

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 5<sup>th</sup> OCTOBER 2011**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs R Garner, G Hill, L Knott, D Shopland from 7.35pm, C Wring,  
 Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllrs P McNeill, T Morgan.

7.30 pm **INFORMAL BUSINESS**

APP NO 11/P/1694/F 30 THE TYNINGS

Mr Morgan highlighted his objections to this application for a two storey extension on a corner plot adjacent to his property. The main objection being the size and scale of the extension which would make the dwelling out of keeping with the street scene. The front elevation would abut the footpath thus affecting visibility for vehicles on this bend in the road. Mr Morgan had no objection to a two storey extension provided it was within the building line of the street and in keeping with the other properties in the area. A letter of objection had been circulated to the Committee.

**P/11/160 APOLOGIES**

Apologies were received and accepted from Cllrs C Hall, C Francis-Pester – other commitments.

**P/11/161 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

APP 11/P/1670/F Cllrs Norton-Sealey and Knott declared a personal interest as they are known to the agent.

APP 11/P/1694/F Cllr Morgan declared a personal prejudicial interest as he resides in the adjacent property. Cllr Morgan left the meeting and took no part in discussions under the Code of Conduct section 12.2.

APP 11/P/1778/F Cllr Norton-Sealey declared a personal interest as he is known to one of the applicants.

APP 11/P/1775/F Cllrs Knott and Wring declared a personal interest as they are known to one of the objectors.

APP 11/P/1773/F & 11/P/1777/LB Cllr Garner declared a personal interest as he is a member of the Roman Catholic Church.

***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/11/162 MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee held on 14 September 2011 were approved and signed.

**P/11/163 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

163.1 11/P/1101/F 1 ELTON ROAD P/11/145.1

The NSC Planning Officer had replied to the query about the enclosure of the air conditioning unit to ensure noise levels are lowered. She stated that an acoustic report had been submitted and based on this two conditions had been attached to the approval 1) that a barrier was erected around the unit and 2) the unit is operational only between 10 am – 6 pm Monday to Saturday and no other time. NSC cannot go beyond what is required to discharge the conditions. If after installation of the unit the noise levels are a statutory nuisance then the NSC Environmental Officer should be contacted. NOTED.

<b>PART 2</b>
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**P/11/164 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

11/P/1639/F Unit 1, Kimberley Road – Siting of temporary portakabin for office use.

11/P/1643/F & 11/P/1644/LB Cave Villa, 22 Copse Road Convert existing rear store to WC. Raise level of rear boundary wall and form an arched opening with a timber door.

11/P/1655/F 9 Cambridge Road Erection of single storey rear extension following demolition of existing single storey rear extension.

11/P/1656/F 7 Cambridge Road Erection of single storey rear extension following demolition of existing single storey rear extension. Loft conversion including construction of side and rear dormers.

11/P/1670/F 43 Hallam Road Two storey rear and side extensions together with widening of vehicular access, paved parking area to front and landscaping. *It was NOTED the two storey extension is now proposed for the opposite side of the property.*

11/P/1703/F 5 The Triangle Change of use of first and second floor of existing office space into 2 two bedroom flats with access from ground floor.

11/P/1743/F Arnett's Cosy Kitchen, 21 Old Street Variation of condition 7 of planning permission 03/P/0485/F to extend opening hours from 0800 – 1700 hours to 0800 – 2300 hours. *It was noted that this application is in response to requests for private events.*

11/P/1744/F4 41 Copse Road Application for extension of time to planning permission 08/P/2073/F (Erection of dwelling with attached garage).

11/P/1745/F 16 Dial Hill Road – Loft conversion to include dormer window to rear elevation.

11/P/1754/F & 11/P/1755/CA 10 Hill Road Removal and reconstruction of timber shed and car port to allow works to stabilise existing stone retaining wall.

11/P/1765/F 17 Churchill Avenue Erect a first floor side extension over existing garage.

11/P/1766/F 35 Highdale Road Porch to front elevation.

11/P/1773/F & 11/P/1777/LB Convent of Mercy & 1 and 2 Ozaman Cottages, Marine Hill Change of use from a Convent to a Residential House of Multiple Occupation to include internal alterations to extend the fire alarm system. It was noted that this application is to cover the existing arrangements at the Convent and does not form part of the proposed new development.

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

**P/11/164 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONTINUED**

11/P/1642/F 94 Brookfield Walk Erection of a timber framed shed with a pitched roof.  
**RESOLVED:** NO COMMENT Await information from NSC Planning Officer requested by the NSC Councillor for East Ward.

11/P/1661/MMA Former Crabtree Retail Park, Millcross - Minor material amendment to 10/P/1628/RM (Submission of Reserved Matters of appearance, landscaping, layout and scale for the erection of a community hospital and outpatient services with associated site access following demolition of existing retail premises, pursuant to outline permission 09/P/2132/O) - to amend the plan of the clinical wings, relocate the Ward Therapy Room, omit the colonnade, reposition some windows, lower height of parapet, amend and relocation Therapy Garden and development of Public Art Scheme.

It was NOTED that NSC had granted consent to this minor material amendment.

*7.41pm Cllr Morgan left the meeting*

11/P/1694/F 30 The Tynings Two storey side extension and single storey porch.

**RESOLVED:** RECOMMEND REFUSAL considered to be overdevelopment of the site and out of keeping with the spacial setting of the street scene.

*7.51pm Cllr Morgan rejoined the meeting*

11/P/1751/F 10 Chapel Hill Replace 2no timber windows to front elevation with upvc

**RESOLVED:** RECOMMEND REFUSAL of use of upvc in this Conservation Area.

11/P/1756/F 21 Kings Road Two storey and single storey side and single storey rear extension. Conversion of garage into habitable accommodation.

