of producing a Neighbourhood Development Plan.
2. Forms a working party to produce its Mission Statement for Clevedon for inclusion in the Sites and Policies DPD.
3. Nominates Cllrs Francis-Pester and Knott and one other Town Councillor to attend on 25 April 2012 at The Campus, WSM at 11.30 am.

**ACTION:** Deputy Town Clerk

## PART 2

### P/12/283 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

*It was agreed to consider App Nos 12/P/0467/F, 12/P/0526/ADV and 12/P/0481/F first to enable the residents present to hear the discussions.*

The Committee Vice-Chairman reminded residents that the Town Council is consulted on planning applications but applications are then determined by NSC. Members also emphasised that planning applications could only be refused on planning grounds.

12/P/0467/F The former Bus Depot (south part) Tweed Rd - Change of use from bus depot (sui generis) to builders and timber merchants (sui generis).

It was felt that it would be difficult to refuse this application bearing in mind the previous uses of this site and the fact this is an industrial estate. However it could be possible to place conditions on the permission. Members felt a 5 year permission would not be deemed reasonable for this commercial use and the best option to address parking or safety issues should they arise would be through enforcement. Members noted that the building adjacent to Crabtree Farm is designated for storage and sales and therefore this use should not impinge on the quality of life for the residents.

**RESOLVED:** NO OBJECTIONS suggest the hours of operation be limited to; Monday – Friday 8.00am-6.00pm; Saturday 8.00am-1.00pm; no Sunday working.

12/P/0526/ADV Land at Tweed Road Industrial Estate - Display of 4 no non-illuminated fascia signs and 1 no freestanding sign.

**RESOLVED:** NO OBJECTIONS apart from sign 1 on the rear elevation as it would appear intrusive to adjacent residential properties and unnecessary for deliveries, sales etc.

12/P/0481/F 12 Kings Road - Erection of two storey side extension and single front lobby extension following demolition of existing front and side porches.

It was agreed to ask NSC to define the exact distance between the proposed extension and no 10 Kings Road. Cllr Francis-Pester agreed to refer the application to the NSC North Area Committee for determination should the Case Officer be minded to recommend approval. In view of the fact that the application is very similar to the 2008 planning application for this property which had been refused by NSC it was;

**RESOLVED:** RECOMMEND REFUSAL consider the proposed side extension by virtue of its height, scale and proximity to the neighbouring property at 10 Kings Road would have a harmful impact on the living conditions of the occupiers of that property by reason of overbearing impact and overshadowing. The proposal is therefore contrary to policy H/7 of the North Somerset Local Plan.

12/P/0430/F Highcliffe Hotel, Wellington Terrace - Refurbishment of two villas and construction of a full height infill extension to accommodate a change of use from hotel into 14 no self-contained two bedroom apartments.

Cllr Garner agreed to refer this application to the NSC North Area Committee for determination.

**RESOLVED:** NO OBJECTIONS to the refurbishment of the two villas and change of use into self-contained apartments.

RECOMMEND REFUSAL to the infill extension considered to be overdevelopment of the site. Concern that the design and materials are out of keeping with the character of the area and street scene. Insufficient parking to comply with the parking requirements set by NSC and concern about the lack of on street parking on this narrow road which is a bus route.

**P/12/283 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** cont'd...

12/P/0431/CA Highcliffe Hotel, Wellington Terrace - Demolition of single storey 20th Century extension linking two historic villas.

**RESOLVED:** NO OBJECTIONS to the demolition of the single storey extension.

12/P/0453/F Nortons Builders Merchants Nortons Wood Lane - Erection of 2no dormer bungalows.

**RESOLVED:** NO OBJECTIONS however request the rear boundary wall/retaining wall is made safe for the safe protection of the residents at nos. 87 and 89 Walton Road. Also that the wall is heightened to limit visual intrusion to these properties.

12/P/0510/ADV 1 The Triangle - Display of 3 no externally illuminated fascia signs.

**RESOLVED:** NO OBJECTIONS to the three fascia signs provided they are not illuminated in the interests of unnecessary illumination and energy reduction also the property is within a Conservation Area.

