

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 19<sup>th</sup> NOVEMBER 2014**

**PRESENT:**

Councillor G Hill – Chairman of the Committee  
 Councillors: C Bussey, R Garner, A Giles-Townsend, C Hall,  
 B Hatch, L Knott, A Shopland, G Watkins, C Wring.  
 Mrs I Johnson – Deputy Town Clerk.

**IN ATTENDANCE:**

Councillors: T Morgan, D Shopland, J West.  
 Mrs P Heath – Town Clerk for part of the meeting.  
 2 Residents of Fairleigh Road for part of the meeting.

**7.30 pm      INFORMAL BUSINESS****APP NO 14/P/2336/F 21 FAIRLEIGH ROAD**

Mr Salmon of Fairleigh Road raised a number of objections against the first floor extension between the two properties;

- This infilling between the houses would alter the character of the street and set a precedent for this type of extension. Other residents in the road have extended at the rear of their properties.
- Overbearing – concerns the top rear window would look into the back garden and conservatory at 22 Fairleigh Road with a loss of privacy.
- Overshadowing and loss of light – by placing a brick wall 4ft from a stairwell window. Also loss of light and direct sunlight to the rear garden in the evening.
- The proposed extension includes guttering which overhangs the adjacent property.
- Consider it is not possible to build the extension without placing scaffolding etc on Mr Salmon's property.

Mr Owen of Fairleigh Road pointed out that a similar application for a first floor extension on 22 Fairleigh was refused in 1990. He too emphasised that this development would be out of keeping with the street.

**7.38 pm      FORMAL BUSINESS**  
**P/14/882      APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllr Francis-Pester and Cllr Norton-Sealey - other commitments.

**P/14/883      P/14/872      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 No 14/P/2314/WT – Cllr L Knott declared a personal interest as she is known to the applicant.

App No 14/P/2336/F – Cllr T Morgan (West Ward Councillor) declared a personal interest as he is known to the applicant and would not vote or take part in discussions on this application.

**P/14/884      MINUTES OF PLANNING COMMITTEE ON 19<sup>th</sup> NOVEMBER 2014**

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

## PART 1

### **P/14/885 MEMBERSHIP OF PLANNING COMMITTEE**

Members considered the request from the newly appointed Town Councillor for Walton Ward to be a member of this Committee. In view of the fact that this is an additional Member on the Planning Committee not the replacement of a member it was agreed this should be a part 1 item to Council;

**RESOLVED:** TO RECOMMEND TO COUNCIL that Cllr Judith West be co-opted onto the Planning Committee for the remainder of the Council year 2014/15.

## PART 2

### **P/14/886 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED**

*The Committee agreed to consider app no 14/P/2336/F as the next item and not as stated on the list of applications as residents with an interest in this application were present.*

**14/P/2336/F 21 Fairleigh Road** - First floor extension above existing ground floor garage/side extension.

*Members considered the plans and the points raised during informal business;*

**RESOLVED:** VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL Consider the application to be contrary to the SPD Residential Design Guide with regard to the appearance and character of house extensions; concerns regarding loss of light, overbearing and loss of amenity in respect of the adjacent dwelling.

*The residents left the meeting.*

**14/P/2217/F 12 Bryant Gardens** - To erect a conservatory to the rear of the property.

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

**14/P/2222/F & 14/P/2227/LB Mews to rear of Curzon Cinema, Great Western Rd** Change of use of single and two storey mews buildings to south of cinema from office/storage for cinema -D2 to separate lounge café/bar - A3 use with erection of a first floor extension with roof patio, associated internal and external works to include installing shop front to east elevation and replacement windows.

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

**14/P/2226/F Unit 4, Carey Developments, Tweed Road** - Change of use B1/B8 business/storage to D2 fitness studio.

**RESOLVED:** VOTE: 5 FOR 4 AGAINST RECOMMEND REFUSAL to the change of use from B1/B8 Members would like to see light industry encouraged. Concern for the safety of users of the fitness studio and question whether there is adequate exterior lighting and parking provision. Also request clarification of the hours of business; 17.30 – 20.30 Mon – Fri and 8.30 – 11.00 Sat.

**14/P/2263/HHPA 26 Beaconsfield Road** - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.0 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.6 metres high.

*Members considered these plans to be an improvement to the previous application.*

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

**14/P/2268/F 15 Westbourne Avenue** - Erection of a single storey rear extension

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

**P/14/886 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** continued...

**14/P/2323/F 28 Fearnville Estate** - Erection of single storey side extension following demolition of existing garage.

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

**14/P/2334/F 169 Old Church Road** - Change of use of dwelling and post office to a dwelling with door to front elevation to be replaced with window.

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

**14/P/2350/ADV Clevedon Gate, Hither Green** - Display of six signs 2 free- standing

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**14/P/2352/ADV The Regent, 26 Hill Road** - Display of 2 internally illuminated fascia signs, 2 non-illuminated fascia signs, 1 internally illuminated projecting sign and 1 non-illuminated vinyl window sign.

**RESOLVED:** VOTE: 8 FOR 1 AGAINST RECOMMEND REFUSAL Objection to the internally illuminated projecting sign which would set a precedent in this Conservation Area.

**ACTION: Deputy Town Clerk**

**P/14/887 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED**

**14/P/2314/WT Newton House, 25 Hill Road** -T1 Pine. Remove all dead, diseased and broken branches 1 c in diameter. Remove two low limbs next to the house.

*The Clevedon Tree Warden had inspected the tree and reported that the lower branches of the Pine are hanging over the roof as they grow posing a potential danger to the roof from fallen branches.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**ACTION: Deputy Town Clerk**

**P/14/888 S106 – INFORMATION REGARDING DEVELOPMENTS IN CLEVEDON**

P/14/806

Following the recent presentation by Jenny Ford of NSC she had now forwarded details of the S106 contributions from Clevedon Hall and The Regent developments. These were broken down into the following headings; Affordable Housing; Built Sport and Leisure; Education; Informal Open Space; Library; Playing Pitches; Youth Services. It was noted that contributions from future developments would be much more specific.

**RESOLVED:** To thank Jenny Ford for this information.

**888.1 TO CONSIDER ITEMS FOR S106 FUNDING FOR CLEVEDON**

**RESOLVED:** To include the following items on a list to be pursued with NSC;

Herbert Gardens – Children’s play area to serve north ward

Salthouse Fields Tennis Courts – Resurfacing of the courts

Salthouse Fields MUGA area – Lower basketball hoops and outdoor table tennis

Salthouse Fields Skate Park – Replacement ramps and junior ramps

Marine Lake – Changing facilities and toilets

Also to seek clarification of where the s106 funding is to be spent and if there are any restrictions on this funding. Finally to request that the affordable housing provision is for the benefit of Clevedon residents.

**ACTION: Deputy Town Clerk**

**P/14/889 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON**

Members received the NSC list. It was noted that there is a need for qualified Enforcement Officers following the retirement of Tony Parker who dealt with enforcement cases in Clevedon.

**P/14/890 TO CONSIDER APPLICATION FOR STREET CAFÉ LICENCE – GREGGS, 3 STATION ROAD**

The comments of both the NSC and Town Councillor for Central Ward were NOTED. NSC had responded that; 1) NSC would ensure a litter bin is provided; 2) That there is no requirement to provide toilets for customers.

**RESOLVED:** VOTE: 6 FOR 1 AGAINST NO OBJECTIONS to this application.

**ACTION: Deputy Town Clerk**

**P/14/891 TO CONSIDER THE PLANNING COMMITTEE BUDGET 2015/16**

There had been no budget allocation for the Planning Committee in the current financial year.

**RESOLVED:** 1) To investigate an improved system for the projection of plans through the possible purchase of a new projector and screen. 2) To review the payment of fees and travelling expenses to facilitate Committee Members attending courses, forums etc associated with planning over the past few years and then consider allocating appropriate funding in 2015/16. 3) To obtain costings and report back to the next meeting of the Planning Committee prior to submission to the FGP Committee.

**Action: Committee Chairman & Deputy Town Clerk**

**P/14/892 NSC TOWN & PARISH COUNCIL DEVELOPMENT MANAGEMENT WORKSHOP – 10<sup>TH</sup> DECEMBER 2014**

Items put forward by ALCA for this meeting had been previously circulated. NOTED.

**RESOLVED:** Councillors Hill, Hatch and D Shopland hoped to attend.

**ACTION: Deputy Town Clerk**

**P/14/893 NEIGHBOURHOOD PLANNING**

Members NOTED an email from Secretary North Somerset with links to the latest news and policy developments that had been circulated previous to the meeting.

**P/14/894 FOR INFORMATION** The Committee received and noted;

894.1 PLANNING APPLICATIONS DETERMINED SINCE 29<sup>TH</sup> OCTOBER 2014.

894.2 NOTICE OF TREE PRESERVATION ORDER Land between and to Rear of 27-33 Albert Road

894.3 APP NO 14/P/0221/F 59 HILL ROAD – Acknowledgement from NSC Enforcement Team

894.4 NSC STREAMLINING PLANNING PROCEDURES – Changes to Committee Processes. Further replies from Parish Councils.

**P/14/895 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman's items for information

**P/14/896 PART 1 ITEMS**

Membership of Planning Committee (P/14/885)

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.27 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL