

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 8 DECEMBER 2010**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs C Francis-Pester, C Hall, L Knott, C Wring,  
 Mrs I Johnson – Deputy Town Clerk

**7.30 pm** **INFORMAL BUSINESS**  
**APP 10/P/2053/F 7-9 ALBERT ROAD**

Ian Penny living at 6 Albert Road, opposite the application site, raised concerns about increased traffic from additional staff, visitors and deliveries following the proposed extension to the residential home. He pointed out that this area is already congested with traffic. He also highlighted the fact that this three storey extension would overlook his lounge, bedroom and garden thus affecting his living conditions.

Mr Penny queried whether the extensions to the property were already over 50% of the original footprint of the property.

Cary Jaffe of 6A Albert Road reiterated Mr Penny's objections concerning overlooking, the size of the proposed extension which would now form a terrace, and increased traffic. She felt that this business which was in a predominantly residential area should not be expanded at the expense of the neighbours and that the residential home had reached its full potential. She emphasised that out of 13 previous planning applications for this site 12 had been granted permission and felt this application should not be automatically granted.

**7.40 pm** **FORMAL BUSINESS**

**P/10/165 APOLOGIES**

Apologies were received and accepted from Cllr R Garner and Cllr D Shopland.

**P/10/166 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

10/P/1934/F & 10/P/2007/F Cllrs Hall and Norton-Sealey declared personal interests known to the Agent.

10/P/2048/F & 10/P/2050/LB Cllrs Knott and Norton-Sealey declared a personal interests known to the agent.

10/P/2053/F Cllr Wring declared a personal interest known to the applicant.

10/P/2084/LB Cllr Hall declared a personal interest as he is a CTC and NSC representative on the Clevedon Pier Trust.

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

**P/10/167 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 24 November 2010 were approved and signed.

**P/10/168 TO RECEIVE UPDATES ON ACTION ITEMS NOT ON AGENDA**

- 168.1 APP 10/P/1984/LUP 19 OLD PARK ROAD P/10/158  
The Planning Officer had confirmed that Parish and Town Councils are not consulted regarding Certificates of Proposed Lawful Use as the application is determined on the basis of whether the proposed development required planning permission or is lawful. NOTED.
- 168.2 NOTICE OF PLANNING APPEAL 09/P/1986/F DUDLEY HSE, BEACH AVE  
It was reported that NSC had now booked the Council House for 24 January 2011 to hold a Hearing for this appeal. Previously NSC had stated that the appeal would be decided by 'written representations'. NOTED.  
Please note: Clevedon Town Council raised NO OBJECTIONS to this planning application.
- 168.3 APP NO 10/P/1885/O CRABTREE FARM  
The NSC Yeo Ward Councillor reported that the Planning Officer was minded to refuse the planning application under delegated powers. NOTED.

*The Committee agreed to take app no 10/P/2053/F 7-9 Albert Road first in view of the objectors being present.*

**P/10/168 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

10/P/2053/F 7-9 Albert Road – Erection of a two storey side extension over existing ground floor side extension.

**RESOLVED:** RECOMMEND REFUSAL considered to be overdevelopment of this site and out of keeping with this predominantly residential area. Concern that the existing traffic problems in this area could be exacerbated with increased traffic following this development.

The NSC North Ward Councillor to be asked to refer this application to the North Area Committee.

**ACTION: Cllr R Garner**

*The residents left the meeting.*

10/P/2068/F Unit 5, Pizey Avenue – Change of use of existing vacant commercial/office building to 0-5 year old children's soft play area with coffee area for parents.

**RESOLVED:** NO OBJECTIONS however the need for additional parking and the safety of young children accessing this unit should be borne in mind.

10/P/2083/F & 10/P/2084/LB Royal Pier Hotel, Marine Parade – Restoration, alteration, extension and conversion of the former Royal Pier Hotel into 17 no flats with associated parking provision.

Members welcomed the new plans.

**RESOLVED:** NO OBJECTIONS

Following consideration of the plans for the Hotel there was discussion about whether there is still a need to renovate the toilets opposite The Pier and in Alexandra Road.

**RESOLVED:** To obtain from NSC an up to date list of section 106 monies for Clevedon with timescales for expenditure. **ACTION: Deputy Town Clerk**

**P/10/168 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued.

10/P/1934/F 14 Yeates Court – Rear Conservatory.

10/P/1985/F Brookfield Walk – Single storey rear extension following demolition of conservatory.

10/P/1993/F Clevedon Court, Tickenham Road – Surface improvements to existing car park.

10/P/2007/F Flat 3 Beaufort Court, 6 Wellington Terrace – Replacement of windows with white PVCU.

10/P/2034/F Flats 1 to 14 Beaufort Court, nos 10 & 13 Beaufort Court – Install 12 no replacement balustrades to 4 storey block of flats on north-west elevation.

10/P/2040/F & 10/P/2041/LB Curzon Cinema, 46 Old Church Road – Undertake remedial repairs to various areas of cinema to include new concrete floor slabs, replacement windows, provision of roof cowls for ventilation (retrospective), structural repairs and beam replacement to main arched window.

10/P/2044/F 119-121 Kenn Road – Removal of landscaping conditions 2,3 & 4 for planning permission 10/P/1210/F (Alterations and extension to the existing premises to allow for a new MOT testing bay).

10/P/2045/F The Coach House, 8 Walton Road – Installation of rooflight to south-east elevation of the Coach House.

10/P/2048/F & 10/P/50/LB Adelaide Cottage, 13 The Beach – Alterations to rear of dwelling to create a one bedroom annexe at ground floor level. Replacement of existing glazed doors and installation of roof windows in rear slope of roof. (Revision to planning permission 10/P/1359/LB).

10/P/2070/F Warrens Holiday Park, Colehouse Lane – Extension to existing restaurant to form additional restaurant and function room accommodation.

**RESOLVED:** NO OBJECTIONS to the above twelve planning applications.

**ACTION: DEPUTY TOWN CLERK TO FORWARD COMMENTS TO NSC.**

**P/10/169 TREE WORKS**

10/P/2035/TPO 26 Bay Road T1 20% crown reduction, T2 20% crown reduction, T3 25% crown reduction

10/P/2043/WT Flat 2, 49 Copse Road – T1 Birch reduce crown 30%.

**RESOLVED:** NO OBJECTIONS to the above works to trees.

**ACTION: DEPUTY TOWN CLERK TO FORWARD COMMENTS TO NSC.**

**P/10/170 TO CONSIDER DRAFT DEVELOPMENT CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT** P/10/163

**RESOLVED:** Not to comment on this document.

**P/10/171 REPORT OF TOWN & PARISH COUNCIL DEVELOPMENT CONTROL WORKSHOP**

The Deputy Town Clerk had attended the Workshop that morning and provided members with copies of the power point presentation, information on the Development Management Group Structure and a summary of the 2010 Use Classes for England.

**P/10/171 REPORT OF TOWN & PARISH COUNCIL DEVELOPMENT CONTROL WORKSHOP** continued...

NSC are awaiting the outcome of the forthcoming Localism Bill which includes details of new neighbourhood and local plans. Designated bodies such as Town and Parish Councils and Neighbourhood Forums will be allowed to prepare Neighbourhood Plans. The new legislation proposes that if a type of development is set out in the Neighbourhood Plan then there will be the ability for the community to take such developments out of development control.  
NOTED

**P/10/172 PLANNING COMMITTEE BUDGET 2011/12** P/09/85

Members considered whether a separate budget is required for the Planning Committee for 2011/2012.

**RESOLVED:** TO RECOMMEND TO THE FINANCE & GENERAL POLICY COMMITTEE that no budget is allocated to the Planning Committee for 2011/12.

**P/10/173 CHAIRMAN ITEMS**

173.1 DATE OF NEXT MEETING OF THE COMMITTEE

**RESOLVED:** To re-schedule the next meeting of the Planning Committee from Wednesday 29 December 2011 to **Wednesday 5 January 2011 at 7.00 pm** prior to the Town Events & Amenities Committee meeting.

**P/10/174 FOR INFORMATION** The Committee received and noted the following items available at the meeting;

174.1 PLANNING APPLICATIONS determined since 24 November 2010.

174.2 APP NO 10/P/1906/F 37 THE LEYS – Letter of objection received after the last meeting.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.45 pm

DATE: .....