

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,**  
**44 OLD STREET ON WEDNESDAY 13<sup>th</sup> MARCH 2019 AT 7.30PM**

**PRESENT:** Chairman of the Committee – Cllr G Hill  
 Councillors B Cherokoff, C Francis-Pester, S Hale, B Hatch, S Moores, A Shopland  
 & J West  
 Mrs S Howard – Deputy Town Clerk

**IN ATTENDANCE:** Four members of the public

**7.30 PM      INFORMAL BUSINESS –**  
**APP NO – 19/P/0393/FUH – 38 KINGS ROAD**

A neighbouring resident of 38 Kings Road informed the meeting they are not opposed to the extensions; however, the proposed development is on a vast scale. The new plans show the property to be very large, but slightly narrower, compared to the last planning application submitted, which was subsequently refused. The width of the proposed extension, although adjusted, is still 14 metres wide. The road currently has an ‘open feel’, but with the planned development of the property this will be overbearing, ugly and will also affect the overall street scene.

**7.35PM      FORMAL BUSINESS –**

**P/19/1832    APOLOGIES FOR ABSENCE**

Apologies were received and agreed from; Cllrs N Barton, K O’Brien & J Norton-Sealey

**P/19/1833    TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr Hatch declared an interest in planning application - **19/P/0076/FUH** –  
 55 The Avenue as she is related to the applicant

**P/19/1834    TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE**  
**HELD ON 20<sup>th</sup> FEBRUARY 2019**

The minutes of the 20<sup>th</sup> February 2019 were signed and approved at the meeting.

**P/19/1835    TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**19/P/0393/FUH** – 38 Kings Road – Walton Ward – Demolition of existing garages and development of 2 two-storey side extensions and a single storey rear extension in place of existing conservatory

DECISION – REFUSED by 7 VOTES to 0 – The new proposal is still overbearing and out of character with the street scene

**18/P/4165/FUL** – Ground Floor, Clevedon Hall, Victoria Road – West Ward – Update from District Councillor for the West Ward concerning – Application for amendment to condition number 20 on application 15/P/1538/MMA – to allow for the one-way barrier with a horizontal closed position to be replaced with an electric gate.

DECISION – The West District Councillor has advised the Committee Clerk that a meeting has been arranged between the resident of the Wall House, Clevedon Hall estate and the applicant of the Clevedon Hall estate to see if a compromise/agreement can be reached. Deferred again until the next Planning Meeting to await any formal decision being made between the two parties or NSC.

**19/P/0028/FUL** – 35 Hill Road – Walton Ward - Change of use from church hall (class D1 use) to single dwelling (class C3 use), construction of a first floor and internal staircase, demolition of two structures at rear, alterations to upper room at rear and creation of a first-floor balcony. New windows, rooflights and external doors.

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0029/LBC** – 35 Hill Road – Walton Ward – Listed building consent for change of use from church hall to single dwelling, construction of a first floor and internal staircase, demolition of two structures at rear, alterations to upper room at rear and creation of a first-floor balcony. New windows, roof lights and door at rear.

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0033/FUH** – 8 Holland Road – Yeo Ward – Proposed two storey side extension and front porch/garage extension

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0076/FUH** – 55 The Avenue – Walton Ward – Single storey extension to the front elevation – *To formally ratify this application only*

DECISION – REFUSED by 6 VOTES to 0 – the proposed extension is overbearing to the surrounding area

**19/P/0124/ADV** – Little Harp Inn, Elton Road – West Ward – Advertising consent for 7x freestanding pole mounted information signs relating to car parking management and 2x wall mounted information signs relating to car parking management

DECISION – SUPPORTS by 7 VOTES to 0. Members noted that the information signs are already in situ.

**19/P/0160/FUL** – 21 Linden Road – Walton Ward – Provision of 2no. new car parking spaces to front of property. Erection of 1.8m high close boarded fencing to enclose bin store to front of property

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0175/FUL** – Waverley House, Old Church Road – West Ward – Alterations to the external appearance of the building; erection of a first-floor extension; removal of entrance canopy; provision of cycle and bin stores and associated works

DECISION – REFUSED by 7 VOTES to 0.

Members asked if consideration could be made to the facia colour of the Waverley House building, matching it to the stone colour façade of the Coleridge Court development, which would support and enhance the street scene.

**19/P/0193/FUH** – Gable End Cottage, 10 Linkside – Walton Ward – Proposed new garage  
DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0196/MMA** – Campbells Landing, 21-23 The Beach – Walton Ward – Minor material amendment to planning permission – 18/P/2865/FUL (change of use of former public house and hotel to provide 6 no.1 and 2 bedroom apartments together with the demolition of existing single storey extensions, reduction in the height of boundary walls and the introduction of new walls and metal railing, first floor extension over remodelled single storey elements, the creation of upper floor terraces, roof extension to provide additional accommodation at third floor level, flat roofed lift overrun at third floor level, the replacement of existing windows with double glazed timber windows, and the provision of bin and recycling storage and external steps) to allow for part demolition and reconfiguration of boundary wall to north elevation to create off street car parking spaces  
DECISION – REFUSED by 5 VOTES to 0

By creating the two off-street parking spaces, will cause deprivation to the two parking spaces currently available on the road. There are already issues with lack of parking arrangements in this area.

