

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 20<sup>th</sup> SEPTEMBER 2017**

**PRESENT:** Councillor G Hill – Chairman of the Committee - Chair  
 Cllr N Barton, B Hatch, J Norton-Sealey, K O'Brien, A Shopland,  
 G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr B Cherokoff, D Shopland.  
 6 residents concerning applications on the agenda.

**7.30 pm      INFORMAL BUSINESS**

1.      APP NO 17/P/2062/F ST MARY'S CHURCH, CASTLE ROAD  
 Mrs Woodward who lives in a road close to the church presented her objections to siting mobile phone antennas and dishes within the Church on health grounds. She cited the Stewart Report which does not rule out possible harmful effects of exposure to low level electromagnetic fields and urges a precautionary approach until scientifically robust information is available. Mrs Woodward emphasised that the report states that masts should not be sited near schools, homes of children or other vulnerable people. Mrs Woodward highlighted tests carried out in Germany before and after a mast was erected showed a possible increase in depression, tiredness and alterations immune systems. Also a separate study showed a significant increased likelihood of developing cancer at an earlier age for people within 400m of a mast.  
 Mrs Woodward felt that most households in Walton had the facility of landlines. She considered the mast should be sited away from this residential area where many young children live.
  
2.      APP NO 17/P/1956/F 36 BRYANT GARDENS  
 Mr Loman, the applicant, advised Members that the proposed extension is necessary due mainly to his children needing more space. There would still be parking for 4-5 vehicles. Mr Loman had removed the garage which had an asbestos roof and put in footings but had not started to build. Members noted that these works had been included on the NSC list of Planning Enforcement cases.
  
3.      BREACH OF PLANNING CONDITIONS – 53A DIAL HILL ROAD  
 Mrs Graham had submitted a report on 26<sup>th</sup> July 2017 as the newly erected conservatory overlooking 55 Dial Hill Road is supposed to have obscured glass on two sides looking directly into Mrs Graham's house and terrace as per the amended plan dated September 2016. What has been installed is glass sandwiched venetian blinds which are left open as the room is dark. Members confirmed that NSC Planning Enforcement Officers are arranging a site visit.

**7.47 pm      FORMAL BUSINESS**

**P/17/1610      APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall illness; Cllr S Hale and C Starr – out of Clevedon.

**P/17/1611 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 G Watkins declared a personal interest in app no 17/P/2062/F as he attends St Mary's Church.

**P/17/1612 MINUTES OF PLANNING COMMITTEE ON 30<sup>TH</sup> AUGUST 2017**

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

**P/17/1613 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**NOTE:** The Planning Portal on the NSC website was not working presumably due to changes being made to the computer system see P/17/1620.1 below. Therefore only paper copies of plans could be considered.

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

**17/P/2062/F St Marys Church, Castle Road** - Installation of 4No antennas and 2No 0.3 metre dishes to be located behind replica replacement glass reinforced plastic (GRP) lattice panel, the installation of equipment cabinets to be located internally within the church tower, the installation of an external electrical meter pillar, measuring 378 x 171 x 872mm to be positioned adjacent to the boundary wall within the bin store area and ancillary development.

*Members raised the following points;*

- *That St Mary's Church PCC and some of the congregation are in favour of the proposal.*
- *Queried whether alternative sites had been looked at ie further away from residential properties.*
- *That the antennae and dishes would not be visible from outside of the church and would provide much needed improvement to mobile phone coverage.*
- *The proposal could set a precedent for use of a Listed Building in a Conservation Area.*
- *A request that residents in Walton Ward are consulted.*

**RESOLVED:** To defer full consideration until the next meeting of the Committee in order that more information can be obtained from NSC.

**17/P/1956/F 36 Bryant Gardens** - Single storey rear extension and a two storey and single storey side extension.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**17/P/1963/F 2 Keenes Way** - Erection of a single storey extension to the front elevation.

*It was noted that there were no other properties on this road with front extensions and the extension protruded a long way in front of the building line.*

**17/P/1963/F 2 Keenes Way** continued...

**RESOLVED:** VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL consider this front elevation extension to be out of keeping with the street scene as it protrudes in front of the building line.

**17/P/1976/F 40 Dial Hill Road** - Proposed Porch (replace existing).

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

**17/P/1979/NMA 1 Woodside Road** - Non-material amendment to permission 16/P/1451/F (Erection of a single storey front and rear extension) to provide additional window to the north (side) elevation of front extension (home office)

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**17/P/1981/F 16 Beaconsfield Road** - Extend above existing garage and convert into a new one bed flat.

*There were concerns about overlooking of 55 Griffin Road from the upper windows.*

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS subject to both the first floor windows facing 55 Griffin Road being glazed with obscure glass.

**17/P/1992/LUP 48 Westbourne Avenue** - Lawful development certificate for a proposed two storey rear extension.

**RESOLVED:** VOTE 8 FOR 0 AGAINST NO OBJECTIONS

**17/P/1999/F The Stables to the rear of 15 Melbourne Terrace** - Conversion of workshop to a two bedroom dwelling with an increase to ridge height of 450mm.

*Members considered a letter of objection circulated to the Committee. A South Ward Town Councillor raised concerns about the inadequacy of the Heritage Statement also of the proposed parking and reversing plan which indicated that vehicles would be obliged to reverse into a neighbouring car parking area.*

**RESOLVED:** VOTE: 7 FOR 1 AGAINST NO OBJECTIONS subject to obscure glazing in the windows in the roof to the rear to avoid overlooking of neighbouring properties.

**17/P/2008/F Flat 3, 119 Old Park Road** - Change of window style.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL consider the replacement windows to be out of keeping with this block and adjacent blocks of flats. Therefore out of keeping with the character of the building and street scene.

**17/P/2023/LB 16 Hill Road** - Listed building consent to change the colour of the masonry.

**RESOLVED:** VOTE: 7 FOR 1 AGAINST NO OBJECTIONS

**17/P/2053/F 5 Highdale Road** - Erection of a timber garden summerhouse.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

**17/P/2088/F 198 Kenn Road** – Erection of a two storey side extension, a single storey rear extension and a single storey front extension following demolition of the existing detached garage.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

**17/P/2132/F 37 Longacre** – Single storey side and rear extension.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/17/1614 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:**

**17/P/2074/WT 31 Hill Road** - 1 x Pittosporum - fell.

**17/P/2083/WT 4 Herbert Road** - Oak (T1 on plan) - 2m crown reduction; Tulip tree (T2 on place) - 2m crown reduction.

**17/P/2085/WT 31 Princes Road** - T1,T2,T4 Holm Oak - crown reduce by 2.5m and thin by 10%; T3 Yew - crown reduce by 1.5m

**RESOLVED:** TO NOTE THE ABOVE THREE WORKS TO TREES APPLICATIONS.

**17/P/2091/TP 31A Bryant Gardens** – Oak (T1) – crown reduce by 3.5m

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**17/P/2097/TP Land between 27 & 33 Albert Road** – T3 – T5 & T8 – cut back overhanging growth to boundary line

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**17/P/2104/TP 10 Edgehill Road** – T1 – Sycamore – reduce height by 12 feet (4m approx.) reduce diameter by 12 feet (4m approx.).

**RESOLVED:** VOTE: 4 FOR 4 AGAINST RECOMMEND REFUSAL consider 4 m would endanger the health and appearance of the tree. *The Committee Chairman voted against therefore* **RESOLVED:** NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/17/1615 APP NO 17/P/1835/F 47 HILL ROAD CONSIDERED AT THE LAST MEETING**

Members considered additional information provided by BID on behalf of the Clevedon business community anxious to protect retail and leisure space in the town, particularly on the ground floor, from changing to retail or residential use. The Committee also received a letter from the joint owner of the property who stated that since closure of the store in December 2015 the property had remained empty, with the exception of a short let, despite sustained efforts to let or sell the premises. It was generally felt that this particular use could increase footfall with chiropractic clients using shops and restaurants in the road. The alternative would unfortunately be an empty shop. Members hoped that the CCT could work with NSC Economic Development Department to market Clevedon as a whole as a good destination for new businesses which may then assist in the future retention of a mix of retail units.

**P/17/1616 NSC ENFORCEMENT RECORDS UPDATE**

The updated list from NSC had been circulated to the Committee Members.

**P/17/1617 BREACH OF PLANNING CONDITIONS – 53A DIAL HILL ROAD**

SEE INFORMAL BUSINESS ABOVE

**RESOLVED:** To request a NSC Site Visit as soon as possible with a Clevedon Town Councillor in attendance. **Action: Deputy Town Clerk**

**P/17/1618 NSC DRAFT ACCESSIBLE HOUSING NEEDS ASSESSMENT SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION**

**RESOLVED:** Not to comment on this consultation but to consider in detail the North Somerset Site Allocations Plan Proposed Modifications Consultation at the next meeting of this Committee. **Action: Deputy Town Clerk**

**P/17/1619 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1619.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee Meeting 30<sup>th</sup> August 2017 circulated to all Councillors.

**P/17/1620 CHAIRMAN ITEMS FOR INFORMATION** as follows;

1620.1 NEW NSC COMPUTER SYSTEM FOR PROCESSING PLANNING AND BUILDING CONTROL APPLICATIONS (Uniform)

Members were reminded of the email circulated previously which had stated that during the period Monday 18 to Friday 29 September any new applications received and registered will not appear on the NSC website and so for most applications the consultation process will not commence until after 2 October. No weekly list of applications will be sent to towns and parishes until 9<sup>th</sup> October. Therefore the next meeting of the Planning Committee on 4<sup>th</sup> October will have a reduced number of applications to consider.

1620.2 APPLICATION CODES Due to the change in computer system the suffixes on the end of the planning application reference numbers will change. This list has also be circulated to all Councillors.

1620.3 CTC DIARY DATES OF MEETINGS 2018 Some members queried the reduced number of Planning Committee meetings planned for 2018. This new system would be monitored and meetings reinstated if required.

**P/17/1621 TO DETERMINE PART I ITEMS**

There were no part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 9.10 pm DATE:.....