

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 1ST AUGUST 2018
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, B Cherokoff, C Francis-Pester, S Hale, K O'Brien,
 A Shopland & J West.
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr G Watkins & two members of the public.

7.30 PM INFORMAL BUSINESS –

APP NO 18/P/3456/FUL – 155 Old Church Road – Erection of 2No. bungalows
 Mr Lee, neighbour to the proposed site, wishes to object to the proposed development for the following reasons; 1) the proposed 3-bed bungalow would adversely affect the setting of a listed building, which has also been cited by the Clevedon Civic Society. 2) Believes plans contravenes local plan (DM37). 3) A second property will generate more general noise and reduction in privacy to neighbours. 4) Second property will generate more car traffic, an additional 9-13 vehicle movements a day on a shared driveway. Parking area for the 3-bed bungalow will create vehicle noise and exhaust pollution adjacent to neighbours garden. 5) Vehicle traffic on shared driveway likely to impact structure of listed building boundary wall.

Mr Lee commented that a design of a single, 3-bed bungalow constructed on 157 Old Church Road would be more appropriate to the site and surroundings.

P/18/1760 APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllr B Hatch and Cllr J Norton-Sealey

P/18/1761 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 Hill declared an interest in the following applications – 18/P/3457/CQA & 18/P/3465/FUH as he is known to both applicants.

P/18/1762 MINUTES OF PLANNING COMMITTEE ON 4TH JULY 2018

The minutes of the Planning Committee meeting held on 4th July 2018 were previously circulated to the Committee were accepted and signed by the Chairman as a true record.

P/18/1763 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/3456/FUL – 155 Old Church Road – Erection of 2No. bungalows

DECISION – OBJECT by 6 VOTES to 0

Members of the Committee agreed that the proposal of 2No. bungalows for this development is an overdevelopment of this site.

18/P/3457/CQA – Lower Farm, Lower Strode Road – Prior approval for the change of use of 1No. agricultural building to form 1No. single dwelling to include operational development to install new windows and doors, 3No. rooflights and a new slate roof

DECISION – SUPPORT by 7 VOTES to 0

18/P/2056/LBC – Flat 1, Claremont Hall, 17 Highdale Road – Installation of boiler (to replace previous unsafe and broken boiler) and flue to rear wall of flat

DECISION – SUPPORT by 8 VOTES to 0

18/P/3394/R4 – Land at Salthouse Fields, Elton Road – Siting of two mobile catering units including services

DECISION – OBJECTS by 6 VOTES to 0

Members of the Committee expressed concern with the longevity of the concessions as only being short term. Members referred to an earlier application – 14/P/1268/F – which was an acceptable structure and included the provision of public toilets.

18/P/3396/FUL – Flat 1, Sunnyside Mansions, 12 Sunnyside Road, Erection of a wooden garage

DECISION – SUPPORT by 7 VOTES to 0

18/P/3397/FUH – 36 Shelley Avenue – Single storey rear extension

DECISION – SUPPORT by 7 VOTES to 0

18/P/3447/FUL – Unit 1 Britannia Way – Application for planning permission for the change of use from a mixed use of Classes B1 (Business), B2 (General Industrial) and D1 (Non-Residential Institutions) uses to Classes B1 (Business) and D2 (Assembly and Leisure) uses on the Ground floor and Class D2 (Assembly and Leisure) on the first floor

DECISION – SUPPORT by 7 VOTES to 0

18/P/3465/FUH – 108 Old Church Road – Proposed demolition of existing conservatory, utility room and work unit and reconstruction of same in modern construction

DECISION – SUPPORT by 7 VOTES to 0

Members approved this application subject to the height of the wall to increase by the maximum of 14 inches quoted on the application.

18/P/3533/HHPA – 9 Rushmoor – Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 2.3 metres high

DECISION – NOTED by members due to a Prior approval application and approved by NSC prior to the meeting.