**19/P/0212/FUH** – 9 Edgarley Court, Wellington Terrace – Walton Ward – Proposed single storey rear extension  
DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0234/FUH** – 10 Lower Knowles Road – West Ward – Proposed two storey rear extension  
DECISION – SUPPORTS by 6 VOTES to 0

**19/P/0235/COA** – Basement, 31 Victoria Road – West Ward – Prior approval for conversion from basement office (Use Class B1(a)) to 1no. residential dwelling house (Use Class C3)

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0244/FUL** – Steppings, Ladye Bay – Walton Ward – Demolition of existing five bed house with double garage and replacement with new low carbon five-bedroom house with double garage and carport

DECISION – SUPPORTS by 6 VOTES to 1

Members approved the planning application except for the proposed car port. They felt this is out of keeping with the seaward side of the road opposite and will affect the street scene.

**19/P/0274/FUH** – 16 Cavell Court – Yeo Ward – Single storey rear extension

DECISION – REFUSED by 7 VOTES to 0

Members felt the roof mass of the proposed extension is too large and will affect the light into the neighbouring property.

**19/P/0276/LBC** – 3 The Beach – Walton Ward – Listed building consent to: replace the existing (assumed) asbestos cement guttering to the rear outbuilding with upvc guttering, size and profile to match existing; remove the surface mounted trunking to the ground floor wet room and chase the wiring into the wall; install a ventilation system to serve the ground floor bedroom, to remedy ongoing condensation issues

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0390/FUH** – 13 Willow Close – East Ward – Proposed single storey rear extension

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0400/FUH** – 13 Westbourne Avenue – West Ward – Demolition of existing side and rear workshop, kitchen and sun room extensions. Construction of new single storey side and rear extensions to create additional living accommodation

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0410/ADV** – Clevedon Court Nursing Home, 32 Diall Hill Road – Walton Ward – Retrospective application for the erection of a non-illuminated wall mounted sign

DECISION – REFUSED by 7 VOTES to 0

Members commented that the new sign is huge, now giving two signs to this building, as there is already another sign in situ

**19/P/0425/FUH** – 35 Fearnville Estate – West Ward – Single storey side extension

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0428/FUH** – 6 Gardens Road – Walton Ward – Proposed single storey rear extension

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0444/FUH** – 7 Stickland – Yeo Ward – Proposed two storey side extension and single storey rear extension

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0483/FUH** – 44 Coleridge Vale Road South – West Ward – First floor extension over the existing garage to form two bedrooms and convert an existing bedroom to an en-suite  
DECISION – SUPPORTS by 7 VOTES to 0

Members support the application with the condition that the neighbouring properties facias, gutters, down pipes and roofline located near the boundary line are not affected.

**P/19/1836 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS**

**19/P/0093/TPO** – 2 Highdale Road – Walton Ward – Works to TPO trees as per application specification, including felling and trimming

DECISION – Members noted that NSC have already made a decision on this application. The application has been REFUSED by NSC, with an alternative specification permitted for the work to the trees

**19/P/0247/TRCA** – 95 Hill Road – Walton Ward – T1 Holm Oak – fell; T2 – Olive – reduce to 6 foot; T3 – ash – reduce to boundary wall

DECISION – SUPPORTS by 6 VOTES and 1 AGAINST

**19/P/0409/TPO** – 1 Castle Road – Walton Ward – T1 Horse Chestnut – reduce by approx. 2.5m

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0480/TRCA** – 29 Hill Road – Walton Ward – T1 – reduce length of branches by 20%; T2 – Fell

DECISION – SUPPORTS by 7 VOTES to 0

**19/P/0481/TPO** – 9C Dawes Close – South Ward – 1 x Oak – reduce by 2m

DECISION – SUPPORTS by 7 VOTES to 0

**P/19/1837 NSC CONSULTATIONS****1837.1 TO RECEIVE VIEWS ON THE DRAFT JOINT LOCAL TRANSPORT 4, 2019-2036 CIRCULATED ON THE 22<sup>ND</sup> FEBRUARY 2019**

Members NOTED the document and recommended that the Transport & Highways Committee should observe and make comment on the proposals

**1837.2 TO RECEIVE VIEWS ON THE CONSULTATION ON THE UPDATE OF THE LOCAL PLANNING APPLICATION REQUIREMENTS**

Members NOTED the document and confirmed that there are some very useful additions made.

**1837.3 TO RECEIVE NOTIFICATION OF THE NSC CONSULTATION ON THE YATTON NEIGHBOURHOOD PLAN REFERENDUM TO TAKE PLACE ON THE 11 APRIL 2019**

Members NOTED the document

**P/19/1838 FOR INFORMATION**

The Committee received and noted the following;

**1838.1 Planning applications determined since the Planning Committee meeting on 20<sup>th</sup> February 2019**

Members of the Committee NOTED the planning applications determined since the 20<sup>th</sup> February 2019

**P/19/1839 CHAIRMAN ITEMS FOR INFORMATION**

RESUBMISSION OF APP NO., **18/P/3182/FUH** – Flat 1, (Ground Floor Flat) 14-16  
Bellevue Road – Walton Ward

Replacement of existing Upvc windows to timber windows, opening of filled in doorway  
and infilling of previous window to south/west elevation. External works to garden with  
timber decking, storage building and ‘sunken’ garden.

NSC advised the changes are for the front garden and property next door

DECISION – SUPPORTS by 7 VOTES to 0

**P/19/1840 TO DETERMINE PART I ITEMS**

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.16pm

DATE: .....