

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,
44 OLD STREET ON WEDNESDAY 14th AUGUST 2019 AT 7.30PM

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

IN ATTENDANCE: District Councillor, Cllr M Crosby and four members of the public

7.30 PM INFORMAL BUSINESS –

APP NO. – 19/P/1775/FUH – 152 Kenn Road

Neighbours of the applicant of 152 Kenn Road wished to advise Committee members of their objection to the planned proposals to this property. The objectors have resided in this road for 25 years with a reasonable aspect. The proposals would create a ‘tunnelling’ effect from their dining room door and would also reduce their ‘right to light’ quite significantly to both their kitchen and dining room. Photos were provided by the objectors to show Committee members wooden batons that had been placed against their boundary wall to show the scale of a proposed 8-foot-high and 21 feet long extension by the neighbouring property. The extension would be 6 feet away from their kitchen window and there is no room for future maintenance to the neighbours property without seeking permission from the objector to conduct any work on their land. The objector has sought advice from a local Estate Agent who agrees that any future sale of their house would have the value and saleability affected to their property if the extension was built.

APP NO. – 19/P/4846/FUL – 173 – 175 Kenn Road

A neighbouring resident advised Committee members that the revised proposals submitted by the developer will still have a major impact on his property. The ‘T’ shaped section of the development overshadows his property and is metres away from his boundary wall. The new plans also show windows that will overlook his property and it is not clear on the plans as to whether the windows have obscured glass.

7.40PM FORMAL BUSINESS –

P/19/1880 APOLOGIES FOR ABSENCE

Apologies were received and agreed from; Cllr N Barton & Cllr K O’Brien due to work commitments

P/19/1881 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no Declarations of Interest for items on the agenda

P/19/1882 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 10th JULY 2019

Members of the Committee **AGREED** to the minutes of the 10th July 2019.

P/19/1883 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

With the Committee’s agreement the Chairman altered the order of the agenda to consider the application for 152 Kenn Road and the application for the Land at 173-175 Kenn Road due to neighbouring residents to these applications being present.

19/P/1775/FUH – 152 Kenn Road – East Ward – Single storey rear extension

The South Ward Councillor referred to the NSC's Residential Design Guide and quoted from the guide - A tunnelling effect can occur if a window or garden is flanked by an extension on both sides. Care needs to be taken to prevent an excessive loss of light or an overbearing cumulative impact. Also, notwithstanding the 45-degree tests referred to above a "right to light" can be acquired by 'anyone who has had uninterrupted use of something over someone else's land for 20 years without consent, openly and without threat, and without interruption of more than a year.

As the neighbours have lived in their property for 25 years, then the above applies.

The Planning Committee asked for the District Councillor, present at the meeting, to call this application in to NSC.

Action – Cllr M Crosby

DECISION – REFUSED by 8 Votes to 0 – The proposal is overbearing on the neighbouring property, with the loss of light and tunnelling effect. It will also set a precedent of infilling by other neighbouring properties if this proposal is agreed by NSC.

18/P/4846/FUL – Land at 173-175 Kenn Road – South Ward – Redevelopment of the site to form a retirement living plus (Extra care) development of 57 units (C2 use), a children's nursery and associated parking, landscaping. New vehicular and pedestrian access from Kenn Road.

DECISION – REFUSED by 8 Votes to 0. Committee members discussed the revisions made to the planning proposal. Concern is still being raised regarding the scale of the building in that it is too large and overbearing on neighbouring properties. There is also not the proven need for another children's nursery in the town. Provision for a new entrance on Kenn Road for vehicle access is causing apprehension with the Planning Committee and the Highways Authority with an already busy road and heavy traffic users either into the Tesco site or surrounding properties. Carbon dioxide particulates will increase considerably in this area, with the proposed children's nursery very close to the roadside. Concern was expressed that an increase in housing for older people is contrary to proposals in the forthcoming Neighbourhood Plan for demographic reasons. Members suggested affordable housing and workshops providing employment opportunities as priority developments for this site.

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 and condition number 15 of planning permission 15/P/2135/F to allow the one way barrier with a horizontal closed position to be replaced with an electric gate

NOTED – Committee members noted that the gate has been installed and is currently being monitored by NSC. This agenda item to be deferred to the next Planning Committee meeting.

19/P/1490/LBC – Curzon Cinema, Old Church Road – West Ward – Listed Building Consent for external and internal roof repairs, including renewal of existing roof coverings
NOTED – *Application **APPROVED** by NSC before the Planning Committee meeting*

19/P/1552/NMA – 30 West Way – West Ward – Non-material amendment to application 18/P/2678/FUH (Single storey front extensions and new roof over) to extend decking area
NOTED - *Application **APPROVED** by NSC as application expiry date was 29 July 2019*

19/P/1572/FUH – 56 Chipping Cross – Yeo Ward – Two storey and single storey rear extensions
DECISION – APPROVED by 8 Votes to 0

19/P/1576/ADV – Clevedon Court Nursing Home, 32 Dial Hill Road – Walton Ward – Display of sign to front elevation of the nursing home
DECISION – REFUSED by 8 Votes to 0. Adding another sign of this size and design to the Nursing Home will be overbearing to the property and surrounding area. The Nursing Home already has two adequately sized notices at the front of the building.

19/P/1585/FUH – 12 Stickland – Yeo Ward – Demolition of existing conservatory to make way for construction of single storey rear extension
DECISION – APPROVED by 8 Votes to 0.

19/P/1616/FUH – 7 Edgehill Road – Walton Ward – Single storey side extension to north elevation of property
DECISION – APPROVED by 8 Votes to 0.

19/P/1751/FUH – 31 Kenn Moor Drive – South Ward - Conversion of an existing linked garage to form a ground floor bedroom and wet room. New roof and profile linked single storey, including neighbouring property
DECISION – APPROVED by 8 Votes to 0.

19/P/1766/FUH & 19/P/1767/LBC – 27 Hill Road – Walton Ward – Conversion of existing basement vaulted store to garage with access to Hill Road. Conversion of existing door on side/west elevation to window
DECISION – APPROVED by 8 Votes to 0.

19/P/1770/FUH – 20 Staples Close – South Ward – Two storey rear extension
DECISION – APPROVED by 8 Votes to 0.

19/P/1784/LDP – 4 Hallam Road – West Ward - Lawful development certificate for the proposed garage conversion to form study, including works to upgrade the existing flat roof to a mono-pitched, tiled roof as per that over the utility area of the existing house
DECISION – APPROVED by 8 Votes to 0.

19/P/1841/FUH – 13 St Michaels Avenue – South Ward – Single storey side extension with front porch
DECISION – APPROVED by 8 Votes to 0.

19/P/1529/FUH – 52 Yeo Moor – South Ward – Proposed canopy extension over rear garden patio. Erection of 2m fence to north boundary to rear of property.
DECISION – APPROVED by 6 Votes and 2 abstained

P/19/1884 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

19/P/1629/TRCA – 28 Wellington Terrace – Walton Ward – T1 T2 Holm Oak – reduction of crowns by 1-1.5metres. Reshape crowns. T3 Bat Tree – cut tree hard back to leave with crown height of 2 metres high
DECISION – APPROVED by 8 Votes to 0.

19/P/1807/TRCA – 47 Hallam Road – West Ward – T1 – Pine – remove lower lateral back to first fork overhanging Victoria Road. Clean crown away from building by up to 2 metres. T2 – Holly – Crown reduction by up to 3 metres
DECISION – APPROVED by 8 Votes to 0.

19/P/1808/TPO – 2 Pyne Point – West Ward - T1 – Macrocarpa – Fell
DECISION – APPROVED by 8 Votes to 0. The approval is subject to another tree being planted to replace the diseased tree.

19/P/1831/TRCA – 33 Dial Hill Road – Walton Ward – T1 – Purple leaf plum; reduce canopy up to 25%. T2 – Cherry; reduce canopy up to 25%. T3 – Sycamore; reduce canopy up to 25%. T4 – Holm Oak; reduce canopy up to 30%. T5 – Sycamore; reduce canopy up to 25%. T6 – Pine; reduce canopy up to 20%.
DECISION – APPROVED by 8 Votes to 0.

19/P/1869/TRCA – 16 Hill Road – T1 – Sycamore – Fell.
DECISION – REFUSED by 8 Votes to 0. The tree looks healthy and there is not an explanation on the tree works application as to the reason for felling the tree.

P/19/1885 NSC CONSULTATIONS

1885.1 TO NOTE THE DEADLINE FOR THE DRAFT NORTH SOMERSET DESIGN GUIDE SPD'S CLOSING DATE IS THE 12 AUGUST 2019 FOR ANY FURTHER COMMENTS

Members NOTED the Draft North Somerset Design Guide, with comments previously submitted to NSC.

1885.2 TO NOTE THE YATTON NEIGHBOURHOOD PLAN WAS MADE TO NSC ON THE 23 JULY 2019

Members NOTED the Yatton Neighbourhood Plan and welcomed its completion.

1885.3 TO NOTE THE CONGRESBURY NEIGHBOURHOOD PLAN IS TO BE PUT TO A REFERENDUM ON 19 SEPTEMBER 2019

Members NOTED the Congresbury Neighbourhood Plan.

1885.4 TO RECEIVE THE NUMBERING SCHEDULE FOR THE NEW DEVELOPMENT OF 17 FLATS AT WAVERLEY HOUSE, OLD CHURCH ROAD

Members NOTED the numbering schedule for the new development at Waverley House, Old Church Road

1885.5 TO DISCUSS AND CONSIDER THE REVISION OF THE NORTH SOMERSET STREET TRADING POLICY

Members NOTED the revision of the North Somerset Street Trading Policy.

1885.6 TO DISCUSS AND CONSIDER THE REVISION OF THE NORTH SOMERSET STREET CAFÉ POLICY

Members NOTED the revision of the North Somerset Street Café Policy. Given the adoption of climate emergency by both the Town Council and NSC, concern was expressed with respect to outdoor heaters being allowed within the policy. Members **AGREED** to raise this with NSC.

P/19/1886 FOR INFORMATION

1886.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON THE 10TH JULY 2019

Members NOTED the planning applications determined since the Planning Committee meeting held on the 10th July 2019.

P/19/1887 CHAIRMAN ITEMS FOR INFORMATION

1887.1 BRISTOL AIRPORT INVITATION TO PARTICIPATE IN AN AIRSPACE CHANGE WORKSHOP

The Chairman of the Planning Committee has expressed her interest in attending the workshop.

1887.2 CPRE – COUNTRYSIDE VOICE MAGAZINE – SUMMER 2019

The latest Countryside Voice Magazine was available at the meeting for Committee members.

1887.3 BT CONSULTATION – REMOVAL OF PUBLIC CALL BOXES

Committee Members NOTED the consultation documentation regarding the proposal for the removal of remaining BT phone boxes in towns. Clevedon has one remaining box on Old Church Road. Members suggested that Clevedon BID may wish to retain the box and the idea will be mentioned to the Committee. This item will be deferred to the next Planning Committee meeting to be held on the 4 September 2019.

P/19/1888 TO DETERMINE ANY PART I ITEMS

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.30pm

DATE: