

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM,
44 OLD STREET ON WEDNESDAY 30th OCTOBER 2019 AT 7.30PM

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

IN ATTENDANCE: Cllr D Shopland, Property Developer for Hawkfield Homes and 2 members of the public

7.30 PM INFORMAL BUSINESS –

APP NO. – 19/P/2432/FUH – 7 COLERIDGE ROAD - WEST WARD

The applicants of 7 Coleridge Road advised Committee members of the planned proposals to the property. The house was built by the applicant's father and it is an ugly house. The applicants wish to improve the style of the house by using white render and soft grey cladding which they feel will enhance the area. There are plans for landscaping of the garden with trees and hedging.

APP NO. – 19/P/2348/FUL – 10A PARNELL ROAD - EAST WARD

The property developer for 10A Parnell Road advised that the planning application has been submitted to NSC. The developer is working on some legal processes concerning ownership of the former railway land and a query with some land being owned by NSC.

APP NOS. – 19/P/2298/FUL – STAFFORD GARAGE & 19/P/2313/FUL – 1 WOODLANDS ROAD – WALTON WARD

The property developer for both Stafford Garage and 1 Woodlands Road confirmed that this was a challenging site with different roof heights, variation in style, listed cottages etc., and the design for the proposed development was difficult.

7.40PM FORMAL BUSINESS –

P/19/1907 APOLOGIES FOR ABSENCE

Apologies were received and agreed from; Committee Chairman, Cllr A Everitt (family commitments) and Cllr A Goodliffe (illness).

P/19/1908 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no declarations of interest for items on the agenda.

P/19/1909 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 9th OCTOBER 2019

Members of the Committee **AGREED** to the minutes of the 9th October 2019.

P/19/1910 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

With the Committee's agreement the Chairman altered the order of the agenda to consider the application for 7 Coleridge Road, 10A Parnell Road, & Stafford Garage, 1 Woodlands Road due to the applicants being present.

19/P/2432/FUH – 7 Coleridge Road – West Ward – Two storey side extension, alterations to rear dormer, erection of front porch and garage conversion.

DECISION – APPROVED by 10 Votes to 0

19/P/2348/FUL – 10A Parnell Road – East Ward – Demolition of existing buildings and the construction of 4no. dwellings, associated amenity space, parking and landscaping
 DECISION – REFUSED by 7 Votes to 3 FOR - Members expressed concern with the height of the development over three storeys as this will create shading to neighbouring property. Insufficient parking arrangements that do not meet NSC policy guidelines, i.e. 4 bed houses require 3 car parking spaces, there is only provision for 2 spaces. Therefore, 2 more parking spaces should be allocated for this development.

19/P/2298/FUL – Stafford Garage, 1 Woodlands Road – Walton Ward – Erection of a terrace of 3no. dwellings (1 x two bedroom, 2 x three bedroom) and 1no. detached four bedroom dwelling with associated parking, refuse storage and landscaping following demolition of the existing garage and warehouse (Resubmission).
 DECISION – Committee members **AGREED** to a site meeting to be held on Wednesday 6th November 2019 at 10.00am to further understand the proposed application

19/P/2313/FUL – 1 Woodlands Road – Walton Ward – Demolition of existing garage to form amenity area and storage to proposed development of four dwellings (submitted under cover of separate planning application – 19/P/2298/FUL).
 DECISION – Committee members **AGREED** to a site meeting to be held on Wednesday 6th November 2019 at 10.00am to further understand the proposed application

19/P/2082/LBC – Old Dower House, 31 Highdale Road – East Ward – Relocate kitchen from basement to conservatory. Replacement of polycarbonate conservatory roof with glazing. Demolition of an internal wall and chimney to interconnect rooms. New external kitchen doors and associated external patio and retaining wall. Relocation of annex first floor door and a new ground floor annex window. The formation of a flat roof section with skylight in the main roof and removal of an internal roof gutter.
 DECISION – APPROVED by 10 Votes to 0

19/P/2159/FUL – The Milking Parlour, Moor Lane (off Court Lane) - East Ward – Change of use from holiday cottage to separate dwelling
 DECISION – APPROVED by 10 Votes to 1 Abstained

19/P/2251/LBC – 35 Copse Road – Walton Ward – Listed building consent for the installation of 1no. sign to rear elevation, 1no. sign to side elevation and 4no. signs to front elevation (5x non-illuminated and 1x externally illuminated). 3no. LED floodlights and 1no. lantern to front elevation.

