

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 17th JANUARY 2018
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee - Chair
 Cllrs N Barton, B Cherokoff, C Francis-Pester, S Hale,
 K O'Brien, A Shopland, C Starr, G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland; 2 residents who did not wish to address
 the Committee.

P/18/1684 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr J Norton-Sealey – another
 commitment; Cllr B Hatch – out of Clevedon.

P/18/1685 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.*

Cllr G Hill declared a personal interest in App No 17/P/5413/CQA as he is
 known to the applicant.

P/18/1686 MINUTES OF PLANNING COMMITTEE ON 20th DECEMBER 2017

The minutes of the Planning Committee meeting held on 20th December 2017
 and ratified by Council on 10th January 2018 were accepted and signed by the
 Chairman as a true record.

PART 2

P/18/1687 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

17/P/5216/FUH 5 Braikenridge Close - Garage conversion plus single storey
 extension to provide wet room.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5219/FUH 166 Cannons Gate - Proposed new rear ground floor and
 rear first floor extensions.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5192/FUH 6 Gardens Road - Creation of 2 parking spaces within the
 curtilage of site.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL for the
 following reasons; 1. Concern that the removal of the wall will remove one
 public on-street parking space in this busy area adjacent to a retail/service
 establishments; 2. The property is in a Conservation Area; 3. The resulting
 two parking spaces within the curtilage of the site appear to be too small for
 the average sized vehicle.

17/P/5173/FUL Dowlais Farm Lower Strode Road - Change of use from agricultural land to equestrian with the erection of 4no. mobile field shelter buildings.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5212/FUH 88 Brookfield Walk - Single storey front extension.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

17/P/5413/CQA Lower Farm, Lower Strode Road - Prior approval for the change of use of 1no. agricultural building to form 1no. single dwelling to include operational development to install new windows and doors, 3no rooflights and a new slate roof.

It was noted that the Lower Farm no longer operates as a farm. The accommodation is for family members.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5368/NMA 115 Old Street - Non material amendment to application 17/P/1888/F Conversion of flat at first and second floor level by removal of rear dormer and extension of roof to form 3 no. one bedroom flats at first and second floors. Demolition of ground floor rear extensions previously used as flat and erection rear extension for office use at ground floor level. No change to existing shop use at ground floor to allow a revision to the PV panel layout. **It was NOTED that this application had previously been APPROVED by NSC.**

17/P/5104/ADV Star Fish Bar 10 Old Street – Display of 1 no internally illuminated ATM signage surround and 1 no internally illuminated ATM logo panel.

&

17/P/5526/FUL Star Fish Bar 10 Old Street – Application for retention of external ATM.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

17/P/5191/FUL Vacant Former Mill Farm Farmhouse Site, Kenn Road – Erection of 8 no detached two storey houses together with associated car parking, refuse and cycle storage and landscaping.

This site is close to the Clevedon boundary but in Kenn parish. Concerns expressed that this site is surrounded by industrial units.

RESOLVED: VOTE: 5 FOR 4 AGAINST RECOMMEND REFUSAL consider the land should be retained for commercial/industrial use as these dwellings will be overlooked by properties on the industrial estate.

17/P/5114/OUT 1 Coleridge Road – Outline application with all matters reserved for subsequent approval except access from Jesmond Road, for the erection of new dwelling and demolition of existing garage and store.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS subject to stonework facing to ensure the new dwelling is in keeping with other properties in the area.

17/P/5280/FUH Combe Hay, 23 Edward Road – Demolition of existing garage and outhouses and construction of single storey extension.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5457/LBC Dowlais Farm Lower Strode Road – Listed Building consent for internal alterations to include new bathrooms, kitchen, electrics, plumbing, installation of heating system and re-build stud wall at first floor level.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5502/HHPA 10 Homeground - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 4.6 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 2.4 metres high.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/5346/FUH 43 Valley Road – Single storey front extension to 1970's property.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

7.59 pm Cllr C Francis-Pester left the meeting and returned at 8.04 pm.

17/P/5306/FUH 7 Ilminster Close – Single storey front and side extension.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

P/18/1688 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:

17/P/5162/TPO Western Court, Chapel Hill T1- bay - remove epicormics; T13 western red cedar - repollard; T13, T14, T16 maple - repollard; T19 sycamore – repollard.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS however concern that these tree works will be carried out when the trees are dormant ie before March or after September.

17/P/5397/TRCA 31 Victoria Road - T1 Holm Oak reduce by 4m back to previous points; T2 Rowan – fell.

It was NOTED that this tree works application had previously been APPROVED by NSC

ACTION: Deputy Town Clerk

P/18/1689 TO CONSIDER STREET NAMING AND NUMBERING AT CHERRY ORCHARD, CHERRY AVENUE

It was noted that the Developer was not in agreement with naming the building after Edward Forbes, suggested by Clevedon Town Council, as this may cause confusion with the work of the Clevedon Forbes Fund and the new care home. The Developer had put forward the following names; Poets Mews and Poets Lodge. The Developer also did not wish to use the name of the previous care home on that site.

RESOLVED: To emphasise the need to retain the name of Cherry Orchard as this is already well known in the town. It was felt the association with Poets that had visited Clevedon is more relevant to the area in the west of Clevedon not east.

ACTION: Deputy Town Clerk

P/18/1690 FOR INFORMATION The Committee RECEIVED and NOTED the following;

- 1690.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 20TH DECEMBER 2017. The list had been circulated to all Councillors. The Deputy Town Clerk reminded members that this list was started at the request of the Committee and is produced by her.
- 1690.2 COUNCILLOR BRIEFING NOTE FROM TAYLOR WIMPEY – Exclusion of The Vale from the draft Joint Spatial Plan. The information is available in the Office.
- 1690.3 YATTON NEIGHBOURHOOD PLAN – public consultation ends 19th February 2018 and is available on NSC website. Members of the Clevedon Neighbourhood Plan Steering Group may wish to look at this plan.

P/18/1691 CHAIRMAN’S ITEMS FOR INFORMATION

- 1691.1 RESIGNATION OF DEPUTY TOWN CLERK The Committee Chairman reported that Isabel Johnson had given notice that she would be retiring on 13th April 2018. He personally thanked Mrs Johnson for all the help and valuable support she had given him as Chair and the Committee.

- 1691.2 PLANNING COMMITTEE MEETINGS IN 2018
It may be necessary to consider more frequent Planning Committee meetings as NSC has altered the consultation period on planning applications for town and parish councils from 28 days to 21 days. The Deputy Town Clerk will be meeting with Jason Beale at NSC to discuss this and other issues regarding the NSC website.

RESOLVED: 1. Where possible to forward planning application details to Planning Committee members in advance of the agenda.
2. To regularly review the 2018 calendar of Planning Committee meetings.

ACTION: Deputy Town Clerk

P/18/1692 TO DETERMINE PART I ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.21 pm DATE:.....