

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 1ST JULY 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, A Shopland, G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllrs K O'Brien, D Shopland.

7.30 pm INFORMAL BUSINESS – 53A DIAL HILL ROAD

1. POSSIBLE BREACHES OF APP 14/P/0860/F

Mrs Theresa Graham an adjacent neighbour addressed the meeting highlighting two possible breaches of planning permission;

- The garage wall at 53a Dial Hill Road is half a foot instead of half a metre from her boundary fence. It is too near for anyone to be able to render or paint the wall, and when the time comes for their fence to be renewed, it will not be possible to get into the space.
- The window space which overlooks Mrs Graham's patio. Concern that this will be glazed with obscure glass as stated in the planning permission and that it is not changed at a later date.
- Observations that the walls have gone much higher than the existing first floor level, by several blocks. Concern that it will result in an even higher roofline than that originally specified.

2. APP 15/P/1381/F 53A DIAL HILL ROAD

Mr Dow another nearby resident spoke against this application to change the hipped roof on the south elevation to a gable end. A previous application for a non-material amendment application to change to the gable end had been refused quoting the following reasons; "The proposal is material as the proposed change would require consultation with neighbouring residents. The small hipped end roof on the south elevation was negotiated into the scheme in order to reduce the impact of the raised roof on the skyline, given the elevated position. This was in response to comments received by neighbouring residents and the application would not have been approved if this had not formed part of the design."

Mr Dow also highlighted the general approach by the applicant to changes to his property e.g. attempts to prevent the public using the public path next to the property by putting up signs; a retrospective planning application for a boundary fence built to an unacceptable height. Mr Dow asked that the objections of the four local residents present at the meeting be taken into account and the applicant be prevented from repeatedly changing the planning application that had been agreed.

7.40 pm FORMAL BUSINESS

P/15/1008 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs A Giles-Townsend and S Hale – out of Clevedon; Cllrs C Francis-Pester and J Norton-Sealey - other commitments; Cllr B Hatch – illness.

P/15/1009 DECLARATIONS OF INTEREST

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

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/15/1009 DECLARATIONS OF INTEREST continued...

App No 15/P/1404/F Cllrs Hill and Watkins declared personal interests as they are known to the applicant.

P/15/1010 APPOINTMENT OF PLANNING COMMITTEE VICE-CHAIRMAN COUNCIL YEAR 2015/16

The Committee Chairman asked for nominations for Committee Vice-Chairman; **CLLR A GILES-TOWNSEND** proposed by Cllr Hill; seconded by Cllr A Shopland There were no other nominations, unanimously;

RESOLVED: Cllr A Giles-Townsend declared Planning Committee Vice-Chairman for the Council Year 2015/16.

P/15/1011 MINUTES OF PLANNING COMMITTEE ON 3RD JUNE 2015

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record.

P/15/1012 APPS 53a DIAL HILL ROAD See *Informal Business above*

The Committee agreed to consider app 15/P/1381/F and item 8.1 on the agenda (possible breach of app 14/P/0860/F) as the next items as residents with an interest in these items were present.

1012.1 15/P/1381/F 53A Dial Hill Road - Removal of small hipped roof on south elevation and construction of replacement roof as continuation of the ridge line to the top end of gable end on south elevation.

RESOLVED: VOTE: 4 FOR 0 AGAINST RECOMMEND REFUSAL of the gable end on the south elevation. Request the small hipped roof as specified in the approved planning application 14/P/0860/F be reinstated as the proposed change would result in an adverse visual impact or effect on the living conditions of neighbours and the skyline.

1012.2 POSSIBLE BREACHES OF APP 14/P/0860/F

RESOLVED: To write to NSC Planning Enforcement and highlight these possible breaches of planning permission 14/P/0860/F reported by Mrs Graham emphasising the need for urgency in investigating and as necessary remedying any breaches.

P/15/1013 AMENDED PLANS

1013.1 AGRICULTURAL TEMPORARY DWELLING – APP NO 15/P/0740/F The comments of Committee members had been submitted to NSC prior to the deadline. These had been NO OBJECTIONS. The planning application had now been approved by NSC. It was noted that this temporary dwelling should be removed before 30 June 2018.