12/P/0437/F Clevedon Golf Club, Castle Road - Erection of an extension to existing groundkeepers store.

12/P/0454/F 109 Strode Road - Demolish existing garage and build two storey side extension

12/P/0458/F 14 Claremont Gardens - Erection of two storey extension.

12/P/0486/F 45 Westbourne Ave - Erection of single storey rear extension for disabled use.

12/P/0505/F 48 Edward Road - Alterations to garage with works to include replacement front elevation piers and new pitched roof creating increase to ridge height.

12/P/0511/LB 2 The Beach - Replace 5 no windows and re render north and front elevations.

12/P/0544/F 20 Yeo Way - Two storey side extension and single storey front and rear extensions.

12/P/0551/F 21 Cambridge Road - Single storey extension to front of existing side extension, alterations to front dormer with timber doors and a new balcony at loft/roof level. Removal of 2 no dormer windows, insertion of 4no new rooflights and erection of pitched roof to existing flat roofed side extension.

12/P/0559/F 33 Ruddymead - Conversion of garage into annexed accommodation for disabled use to include alterations to north, west and south elevations.

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

**ACTION: Deputy Town Clerk**

**P/12/284 TREE WORKS**

12/P/0439/WT 37 Hill Road – T1 Holm Oak – Crown reduce up to 25%.

12/P/0456/WT 23 Hill Road – T1 Yew – Fell T2 Sycamore – Fell.

12/P/0500/WT 39 Hill Road - T1 Oak Fell T2 Sycamore Fell T3 Sycamore Fell T4 Holm Oak fell T4A Bay fell T5 Hawthorn Fell G1 Holly Coppice to 1044 approx. 0.5m G2 Elm and Sycamore fell.

**RESOLVED:** NO OBJECTIONS to the above works to trees.

**ACTION: Deputy Town Clerk**

**P/12/285 NOTICE OF PLANNING APPEALS**

The following planning appeals to be decided by written representations were NOTED;

285.111/P/2230 4 Fearnville Estate – Two storey side extension and single storey rear extension. Clevedon Town Council had no objections to this application.

285.211/P/1382/F Warrens Holiday Village, Colehouse Lane – Two storey front/side extension to existing restaurant. Clevedon Town Council had no objections to this application.

**P/12/286 HINKLEY POINT C CONNECTION PROJECT**

286.1 LETTER FROM NATIONAL GRID CLARIFYING ISSUE RAISED BY SOMERSET ALLIANCE AGAINST PYLONS. NOTED.

286.2 LOCAL COMMUNITY FORUM MEETING Cllr Garner had attended the meeting on 26<sup>th</sup> March 2012 at Loxton. He reminded Members of the purpose of the Community Forums is to assist the National Grid in establishing the preferred route.

**P/12/287 FOR INFORMATION** The Committee received and noted the following items which were available at the meeting;

287.1 LIST OF PLANNING APPLICATIONS determined since 21<sup>st</sup> March 2012

287.2 APPLICATION FOR STREET TRADING CONSENT – 1 TEIGNMOUTH ROAD – P/12/273 Licensing Hearing to be held on 17 April 2012. It was noted that there had been twelve objections from residents of Teignmouth Road.

**RESOLVED:** 1. There would be no representation at the Hearing from the Planning Committee members present. 2. To enquire whether the NSC Councillor for East Ward would be in attendance.

287.3 CONFIRMATION FROM NSC OF TREE PRESERVATION ORDER – 77 Old Park Road.

287.4 CPRE COUNTRYSIDE VOICE MAGAZINE SPRING 2012

**P/12/288 CHAIRMAN ITEMS FOR INFORMATION**

There were no items.

**P/12/289 PART I AND PART II ITEMS**

**RESOLVED:** P/12/282 NSC Sites and Policies Development Plan Document to be circulated by email on 13 April 2012 for the full Council meeting on 18 April 2012.

**ACTION: Deputy Town Clerk**

APPROVED AS A TRUE RECORD      CHAIRMAN: .....

The meeting finished at 9.23 pm      DATE:.....