

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 12<sup>th</sup> APRIL 2017**

**PRESENT:** Councillor N Barton – Vice- Chairman of the Committee  
 Cllrs S Hale, B Hatch, K O'Brien, A Shopland,  
 G Watkins, J West.  
 Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland  
 Six residents – App No 17/P/0720/CUPA

**7.30 pm INFORMAL BUSINESS – PUBLIC PARTICIPATION**

**APP NO 17/P/0720/CUPA**

Residents, most of whom resided at Coleridge Court, raised the following concerns about this application;

- Consider the change of use to 21 dwellings would create more disturbance and noise compared to the previous office use to the residents at Coleridge Court.
- Additional traffic on an already busy road.
- Request that the garden in front of the building be retained.
- Not enough information on the plans.
- Insufficient car parking for 21 dwellings.
- The entrance on Old Church Road regularly floods following heavy rain. Concern about drain off of additional water.
- Request for an indication as to the type of housing being planned ie owner occupier, rental or housing association.
- Adjacent to The Curzon – a Listed Building.

**7.38 pm FORMAL BUSINESS**

**P/17/1518 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Francis- Pester, C Hall and G Hill – illness; Cllr J Norton-Sealey – family commitment; C Starr – out of Clevedon.

**P/17/1519 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 B Hatch and Cllr J West declared a personal interest in app no 17/P/0691/F as they are known to the applicants.

Cllr S Hale declared a personal interest in app no 17/P/0701/F as he is known to the applicant.

**P/17/1520 MINUTES OF PLANNING COMMITTEE ON 29<sup>th</sup> MARCH 2017**

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

*With the Committee's agreement the Chairman altered the order of the agenda to consider the application raised in public session first*

**P/17/1521 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**17/P/0720/CUPA Waverley House, Old Church Road** - Prior approval for change of use of a building from B1(a) office use to 24no dwelling houses (C3) use.

*The West Ward Town Councillor considered the application should be refused and the building retained for employment. It was generally felt that there is insufficient information. Although the existing footprint of the building would be used to accommodate the amended 21 dwellings it was felt that perhaps the building is not suitable for residential dwellings.*

*The possibility of incorporating Waverley House in the redevelopment of the town centre had been discussed by the CCT.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL for the following reasons; the building should be retained for employment use; concerns about the access to the site which is close to a busy junction; insufficient parking; regular flooding of the area at the entrance to the site after heavy rain.

*The residents left the meeting.*

**17/P/0592/LB 79 Walton Road** - Alterations to existing garage and adjacent planter bed.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**17/P/0596/F Police Station, Queens Road** - Variation of conditions Nos. 2, 3, 4, 6 & 10 on application 15/P/1490/F (Erection of an apartment block with 9 no apartments. Associated parking and amenity. Demolition of existing building) to allow a change to the location of the refuse store.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL consider the new location of the refuse store to be inappropriate due to the distance from the road for the waste removal vehicles and concern that the refuse store could interfere with the amenity of 16B Sunnyside Road.

**17/P/0629/F 26 Old Church Road** - Change of use from educational resource (D2) use to Chiropractic Clinic (D1) use.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**17/P/0630/ADV 26 Old Church Road** - Advertising consent for 1 no illuminated fascia sign.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**17/P/0640/F 18 Yeo Moor** - Dormer roof extension to rear.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL consider the dormer roof to be out of keeping with the street scene as the rear of these properties face onto the road.

**17/P/0644/F Unit 3, 80 Kenn Road** - Change of use from office (B1 use) to a chiropractic clinic (D1 use)

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS. However the plans submitted were very poorly drawn.

**17/P/0676/F 22 Sunnyside Road** - Internal alterations to create an additional flat.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**17/P/0690/MMA Lucki We, Holly Lane** - Variation of condition No 2 on application 16/P/1231/F (Erection of a single storey detached 4 no bedroom dwelling following the demolition of existing house and outbuildings with new boundary walls and fences) to allow changes of the roof forms and materials from single ply roofing to natural grey slate, a small extension to NE corner, covered entrance to front door and a minor realignment of house on site.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

**17/P/0691/F 16 Long Avenue** - Two storey extension providing self-contained annexe.

**RESOLVED:** VOTE: 4 FOR 2 ABS 0 AGAINST RECOMMEND REFUSAL consider this to be overdevelopment of the site and removal of the garage could increase parking on the road adjacent to the busy seafront.

**17/P/0701/F 9 River Mead** - Replacement of existing conservatory with single storey lounge extension.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS

**17/P/0730/F 53 Corner Croft** - Erection of a two storey side extension and single storey front extension.

**RESOLVED:** VOTE: 4 FOR 2 ABS 0 AGAINST NO OBJECTIONS

**17/P/0747/F 45 Kingston Avenue** - Demolition of existing garage and erection of two storey side extension.

*Some concern about diminished light into the slit window in the side elevation of the adjacent property.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**P/17/1522 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION**

**17/P/0765/NMA 23 Linden Road** - Non material amendment to application 16/P/1504/F (Proposed change of use of existing dwelling (use class C3) at No 23 to sheltered accommodation and erection of a three storey rear extension and link building to No 25 all associated to the existing residential care home) to move the rear wall of the extension out by 1000mm so that the new foundations miss an undergrown tank.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**P/17/1523 TREE WORKS APPLICATIONS TO BE CONSIDERED;**

**17/P/0699/WT 37 Victoria Road** - T1 Holm Oak - crown lift to 3.5m from ground level, crown clean and thin crown by 15-20%; T2 Malus - reduce in height to previous pruning points.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO COMMENT as councillors were unable to view trees.

**17/P/0758/TPO 5 Wellington Terrace** - 1 x Sycamore – fell.

*It was noted that the tree is in a poor state with squirrel damage.*

**RESOLVED:** VOTE: 4 FOR 1 AGAINST NO OBJECTIONS subject to a replacement tree being planted.

**17/P/0759/TPO Flat 2, 27 Castle Road** - G2 Holm Oak - thin crown by 5-10% and reduce to extent shown in application photo; T5 Holm Oak - reduce crown to extent shown in application photo; U - 2 x Leyland Cypress - reduce crown to shape shown in application photo (approx 2-3m).

*A Walton Ward Town Councillor pointed out that there is only 1 Leyland Cypress and 1 Holm Oak. The residents were in agreement with the tree works.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS

**P/17/1524 NEW PREMISES APPLICATION – CAMPBELLS LANDING, THE BEACH, CLEVEDON**

It was reported that the Hearing for this application will be heard on 2<sup>nd</sup> May 2017 at 10.30 am at the Town Hall WSM. There are 20 objectors to the application which has been amended to include no live music and no recorded music with opening hours reduced to Sun-Thurs 0800 – 23.00 hrs Fri and Sat 0800 – 0030. It was felt that the attitude to the application had softened locally following the amended application. The premises are to be used as a steak house and boutique hotel.

Members were concerned that the list of licence applications is no longer produced by NSC. A request had been made for the list to be reinstated.

**P/17/1525 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1525.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting on 29<sup>th</sup> March 2017

1525.2 NSC SITE ALLOCATIONS PLAN SUBMISSION DOCUMENT (Addendum to SD/4 schedule of comments received on publication version October 2016) – available at the meeting.

1525.3 NSC Site Allocations Plan Examination – Draft Programme for Hearings.

1525.4 Clevedon Hall Estate North Field – Details of street naming and numbering. Burden Park 1-18.

**P/17/1526 CHAIRMAN ITEMS FOR INFORMATION**

1526.1 APP NO 17/P/0436/PDT LAND AT CLEVEDON GOLF CLUB

Two members reported that the NSC Planning & Regulatory Committee had that day refused this application as a number of trees would need to be felled. Also the mast would be out of keeping with this special area of the town.

**P/17/1527 TO DETERMINE PART I ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.08 pm

DATE:.....