**RESOLVED:** NO OBJECTIONS however concern the proposed extension is very close to the boundary.

11/P/1775/F 6 Elton Road Retrospective application for the erection of a summerhouse in front garden. VOTE: 2 FOR 3 AGAINST Cllr Garner asked that his vote for this application be recorded.

**RESOLVED:** RECOMMEND REFUSAL considered to be inappropriate development in front of the building line in a conservation area.

11/P/1778/F Land between 29A and 31 Dial Hill Road & Land off The Zig Zag Erection of 2 no detached 4 storey dwellings and 2 no semi-detached 3 storey dwellings all set into hillside location and to include roof terraces and balconies and access off The Zig Zag to 1 of dwellings. All following demolition of existing buildings.

**RESOLVED:** RECOMMEND REFUSAL of this skyline development which overlooks an important part of the Clevedon Conservation Area.

**Action: Deputy Town Clerk**

**P/11/165 TREE WORKS**

11/P/1715/WT 28 & 30 Wellington Terrace – T1 Sycamore & T2 Holm Oaks – Cut back overhang into 28 Wellington Terrace. T3 Oak – Remove deadwood. T4 Holm Oak – Thin crown by 20%

11/P/1719/TPO 5 Castle Road – T1 & T2 Sycamore – 30% shaped crown reduction.

11/P/1730/TPO Tregarth, All Saints Lane – T1 Holm Oak – Crown lift to approximately 20% to give clearance to road, wires and neighbour.

11/P/1731/TPO 63A Cambridge Road – T1 Lime – Crown lift to provide approximately 6 metres (15-20 feet) xclearance above road and pavement. Crown thin by 20%.

**RESOLVED:** NO OBJECTIONS to the above four tree works applications.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/11/165 TREE WORKS CONTINUED**

11/P/1718/WT Land to rear of 26-28 Alexandra Road – T1 Sycamore – Fell.

**RESOLVED:** RECOMMEND REFUSAL to the felling of the Sycamore tree in the absence of a current planning application for this area of land.

**Action: Deputy Town Clerk**

**P/11/166 URGENT ITEM AGREED BY COMMITTEE CHAIRMAN**

APP NO 11/P/0695/F AMENDED PLANS FOR 23 ALBERT ROAD - Demolition of existing dwelling and erection of a residential development consisting of three detached four bedroom dwellings with associated parking and gardens and vehicular access from Albert Road.

This planning application will be considered at the October NSC North Area Planning Committee and the views of Clevedon Town Council on these substantially amended plans are sought prior to this meeting. The amendments include a change in access to this site from Russell Road to Albert Road. VOTE: 1 FOR 2 AGAINST Cllr Garner asked that his vote for this application be recorded.

**RESOLVED:** RECOMMEND REFUSAL still considered to be overdevelopment of this site.

**Action: Deputy Town Clerk to forward comments to NSC**

**P/11/167 HISTORIC TOWN FORUM WORKSHOP – NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION P/11/158.1****167.1 PAYMENT OF BOOKING FEE**

Following the last Planning Committee meeting Cllr Wring agreed to attend this workshop in Bath.

**RESOLVED:** That the booking fee of £50 for Cllr Wring's attendance at the Historic Town Forum Workshop be funded from the Town Council Training Budget 2011/12.

**167.2 REPORT ON WORKSHOP**

Presentations were made giving an overview of the proposed National Planning Policy Framework Consultation. Local Councils were encouraged to respond to the consultation via the Impact Assessment on the Communities and Local Government web pages. The need for local authorities to have up to date Local Plans was emphasised. The deadline for responses is 17 October 2011 however responses can continue after this date.

**RESOLVED:** That the National Planning Policy Framework Consultation be the first item of the Planning Committee on 26 October 2011. Information from the Workshop to be circulated together with the Impact Assessment referred to above.

**Action: Committee Chairman & Deputy Town Clerk**

**P/11/168 THE SEVERN ESTUARY FORUM 2011 P/11/156**

In Cllr Bussey's absence on business out of Clevedon it was;

**RESOLVED:** To defer consideration of his written report on the Forum to the next meeting of the Planning Committee.

**Action: Deputy Town Clerk**

**P/11/169 ACTION FOR MARKET TOWNS NEIGHBOURHOOD PLANNING SYMPOSIUM – 9 NOVEMBER 2011**

**RESOLVED:** No Committee Members to attend.

**P/11/170 FOR INFORMATION** The Committee received and noted;**170.1 PLANNING APPLICATIONS** determined since 14 September 2011

**170.2. PROPOSED DEVELOPMENT OF THE CONVENT OF MERCY** - As part of the community engagement for this development there will be a presentation at the next Planning Committee meeting on **26 October 2011**. Plans will be displayed prior to the start of the meeting.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/11/170 FOR INFORMATION** The Committee received and noted; CONTINUED

170.3 HINKLEY C CONNECTION PROJECT

- Notice of Town and Parish Council Briefing Events in the weeks commencing 17<sup>th</sup> and 31<sup>st</sup> October.
- Statement made by Dr Liam Fox MP on the National Grid announcement.
- Hinkley Point C Connection Project Update – National Grid.
- Preferred Corridor – Information from Peter Gregory Parish and Town Council Representative on the HCCG.

170.4 CPRE IN ASSOCIATION WITH NALC PUBLICATION – How to respond to planning applications: an 8-step guide.

**RESOLVED:** To obtain copies of this publication for all Committee members.

**Action: Deputy Town Clerk**

**P/11/171 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman items for information.

**P/11/172 TO DETERMINE PART I AND PART II ITEMS**

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.00pm

DATE:.....