18/P/3560/FUH – 101 Cannons Gate – Single storey rear extension to replace conservatory

DECISION – SUPPORT by 7 VOTES to 0

18/P/3586/HHPA – 36 Windsor Close – Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5.3 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.3 metres high
DECISION – NOTED by members due to a Prior approval application

18/P/3597/FUH – The Paddock, 18 Argyle Road – Demolition of conservatory, garage and single storey rear extension. Erection of a single storey rear extension, two storey side extension, front balcony and changes to roof and front elevation
DECISION – SUPPORT by 8 VOTES to 0

18/P/3612/FUH – Garden Flat, 8 Coleridge Road – Lean to roof extension (on side elevation) with double doors to form a covered porch area
DECISION – SUPPORT by 6 VOTES to 0

18/P/3638/FUH – 95 Old Church Road – Demolish existing single storey extensions. Erect two storey extension to east side and single storey extension to west side. Alter parking and road crossing
DECISION – SUPPORT by 7 VOTES to 0
Members approved application subject to the Highways authority agreeing to the third car parking space and that there is sufficient provision for this space.

18/P/3654/FUH – 21 Turner Way – First floor side and single storey rear extensions
DECISION – SUPPORT by 7 VOTES to 0

18/P/3676/LDP – 28 Longacre – Certificate of Lawful Development for the proposed construction of single storey rear extension to replace conservatory and associated works
DECISION – SUPPORT by 7 VOTES to 0

18/P/3680/ADV – The Council House, 44 Old Street – Advertising consent for 1No. non-illuminated post sign
DECISION – SUPPORT by 7 VOTES to 0

18/P/3688/FUH – 25 Coleridge Vale Road East – Erection of a 4.5m x 3m timber garden studio to replace old concrete garage
DECISION – SUPPORT by 7 VOTES to 0.
Members approved application on the proviso that the garage does not become a habitable unit in the future.

P/18/1764 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:

18/P/3759/TRCA –1 Wellington Court, 8 Wellington Terrace–T1 Leylandii- Fell
DECISION – OBJECT resolved by the Chairman's casting vote, following a tied vote by members.

The casting vote given was to OBJECT to application as the tree is healthy.

P/18/1765 NSC CONSULTATIONS

1765.1 *To note the updated document of the North Somerset Landscape Character Assessment SPD – comments to be with NSC by 10 August 2018*

The Committee Chairman asked for any comments to be submitted to the Committee Clerk before the 10 August 2018, so they can be relayed to NSC.

1765.2 *To receive and discuss the amended plans for planning application – 18/P/2865/FUL – Campbell’s Landing, 21-23 The Beach, Clevedon*

DECISION – OBJECT by 7 VOTES to 0

The Committee RECOMMEND REFUSAL of the amended plans and planning application as there is inadequate parking for the new residents and users for this development.

The members referred to recommended guidelines set out by North Somerset Council with regards to parking allowances for planning applications and members felt that this has not been followed on this application.

P/18/1766 FOR INFORMATION

The Committee RECEIVED and NOTED the following;

1766.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 4th JULY 2018.

P/18/1766 CHAIRMAN’S ITEMS FOR INFORMATION

18/P/00133/UAW – 48 Dial Hill Road – Extension of rear garden area into woodland. Removal of trees.

The Committee Chairman advised members that he had received an email from the NSC Compliance Officer, that the matter had been investigated and the erection of the summer house falls within permitted development; and whilst the owner has removed overgrowth on Dial Hill, native trees have been replanted. There is no breach of planning control and the case is closed.

The Committee Chairman showed members copies of paged articles from the NALC ‘DIS’ circular. Both documents to be fed into the Neighbourhood Plan discussions.

- Horncastle Town Council has been granted powers to make planning decisions in their town.
 - A new fund to increase community led delivery of affordable housing in towns has been launched.
- Action – Cllr Francis-Pester**

P/18/1767 TO DETERMINE PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD
The meeting finished at 8.47pm

CHAIRMAN.....
DATE: