

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 14<sup>th</sup> FEBRUARY 2018**  
**AT 7.30 PM**

**PRESENT:** Councillor G Hill – Chairman of the Committee - Chair  
 Cllrs N Barton, B Cherokoff, S Hale, B Hatch, A Shopland,  
 J West. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland; 2 residents re: App 17/P/5240/FUL

**7.30 pm INFORMAL BUSINESS – APP NO 17/P/5240/FUL 3 OLD CHURCH ROAD**

Mr Harris, a member of the Triangle Club, questioned what authority the trustees had to sell part of the Club. The members, who under CIU rules had owned the Club, had not been informed. Mr Harris felt the legality of the sale should be sorted out prior to a planning application being agreed.

The Committee Chairman pointed out that the Committee could only look at planning applications. Also that it is possible for anyone to submit a planning application on another person's land although they may not have the legal authority to proceed. It was suggested that the members of the Club seek legal advice.

Cllr Hale as a member and user of the Club had concerns that a community asset would be lost, in particular the dance floor.

*7.35 pm Cllrs A and D Shopland joined the meeting.*

**7.35 pm FORMAL BUSINESS**

**P/18/1693 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs C Francis-Pester – work commitment; Cllrs J Norton-Sealey and G Watkins – family commitments; K O'Brien – unwell; C Starr – out of Clevedon.

**P/18/1694 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 S Hale declared a personal interest in App 17/P/5240/FUL as he is a member of the Triangle Club. Cllr A & D Shopland and Cllr S Hale declared a personal interest Apps 17/P/5247/ADV & 18/P/2021/FUL as customers of the Salthouse Pub.

**P/18/1695 MINUTES OF PLANNING COMMITTEE ON 17<sup>th</sup> JANUARY 2018**

The minutes of the Planning Committee meeting held on 17<sup>th</sup> January 2018 and previously circulated to the Committee were accepted and signed by the Chairman as a true record.

**PART 2**

**P/18/1696 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

*With the Committee's agreement the Chairman altered the order of the agenda to consider the application for 3 Old Church Road of interest to members of the public present.*

**17/P/5240/FUL 3 Old Church Road** - Change of use from social club to funeral services and alterations to building frontage to form new pedestrian entrance to Old Street

The NSC Councillor for East Ward could see no planning reasons to refuse this application.

**RESOLVED:** VOTE: 2 FOR 4 AGAINST NO OBJECTIONS lost therefore RECOMMEND REFUSAL concern that this business is not appropriate for this very central prominent location in the town centre. There are anxieties about footfall in the town at present and work is being done to attract more retail outlets to the town. Also fears that there will be a reduction in much needed parking in the public car park to the rear of the building due to vehicles in connection with the funeral services. Access from the front entrance would not be possible due to town centre traffic.

*The residents left the meeting.*

**17/P/5444/LBC Walton Castle, Castle Road** - Proposal for 1no. 0.3m dish which will replace the existing BT KiloStream ground based network links that are currently used to connect the site.

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

**17/P/5174/FUH 17 Castlewood Close** - Demolition of rear lean to conservatory and erection of single storey rear extension with associated internal works.

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

**17/P/5247/ADV Salthouse Inn And Restaurant** - Advertisement application for the installation of 10 No. non-illuminated parking control and enforcement signage, along with instructions, tariffs and information regarding the management of parking upon the land

**18/P/2021/FUL Salthouse Inn And Restaurant** - Install security camera on lamp post

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS to both of the planning applications for the Salthouse Inn.

**17/P/5469/FUL 15 Old Street** - Change of use from A1 (retail) to A3 (restaurant) with installation of rear flue extraction

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

**17/P/5175/FUL BP Clevedon Tickenham Road** - Alterations to existing petrol filling station including a new re-located car wash and external plan, formalisation of car parking (13 no. spaces including 1 no. DDA space) and 2 no. A/W Bays, replacement of 6 no. petrol pumps, new plant room, removal and replacement of 2 no. underground storage tanks, and ancillary forecourt alterations

**17/P/5175/FUL BP Clevedon Tickenham Road CONTINUED...**

the NSC Councillor for East Ward recalled a previous controversy regarding the location for the car wash and the present position was agreed as the best location to prevent noise and nuisance affecting neighbouring properties on All Saints Lane and Walton Road.

**RESOLVED:** VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL specifically of the re-location of the car wash due to concerns about the effect of noise and nuisance on neighbouring properties. The owners of the properties had objected when the car wash had been originally installed and the present location had been deemed the best site to resolve this problem. Secondly to request consideration is given to moving the sign between the petrol station and road which obscures a full view of traffic when exiting the petrol station onto Tickenham Road.

**17/P/5485/FUH 1 Edward Road** - Erection of single storey side extension, front porch and install 4 No. dormers in roof following demolition of existing garage

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

**17/P/5558/FUH 14 Leagroave Road** - Installation of a driveway; remove front boundary wall; install a dropped kerb.

*It was noted that this property is divided into flats and the vehicle could possibly be parked in front of another flat not necessarily the applicant's flat.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL concern that the removal of the front boundary wall will have an adverse effect on the street scene in this Conservation Area. Suggest that if the applicant is disabled an application should be made for a disabled parking bay on the road.

**17/P/5643/LDP 9 Edward Road West** - Certificate of lawfulness for the proposed erection of a single storey rear extension and decking

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

**17/P/5651/FUH 22 Braikenridge Close** - Demolition of garage; erection of a 3 storey side extension

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

**18/P/2003/AGA Dowlais Farm, Lower Strode Road** - Horticultural glasshouse

This application had now been determined by NSC – prior approval not required. NOTED.

**18/P/2029/FUH 53 Cambridge Road** – Demolition of existing garage and removal of bay tree. Erection of a single storey garage with car port and garden room

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

**18/P/2025/RDC 12 Durbin Park Road** - Request to discharge condition No. 3 on application 17/P/1619/F

*This application was not on the NSC website. Condition 3 of the previous application states; 'The external walling and roofing materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority'.*

**RESOLVED:** VOTE: 6 FOR 0 AGAINST RECOMMEND REFUSAL No reasons given for this discharge of condition 3. Also no information as to the external walling and roofing materials to be used.

**18/P/2077/FUL Public Toilets Pier Copse The Beach** - Alterations to an existing public lavatory, including demolition of a small later addition, to create a unisex public lavatory and kiosk (use class A1)

The Walton Ward Town Councillor spoke in favour of the application and recommended approval. The NSC Councillor for East Ward gave the following reasons for refusal; toilets are insufficient in size; no easy DDA compliant access; the public fear antisocial behaviour in unisex toilets.

The resolution was proposed and seconded by a member of the Planning Committee choosing only one of the reasons for refusal.

**RESOLVED:** VOTE: 3 FOR 2 AGAINST 1 ABSTENTION RECOMMEND REFUSAL concern about disabled access to the toilet from Alexandra Road.

**18/P/2151/FUH 41 Esmond Grove** - Erection of a two storey and single storey rear extension following removal of existing rear conservatory, modification of front porch, re-roof garage and creation of a covered BBQ area

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

**Action: Deputy Town Clerk**

**P/18/1697 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;**

**17/P/5644/TPO 61 Dial Hill Road** - G1 x 20 Sycamore - reduce to previous pruning points

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

**Action: Deputy Town Clerk**

**P/18/1698 TO CONSIDER NAMING OF NEW CARE HOME IN CHERRY AVENUE P/17/1689**

The agent for the developer of the new care home had written at length to explain why the name of the previous care home on that site could not be used. A copy of which had been circulated to all Councillors. Some councillors were still of the view that the word 'cherry' should be retained in the name. The final decision was with the Developer.

**RESOLVED:** To thank the agent for the information provided and reiterate the request that there be a reference to 'Cherry' in the naming of the care home.

**Action: Deputy Town Clerk**

**P/18/1699 NSC CONSULTATION LOCAL DEVELOPMENT ORDER FOOD ENTERPRISE ZONE WESTON AIRFIELD BUSINESS QUARTER.**

Consultation available on NSC website and closes 1<sup>st</sup> March 2018. NOTED.

**P/18/1700 MARINE MANAGEMENT ORGANISATION WORKSHOP FOR SOUTH WEST MARINE PLAN - 8<sup>TH</sup> MARCH 2018**

An invitation from Severn Estuary Partnership had been emailed to all Councillors.

**RESOLVED:** Cllr B Hatch and Cllr N Barton to attend the Workshop.

**P/18/1701 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1701.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 17<sup>th</sup> JANUARY 2018.

1701.2 NOTICE OF ADOPTION OF NORTH SOMERSET AND MENDIP BATS SPECIAL AREA OF CONSERVATION (SAC) GUIDANCE ON DEVELOPMENT: SUPPLEMENTARY PLANNING DOCUMENT. Available on NSC website.

**P/18/1702 CHAIRMAN'S ITEMS FOR INFORMATION**

There were no Chairman's items for information.

**P/18/1703 TO DETERMINE PART 1 ITEMS**

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.21 pm

DATE:.....