Application 19/P/2253/ADV discussed at the 9th October 2019 Planning Meeting was REFUSED by 5 Votes to 0, due to concern with light pollution with the proposed addition of three lights at first floor level.

DECISION – REFUSED by 10 Votes to 0. Members would consider the application if it was resubmitted by the owner of the Public House without the three lights at first floor level.

19/P2420/COA – Ground Floor, 115 Old Street – East Ward – Prior approval for change of use from office (Use Class B1a) to 1no. residential dwelling (Use Class C3)
DECISION – Application withdrawn by the applicant

19/P/2528/FUH – 6 Kenn Moor Drive – South Ward – Single storey front extension with lean to roof and conversion of garage to storage/utility space.
DECISION – APPROVED by 10 Votes to 0

P/19/1911 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

19/P/2376/TPO – 15 Burden Park – West Ward – T1 – Crab apple – Fell
Committee members can find no reason for the felling of the tree on the application submitted and as the tree is healthy it should not be felled.
DECISION – REFUSED by 10 Votes to 0.

19/P/2413/TPO – 2 Woodside Road – Walton Ward – T1 – Lime – Crown reduction to previous pruning points containing size of tree
DECISION – APPROVED by 10 Votes to 0.

19/P/2435/TRCA – 12A Edgarley Court – Walton Ward – T1 – Sycamore – removal of 5 lower branches overhanging carpark.
DECISION – APPROVED by 10 Votes to 0

19/P/2482/TRCA – 2 Kenn Road – South Ward – T1 – False acacia – Crown lift to 5 metres and reduce back the crown on the south side by up to 2 metres. T2 – Walnut – Crown lift to 3 metres secondary laterals, prune clear of adjacent roof to clear by 1m. T3 – Willow – Pollard back to previous pruning points, 5 metres.
DECISION – APPROVED by 10 Votes to 0.

19/P/1911 CONSULTATIONS

1911.1 [19/P/1901.3 - Item deferred from 9th October 2019] TO RECEIVE AND DISCUSS THE PROPOSED REFORMS TO PERMITTED DEVELOPMENT RIGHTS TO SUPPORT THE DEPLOYMENT OF 5G AND EXTEND MOBILE COVERAGE

DECISION – Committee members **AGREED** to respond to the consultation confirming that the Council wished that existing permitted development rights for planning constraints should remain as they are currently. In doing so, this would provide local Councils with more control when it comes to applications submitted by mobile phone companies.

1911.2 NSC STREET TRADING CONSENT APPLICATION – THE FOOD DUDE, KENN BUSINESS PARK, BARNS GROUND, KENN

DECISION – Committee members **AGREED** to defer this item to the next Planning Committee meeting to be held on the 20th November 2019, as they wish to understand where the mobile food unit will be sited on Kenn Business Park and whether the unit will be parked on site overnight.

P/19/1912 FOR INFORMATION

1912.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 9TH OCTOBER 2019

Committee members NOTED the planning applications determined by NSC since the last Planning Committee meeting.

1912.2 NSC CURRENT PLANNING ENFORCEMENT CASES FOR CLEVEDON

Committee members NOTED the planning enforcement cases list for Clevedon

P/19/1913 CHAIRMAN ITEMS FOR INFORMATION

1913.1 TO CONSIDER ADOPTION OF PLANNING PRACTISES USED BY MENDIP DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS

The District Councillor for Yeo Ward advised Committee members for the Council to consider looking at the same practise that Mendip District Council when considering planning applications. Members discussed sending a letter to NSC to ask for reinstatement of existing policies in line with Mendip District Council

Members all **AGREED** and voted in favour of writing to NSC with this request.

P/19/1914 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: