

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 23<sup>rd</sup> SEPTEMBER 2015**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
 Cllrs D Flint, A Giles-Townsend, S Hale, B Hatch, J West.  
 Mrs I Johnson – Deputy Town Clerk

**P/15/1066 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllrs A Shopland and J Norton-Sealey – illness; Cllr C Francis-Pester – another commitment; Cllr C Hall – out of Clevedon; Cllr G Watkins.

**P/15/1067 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.*

Cllr S Hale declared a personal interest in app no 15/P/2050/CUPA as he is known to the applicant.

**P/15/1068 MINUTES OF PLANNING COMMITTEE ON 2<sup>nd</sup> SEPTEMBER 2015**

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

**P/15/1069 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;**

**15/P/1938/F 40 Butterfield Park** - Change of use of public open space to domestic curtilage (1.3 m strip of land to west of property).

*Members noted that the property had been extended up to the boundary with the green open space.*

**RESOLVED:** VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL concern about the loss of public open space in this residential area with very limited open space areas.

**15/P/1949/F 1 Claremont Gardens** - Erection of 1 no residential dwelling.

*A South Ward Town Councillor had commented on the parking arrangements for the new house and the fact that it is a very small site. Other members felt the new dwelling was too close to existing dwellings and had limited outside space.*

**RESOLVED:** VOTE 5 FOR 0 AGAINST RECOMMEND REFUSAL considered to be over development of this small site and detrimental to the amenity of neighbouring properties.

**15/P/1957/F 12 The Beach** - Change of roofing material for single storey conservatory from glass to insulated solid tiled roof.

**RESOLVED:** VOTE: 4 FOR 1 ABS NO OBJECTIONS

**15/P/1995/CUPA Avalon House, Stileway Business Park, Lower Strode Road** - Prior approval for the change of use from 3no offices - class B1(a) and associated land to dwellings - class C3.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL concern that no evidence has been provided to confirm that these commercial offices have been marketed for the statutory period required prior to a change of use application.

**P/15/1069 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** continued...

**15/P/2003/O Rear Garden, 16 Dial Hill Road** - Outline planning permission for the erection of a dwelling in the rear garden of 16 Dial Hill Road.

*The immediate neighbours of the application site had written expressing their objections and this letter was read out to Members prior to consideration of the plans.*

**RESOLVED:** VOTE: 4 FOR 1 ABSTENTION RECOMMEND REFUSAL contrary to policy DM37 of the North Somerset Replacement Local Plan. Consider this development to be overdevelopment of the site, not in keeping with the spacial setting of dwellings in this area. Also concerns about the proposed new access adjacent to the entrance to a children's play area, public open space and Clevedon Cricket Club.

**15/P/2004/F 176 Old Church Road** - Change of use from Class C3 (residential) to use as a physiotherapy practice.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**15/P/2008/LB & 15/P/2011/F Clevedon Hall, Victoria Road** - Alterations to south side of existing walled garden wall, comprising partial demolition and /or modification of existing concrete blockwork buttress supports.

**RESOLVED:** VOTE: 4 FOR 1 ABS NO OBJECTIONS

**15/P/2021/F 3 Coleridge Vale Road North** - Erection of two storey side extension following demolition of existing garage.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**15/P/2033.ADV Co-operative Pharmacy 2 Sunnyside Road** - Display of 1 no non-illuminated fascia sign to the front elevation and 1 no internally illuminated projected sign to the side elevation.

*It was noted that the change in signage is due to the change in name of the owners of the pharmacy with no additional signage. An adjacent resident had complained that the illuminated projected sign glowed through the night.*

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS subject to the illuminated projected sign being switched off at the end of business hours for the surgery and pharmacy as this is a residential area.

**15/P/2041/F 86 Dial Hill Road** - Single storey rear extension and alterations to the roof to create first floor living space. Balcony to the first floor front elevation.

*Some members expressed concern about the size of the first floor balcony however precedents had already been set.*

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**15/P/2050/CUPA Ground Floor 86B Kenn Road** - Prior approval of proposed change of use of ground floor retail store (Class A1) into a residential dwelling (Class C3) to include operational development comprising of the installation of new doors and windows to the front elevation.

The application was NOTED without comment.

**15/P/2063/F Clevedon Hall, Victoria Road** - Erection of a pergola for wedding ceremonies within the curtilage of Clevedon Hall. Associated works to include new paths, banked planting area and stone steps.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**P/15/1069 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** continued...

**15/P/2074/F 5 Blackmoor** - Erection of a side and rear first floor extension, a single storey garden room.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**15/P/2079/F 34 Tennyson Avenue** - Change of use of land to domestic curtilage and the erection of fence and small outbuilding/shed (retrospective).

*Members expressed concern about access to the river bank for repairs to the bridge etc.*

**RESOLVED:** To ask the NSC Case Officer about ownership of the land and for confirmation that the Environment Agency has been consulted on this application.

To defer consideration to the next meeting.

**ACTION: Deputy Town Clerk**

**P/15/1070 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED;**

**15/P/2065/TPO Park House, 21 Highdale Road**- T1 x Holm Oak – reduce overhang branches by up to 2m; T2 x Holly – reduction by up to 1m; T3, T4 x Holm Oak – lift crown up to 2.5m.

**15/P/2066/WT Park House, 21 Highdale Road** – T1 x Holm Oak – lift crown up to 2.5m; T2, T3 x Holm Oak – reduce to previous cut points; T4, T5 x Holm Oaks – lift crown up to 1m.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS to the above two tree works applications.

**15/P/2069/TPO Land to rear of 27/33 Albert Road** – T2 x Bay – remove 1300picormics at base and prune back overhang up to 1m; T3 x Bay – Fell and remove hanging 1300picormics growth; T4 x Holm Oak – prune back overhang up to 1m.

**RESOLVED:** TO DEFER to the next meeting pending further information on these tree works.

**ACTION: Deputy Town Clerk**

**P/15/1071 AMENDED PLANS TO BE CONSIDERED;**

**App No 15/P/1628/F 17 Albert Road** – Change of use from nursing home to two dwellings with construction of a vehicular access off Princes Road, existing access off Albert Road re-located, new door to north elevation, removal of fire escape and doors to west elevation and solar panels to roof valley.

*It was noted that the amendments concerned additional parking spaces.*

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**App No 15/P/1490/F Police Station, Queens Road** – Erection of an apartment block with 9 no apartments, associated parking and amenity. Demolition of existing building.

**RESOLVED:** To contact the NSC Case Officer to clearly define the amendments and forward this information to Committee Members to enable comments to be forwarded to NSC within the time limit. Comments to be ratified at the next meeting.

**ACTION: Deputy Town Clerk**

**P/15/1072 6 KINGS ROAD, CLEVEDON** (App No 15/P/1904/CUPA) P/15/1060

There had been no reply from the Head of Development Management. NOTED.

**P/15/1073 APP NO 15/P/1870/TPO HIGHCLIFFE HOTEL P/15/1061**

The response from NSC Tree Officer in connection with the above application was RECEIVED and NOTED.

**P/15/1074 COPY LETTER FROM YATTON PARISH COUNCIL TO NSC RE SUSTAINABILITY CRITERIA FOR PROPOSED DEVELOPMENT**

This has been circulated to all North Somerset Town & Parish Councils for their comments.

**RESOLVED:** TO DEFER consideration to the next meeting of the Committee.

**ACTION: Deputy Town Clerk**

**P/15/1075 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON**

The information was NOTED.

**P/15/1076 FOR INFORMATION** The Committee RECEIVED AND NOTED;

1076.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 2<sup>ND</sup> September 2015

1076.2 EMAIL FROM NSC LICENSING – In future town and parish councils would be notified of applications for various licences in their town/parish. This would be via a weekly list from NSC. There were no applications for Clevedon at present.

**P/15/1077 CHAIRMAN ITEMS FOR INFORMATION**

1077.1 ST MODWEN SITE, KENN

The North Somerset Councillor of Yatton Ward (includes Kenn) had advised Kenn Parish Council that the developers, St Modwen, are in pre-application discussions with the Planning Department as they would like to change the designation of their land to the west of Kenn Road, in Kenn, from business use to housing, for about 200 to 250 homes. Kenn Parish Council have organised a village meeting to discuss the impact of these proposals for 5 October 2015 at 7.30pm at Kenn Village Hall. A representative from Clevedon Town Council is invited to attend.

**RESOLVED:** Cllr G Hill to attend and report back to the Town Council.

**ACTION: Deputy Town Clerk**

There followed an informal discussion on the above proposal with Committee members present. The views of full Council on this pre-application would be sought at a future meeting.

**P/15/1078 TO DETERMINE PART I ITEMS**

There were no Part I items.

The meeting finished at 8.58 pm

APPROVED AS A CORRECT RECORD

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

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL