

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,**  
**44 OLD STREET ON WEDNESDAY 22<sup>nd</sup> MAY 2019 AT 7.30PM**

**PRESENT:** Chairman of the Committee – Cllr A Everitt  
 Councillors N Barton, B Cherokoff, C Francis-Pester, B Hatch, G Hill, K O'Brien,  
 A Shopland, J West, R Westwood & H Young  
 Mrs S Howard – Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland, Cllr C Cherry, NSC Walton Ward and four members of the public

**7.30 PM      INFORMAL BUSINESS –**  
**APP NO – 19/P/0806/FUH – 17 COLERIDGE VALE ROAD EAST**

A resident from Coleridge Vale Road East advised Committee members that following the submission of the planning application, amendments have also been received. The residents are opposed to the development concerned that the dormer to the rear of the property is overbearing and will affect the right to light to No. 15. The proposed ridge line of the roof will be higher than other properties in the road. Maintenance to the side of both nos. 17 and 19 will be restricted. It is felt that the 45-degree angle rule, has been breached concerning the right to light to the kitchen and bathroom and shadowing in the courtyard at no. 19.

**7.45PM      FORMAL BUSINESS –**  
**P/19/1850      APOLOGIES FOR ABSENCE**

Apologies were received and agreed from; Cllr A Goodliffe

**P/19/1851      TO ELECT A VICE CHAIRMAN FOR THE YEAR 2019/20**

The Committee PROPOSED, SECONDED and AGREED to elect Cllr N Barton as Vice-Chairman of the Planning Committee for 2019/20.

**P/19/1852      TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr Everitt declared an interest in the radio base installation on Castle Road, as she lives very close to the proposed construction.

**P/19/1853      TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE**  
**HELD ON 17<sup>th</sup> APRIL 2019**

The minutes of the 17<sup>th</sup> April 2019 were signed and approved at the meeting.

**P/19/1854      TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**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 – to allow for the one-way barrier with a horizontal closed position to be replaced with an electric gate.

UPDATE - NSC are still unable to provide an update on this planning application, further discussion is required.

**18/P/5153/FUH** – 8 Linkside – Walton Ward – Erection of a single storey garden store and workshop outbuilding of timber construction with pitched roof. Width 4m, length 7m and height not exceeding 2.5m; situated in front of the principal elevation of the house and within 2m of the property boundary

DECISION – APPROVED by 11 VOTES to 0

**19/P/0797/FUH** – 50 Rippleside Road – Walton Ward – Extension to existing house, comprising new single storey extension at rear, new first floor to existing single storey part. Together with accommodation within the roof space.

DECISION – APPROVED by 10 VOTES to 1 abstained

**19/P/0806/FUH** – 17 Coleridge Vale Road East – West Ward – Proposed first floor side extension and loft conversion with rear dormer

DECISION – REFUSED by 11 VOTES to 0 – Members of the Committee commented the proposal is overbearing to the rear of the property and to the street scene. Concern raised with access for future maintenance to nos. 17 & 19, loss of light to property nos. 15 & 19.

**19/P/0820/FUL** – 1 Albert Road – West Ward – Demolition of existing prefabricated concrete garage and construction of new two-bedroom dwelling

DECISION – REFUSED by 10 VOTES to 0 with 1 abstention – Members of the Committee commented that the proposal is within a very tight and small space. There are double yellow lines around the area with no parking provision made for the property. The development is also out of keeping with the area.

**19/P/0858/FUH** – 66 Claremont Gardens – South Ward – Alterations and erection of single storey side and rear extensions to existing dwelling

DECISION – APPROVED by 9 VOTES to 0 with 2 abstentions – Members of the Committee agreed to the proposal, with a condition that legal ownership and the right to build on the plot of adjoining land is established.

**19/P/0868/FUH** – 12 Cambridge Road – Walton Ward - Loft conversion with recessed courtyard and privacy screening

DECISION – REFUSED by 11 VOTES to 0 – Members of the Committee commented that the proposed development is overbearing and inappropriate for this setting.

**19/P/0953/NMA** – 17 Pyne Point – West Ward – Non-material amendment to application 18/P/2547/FUH to allow facing brickwork on west elevation in place of cladding and omit two windows on north elevation

Application was NOTED: APPROVED by NSC on 10 May 2019

**19/P/0964/FUL** – High Barn, Land Adjoining Clevedon Golf Club, Castle Road – Walton Ward – Change of use of land to create car parking area, amenity space and extension of rear gardens

DECISION – APPROVED by 11 VOTES to 0

**P/19/1855 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS**

**19/P/0876/TRCA** – 24 Princes Road – East Ward – Holm Oak (T1) – Pollard to approx. 3m; Bay (T2) – Reduce to approx. 2.5m

Members NOTED the application only. NSC APPROVED tree works on the 21 May 2019 with no tree preservation order being placed on the trees

**19/P/0961/TRCA** – 2 Marine Hill – Walton Ward – Birch (T1) – crown reduce by up to 2m  
Members NOTED the application only. NSC APPROVED tree works on the 16 May 2019

**19/P/1124/TRCA** – 5A Highdale Avenue – East Ward – G1 – 4x Sycamore – Fell. T1 – Conifer – fell. T2 – Conifer – Fell.

DECISION – REFUSED by 11 VOTES to 0 – Members commented on the absence of no reason given to NSC for the tree works on the application, that the trees form part of the street scene and the trees appear to be healthy.

**19/P/1126/TPO** – Jasmine House, 17 The Avenue – Walton Ward - T1 – Yew – Crown Lift by 3m and crown reduce by 2m. T2 – Yew – Crown lift by 2m and crown reduce by 1m. (T3-T7 removal of dead wood is exempt).

DECISION – APPROVED by 11 VOTES to 0

**P/19/1856 TO RECEIVE AND CONSIDER A PROPOSAL FOR A RADIO BASE STATION INSTALLATION AT CAMBRIDGE ROAD SW, WELLINGTON TERRACE, CASTLE ROAD, OFF CAMBRIDGE ROAD**

Members of the Committee discussed and considered the proposal submitted. Members commented that the proposed location for the radio base station is within a scenic part of Clevedon as well as a Conservation Area. Members agreed that neighbouring residents should be consulted and to not allow this installation to set a precedent in this setting now and in the future.

**P/19/1857 TO RECEIVE AND CONSIDER FURTHER INFORMATION IN SUPPORT OF PLANNING APPLICATION – 18/P/5118/OUT – BRISTOL AIRPORT NORTH SIDE ROAD, FELTON**

Members AGREED to defer this item to the next Planning Committee meeting. As the deadline for comments is the 19<sup>th</sup> June 2019, the Committee AGREED to reschedule the next Planning meeting for Monday 17<sup>th</sup> June 2019.

**P/19/1858 FOR INFORMATION**

The Committee received and noted the following;

**1858.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 17<sup>TH</sup> APRIL 2019**

Members of the Committee NOTED the planning applications determined since the 17<sup>th</sup> April 2019

**1858.2 THE NEXT TOWN & PARISH COUNCIL WORKSHOP ON 6 JUNE 2019, 9.30AM AT THE NEW COUNCIL CHAMBER, TOWN HALL, WESTON SUPER MARE**

Members of the Committee NOTED the next Town & Parish Workshop information

**1858.3 CPRE FIELDWORK AND COUNTRYSIDE VOICE MAGAZINES – SPRING 2019**

Members of the Committee NOTED the CPRE magazines

**P/19/1859 CHAIRMAN ITEMS FOR INFORMATION****1859.1 18/P/5118/OUT - OUTLINE PLANNING APPLICATION FOR BRISTOL AIRPORT**

To allow for Members of the Committee to fully consider the latest consultation documentation from Bristol Airport, it was AGREED to defer this item until the next Planning Committee meeting which has been re-scheduled for Monday 17<sup>th</sup> June 2019, to enable a response to NSC by the deadline of the 19<sup>th</sup> June 2019

**1859.2 PLANNING APP 17/P/5036/FUL – STAFFORD GARAGE, 1 WOODLAND ROAD**

The Committee Clerk advised the Committee that the applicant has withdrawn this planning application on the 15<sup>th</sup> May 2019

**1859.3 STREET CAFÉ APPLICATION – THE LIMEHOUSE, 59 HILL ROAD**

The Committee Clerk advised the Committee that an application for up to four chairs and tables to be located outside The Limehouse café in Hill Road has been submitted to NSC. DECISION – REFUSED by 9 VOTES to 1 abstained – Members commented that additional seating on the highway would create additional noise and being on a very narrow area of pavement would also create Health and Safety issues for pushchairs and wheelchair access.

**1859.4 PLANNING APP 19/P/0393/FUH – 38 KINGS ROAD**

The Committee Clerk advised the Committee that an amendment to the plans has been submitted to NSC by the applicant. There has been a slight adjustment to the width of the proposed development.

DECISION – REFUSED by 9 VOTES to 0 – Members commented that the development is still overbearing and out of character with the street scene.

**1859.5 CLEVEDON BID BOARD MEETINGS**

The Committee Clerk advised members that a sub-group meeting of Clevedon Bid members has been arranged with NSC Tree officers on Dial Hill on Wednesday 29<sup>th</sup> May 2019 at 4.00pm as Clevedon BID are looking to create a coastal and Pier view from Clevedon's highest point.

**P/19/1860 TO DETERMINE PART I ITEMS**

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.08pm

DATE: .....