1013.2 22 MARINE PARADE (15/P/0866/NMA) - Use of render limited to the seaward facing elevation of the building (the flank walls remain to be built partially in natural stone as originally approved), and minor amendments to the bin store.

The NSC Case Officer had requested the Town Council's comments on the above three amended plans with a deadline for comments of 14 days. It was recalled that the Town Council had previously RECOMMENDED REFUSAL of the amended plans.

RESOLVED: VOTE: 5 FOR 1) To RECOMMEND REFUSAL of the amended plans as the Town Council's views have not changed from their

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

1013.2 22 MARINE PARADE (15/P/0866/NMA) continued...
 previous comments; 2) To ask the NSC Walton Ward Councillor on behalf of Clevedon Town Council to refer this planning application to the NSC Planning & Regulatory Committee for determination; 3) To contact English Heritage for their views on the amended plans.

P/15/1014 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED

15/P/1174/LB 34 Copse Road - Installation of shower room in an area with existing access directly from main bedroom on the upper floor of the property. External extraction fan.

RESOLVED: VOTE: 5 for 0 against NO OBJECTIONS subject to the external extraction fan grille cover being cream/white to blend with this Listed Building.

15/P/1197/HHPA 32 Bay Tree Road - Prior approval request for erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.325 metres high.

RESOLVED: NOTED. Await a detailed plan.

15/P/1208/NMA 52 Yeo Moor - Non-material amendment to planning approval 14/P/1631/F (Erection of a detached garage) to allow increase in roof pitch from 30 to 45 degrees, add 2 rooflights, replace window with side pass door and replace spar finish with painted smooth render.

NB: NSC had not accepted this non-material amendment application. A formal application is awaited.

15/P/1220/F 34 Tennyson Avenue - Erection of two storey side extension following demolition of existing single storey garage/utility room.

It was noted that this is a significant extension up to the boundary with Southern Way however it would not affect sight lines at the Tennyson Avenue junction.

RESOLVED: VOTE: 5 for 0 against NO OBJECTIONS

15/P/1224/F 3 Fearnville Estate - Application to remove condition 6 attached to planning permission 14/P/0121/F (erection of a chalet bungalow) to allow for removal of the requirement to construct the dwelling to a minimum Code Level 3 of the Code of Sustainable Homes.

The Committee Chairman read from a document on the NSC website which stated that this Code had been withdrawn and applicants could apply to have the conditions removed. NOTED.

15/P/1233/F & 15/P/1234/LB Highdale Farm West, Highdale Ave - Rear and roof extension to existing garage. New conservatory link between house and garage. Erection of new greenhouse. Erection of new garden store. Associated external works. Replacement windows to south elevation. New folding/sliding doors to north elevation.

RESOLVED: VOTE: 6 for 0 against NO OBJECTIONS subject to the use of appropriate materials in keeping with this Listed Building.

15/P/1308/F 151 Old Street - Erection of an extension at first floor level.

RESOLVED: VOTE: 6 for 0 against NO OBJECTIONS.

15/P/1341/F 6 Treefield Road - Erection of a single storey rear extension and conversion of loft including installation of roof lights to front elevation.

RESOLVED: VOTE: 6 for 0 against NO OBJECTIONS

P/15/1014 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED continued...

15/P/1340/F Highcliffe Hotel, Wellington Terrace - Variation to Condition 3 (approved drawings) of approved planning application 12/P/0430/F (Refurbishment of two villas and construction of a full height infill extension to accommodate a change of use from a hotel into 14 no self-contained two bedroom apartments) to allow minor alterations to elevations and floorplans. Removal of Condition 12 of 12/P/0430/F (Code 3 Sustainable Homes) as the Code no longer applies.

See comments made for app 15/P/1224/F above. NOTED.

15/P/1349/F Triangle Centre, Kenn Road - Removal of existing ground floor canopy and making good building and paved surface with associated works.

RESOLVED: VOTE: 6 for 0 against RECOMMEND REFUSAL consider the canopy to be an integral part of the Triangle Centre providing much needed cover for visitors to the Centre.

15/P/1383/F 13 Woodside Road - Erection of a two storey rear extension, raised patio, new front dormer and new roof to existing front dormer.

It was noted that this is a sizeable extension however there were no objections from the adjacent neighbours.

RESOLVED: VOTE: 4 for 0 against NO OBJECTIONS

15/P/1386/F & 15/P/1387/LB Newton House, 27 Hill Road - Erection of decking to extend patio area at rear of back garden.

RESOLVED: VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

15/P/1393/F Cavell House, 1 Elton Road - Proposed loft conversion to provide 2no additional bedrooms. Erection of 3no dormer windows to the north elevation. Installation of 1no rooflight to both the east and west elevations. Raise the central inverted roof well and installation of a flat roof.

Members highlighted the lack of sufficient parking provision at Cavell House and the pressure on-street parking places in this area. However it was also acknowledged that there is a shortage of visitor accommodation in the town.

RESOLVED: VOTE: 5 for 0 against NO OBJECTIONS subject to an investigation of parking arrangements for this establishment by NSC Highways.

15/P/1398/F 8 Kelting Grove - Erection of a two storey side/rear extension.

RESOLVED: TO DEFER this application until the Committee meeting on 8th July 2015 as there were insufficient plans on the NSC website.

15/P/1404/F Brackenwood, Brackenwood Road - Erection of a single storey entrance.

RESOLVED: VOTE: 5 for 0 against NO OBJECTIONS

15/P/1409/F 6 The Hyde - Erection of a two storey side extension and a single storey detached garage following demolition of existing garage.

RESOLVED: VOTE: 5 for 0 against RECOMMEND REFUSAL consider this sizeable extension to be out of keeping with the street scene.

15/P/1424/LUP 17 Peddar Road - Certificate of lawful use/development proposed for the proposed erection of a garden outbuilding.

RESOLVED: TO DEFER this application until the Committee meeting on 8th July 2015 as there are no measurements for the proposed outbuilding.

P/15/1015 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED

It was noted that the Clevedon Tree Warden had NO OBJECTIONS to all the applications for tree works considered at this meeting.

15/P/1264/WT 33 Dial Hill Road - T1xHolm Oak fell; T2-T4 x Lawson Cypress - fell.

RESOLVED: VOTE: 5 for 0 against RECOMMEND REFUSAL as no reason is given on the application as to why these trees need to be felled.

15/P/1267/WT 22 Thackeray Road - T1xBeech-fell; T2xYew-remove bow; T3xHolm Oak-fell.

RESOLVED: VOTE: 5 for 0 against NO OBJECTIONS subject to the planting of appropriate replacement woodland trees.

15/P/1268/WT Opposite Mount Elton, Highdale Road - T1xSycamore – fell.

RESOLVED: VOTE: 6 for 0 against NO OBJECTIONS

15/P/1405/TPO Claremont Hall, 17 Highdale Road - T1 x Ash reduction of crown and retain previous points; T2 X Ash - reduction of crown to previous reduction points; T3 - T7 x Holm Oaks - reduce crown by up to 1.5m.

RESOLVED: VOTE: 5 for 0 against NO OBJECTIONS

P/15/1016 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

The information for May 2015 was noted.

P/15/1017 STREET NAMING & NUMBERING – 22 MARINE PARADE

It was reported that the Developer has now agreed to the Town Council's suggestion of Marine Place. The development will be called 1-9 Marine Place. NOTED.

P/15/1018 FOR INFORMATION The Committee received and noted;

1018.1 Planning applications determined since the Planning Committee meeting on 3rd June 2015 .

1018.2 Land Between and to the Rear of 27-33 Albert Road – Notice of Replacement Tree Preservation Order.

P/15/1019 CHAIRMAN ITEMS FOR INFORMATION

PURCHASE OF NEW PROJECTOR FOR USE BY COMMITTEE P/15/1004

At the last meeting the Committee Chairman had been given authority to research suitable projectors. At the recent NSC Workshop he had asked other town and parish councils for recommendations for projectors. Nailsea Town Council had bought a replacement projector that had proved an asset to their Planning Committee. The Committee Chairman had had a demonstration of this projector.

To place a formal item on the Planning Committee agenda for 29th July to purchase a similar projector.

NB: Under Chairman items for information it is not possible to make a resolution as Members have not been advised of additional agenda items prior to the meeting.

P/15/1020 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.23 pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL