

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 4th JULY 2018
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, B Cherokoff, B Hatch, A Shopland & J West.
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland & four members of the public.

7.30 PM INFORMAL BUSINESS –
APP NO 18/P/3093/R3

Ms Everitt, resident, informed the meeting that libraries are important to towns, for all people, cultures and learning development. Many people don't have their own books. Feels it is increasing what is already a digital age. Concerned with how NSC is spending public money and saddened by the reduction in size of the library space being proposed.

Ms Walker, resident, has used libraries all her life. Poorer members of the community can access the library. It is a shame that the library is being reduced and felt that the Waverley House building on Old Church Road is more suited to the proposals. It is shameful that so many libraries are closing.

APP NO 18/P/3336/FUL

Mr Lee, neighbour to proposed development, informed the meeting that although he supports proposals for this site, he objects to the height and length of the proposed property, as it is overbearing. It was once a single storey bungalow, and a similar size development as before would be more appropriate.

Mr Backhouse, developer and applicant, advised members that the application submitted a year ago was refused. Plans now being re-submitted with alterations made, includes the property being moved back and an extra car parking space allocated, which Mr Backhouse has done using the Planning Inspectors' guidelines.

P/18/1752 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Francis-Pester – in hospital, Cllr K O'Brien & Cllr J Norton-Sealey – due to illness.

P/18/1753 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.

All members declared an interest in app no. **18/P/3343/FUH** – as the applicant is a member of Town Council staff.

P/18/1754 MINUTES OF PLANNING COMMITTEE ON 13th JUNE 2018 AND THE SPECIAL COMMITTEE MEETING WITH McCARTHY STONE ON 18TH JUNE 2018

The minutes of the Planning Committee meeting held on 13th June 2018 and the Special Committee Meeting held on 18th June 2018, previously circulated to the Committee were accepted and signed by the Chairman as a true record.

P/18/1755 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/3093/R3 – Clevedon Library, 37 Old Church Road – Change of use to existing library to incorporate a creative hub which will include theatre space, community archive, media production and training, co-working space and small café bar.

The application is within the West Ward boundary. Cllr D Shopland as an East Ward Councillor spoke against the application.

Members felt that another café is not needed as there are plenty in the town. Also, no need for more theatre space as the town has the Curzon and The Theatre Shop. Concerned that the library will be concentrated to a small area only in the building. Members would support application if the library was moved to Waverley House. Could an empty shop be used to serve as the library. The library in its current form serves a public need and should remain as it is. The application was refused on the grounds of the requirement for a necessary library service for the town of Clevedon.

RESOLVED: VOTE: AGREED – 2 AGAINST - 5 APPLICATION REFUSED

18/P/3336/FUL – 155 Old Church Road – Erection of 1no. two storey detached dwelling.

Members said that although amendments have been made to the revised plans, there are still not significant enough changes to satisfy the new proposal.

RESOLVED: VOTE: AGREED – 0 AGAINST – 5 APPLICATION REFUSED

18/P/3160/FUL – Clevedon Garages, Tickenham Road – Construction of a drive through coffee shop/restaurant with associated parking and the construction of over spill carparking for the overall Clevedon Garages site

Members agreed that this is on a busy road, a commercial venture that backs onto neighbouring properties. An increase in noise that can travel to residents in nearby roads. There are sufficient cafés and restaurants in the town already. With the increase in development in this area, i.e. Court Farm development, staff at Castlewood offices, this places additional pressure on the road network. Many children use this route to get to the local schools and felt it is a risk for them with the increase in road traffic. Members also felt that the proposal is an overdevelopment of the site.

RESOLVED: VOTE: AGREED – 0 AGAINST – 6 APPLICATION REFUSED

Cllr D Shopland advised that if NSC approve this planning application, then he would request it be taken to the P&R appeal panel.

18/P/3224/FUL – Little Harp Inn, Elton Road – Extension of a 1.8m high fence enclosure with gates and erection of external freezer.

RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3276/FUH – 20 Yeo Way – Erection of single storey front extension

RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3292/FUH – 22 Westerleigh Road – Install a tiled roof conservatory to the rear of the property with associated building works, to convert the existing garage into a bedroom with shower/WC, and to change the existing windows.

RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

18/P/3343/FUH – 25 Pizey Avenue – An erection of a single storey conservatory.

RESOLVED: Members NOTED the application only.

18/P/3357/NMA - Court Farm, All Saints Lane – Non-material amendment to planning application 17/P/2435/O (Outline permission for the erection of six new dwellings (Plots 4-9), following demolition of the remainder of the existing buildings across the site with all matters reserved for subsequent approval apart from access. Full permission for the retention and conversion of two existing traditional buildings into three dwellings (plots 1-3) with associated infrastructure, including parking and landscaping) to add an additional parking space.

RESOLVED: Members NOTED application only. This has already been approved by NSC.

18/P/3363/FUH – Coach House, 2 Claremont Hall, Highdale Road – Erection of wooden picket fencing, wooden gate and decorative metal trellises to front garden. Erection of wooden rose arch at gate of front garden. Erection of wooden fencing, with trellis incorporated, and two gates to side garden.

RESOLVED: Members NOTED this is a retrospective application, as the work has already been completed.

18/P/3369/FUH – 47 Hallam Road – To construct a garage on the lower ground with vehicular access to Victoria Road

RESOLVED: VOTE: AGREED – 5 AGAINST – 0 NO OBJECTIONS

P/18/1756 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:

18/P/3387/TPO – 10 Linkside - T1 Horse Chestnut – Fell, T2 – Horse chestnut – Fell.

RESOLVED: VOTE: AGREED – 0 AGAINST – 5 APPLICATION REFUSED

Members noted that it is not clear from the application as to which tree is which. One tree is believed to be diseased, the other healthy. The location of the trees is also not clear, as only one horse chestnut tree at the front of the property, when the application states the two.

P/18/1757 FOR INFORMATION

The Committee RECEIVED and NOTED the following;
1757.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING
COMMITTEE MEETING ON 13th JUNE 2018.

P/18/1758 CHAIRMAN'S ITEMS FOR INFORMATION

Cllr D Shopland asked that we contact NSC to ask them to provide a detailed
map/plan of the flood area of the town, that cannot be developed.

P/18/1759 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD
The meeting finished at 8.31pm

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