

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 28th OCTOBER 2015

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, D Flint, C Francis-Pester, S Hale, C Hall, B Hatch,
 J Norton-Sealey, A Shopland, G Watkins, J West.
 Mrs I Johnson – Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland

7.30 pm INFORMAL BUSINESS

1. APP NO 15/P/2267/F 55 THE AVENUE

Mr S Douglas an adjacent property owner stated his main objections as follows;

- Overlooking of garden, bathroom, study and dining area from the first floor balcony.
- Full height first floor windows are out of place and create mutually problematic sight lines for privacy purposes.
- The proposals are insensitive to the location.
- Concern that the plans are not detailed enough and that the Site Block plan is not accurate.

Mrs A Cook an adjacent property owner on the other side of the application site highlighted problems of overlooking of her children's bedrooms from both the Juliet balcony window and the rear balcony and full length first floor windows. Together with overlooking of their garden sitting out areas.

2. APP NO 15/P/2303/F STORE TO REAR OF 6 KINGS ROAD

Mr Hoddell reported that he is still in communication with NSC concerning the lack of planning enforcement which had permitted this change of use. The present application is for the insertion of windows and rooflights. Mr Hoddell highlighted the privacy issues for surrounding properties due to this backland development which faces houses and flats. He also had concerns that in future a second storey may be added. Mr Hoddell thanked Members for their support in the past.

7.48 pm FORMAL BUSINESS

P/15/1092 APOLOGIES FOR ABSENCE

There were no apologies for absence.

P/15/1093 DECLARATIONS OF INTEREST

NOTE: District Councillors will reconsider applications, as they are on the NSC North Area 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 declared personal interests in 15/P/2267/F, 15/P/2296/F and 15/P/2325/ADV and took no part in discussions.

P/15/1094 MINUTES OF PLANNING COMMITTEE ON 14th OCTOBER 2015

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

P/15/1095 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED;

The Committee agreed to consider app 15/P/2267/F and 15/P/2303/F as the first planning applications to be considered as residents with an interest in these applications were present.

15/P/2267/F 55 The Avenue - First floor, side and rear extension, increase ridge height to create first floor living space, dormer windows and new gable to front elevation together with new double garage.

The NSC Councillor and Town Councillors for Walton Ward supported the objections made to this extension during informal business above.

RESOLVED: VOTE: 9 FOR 0 AGAINST RECOMMEND REFUSAL concern that the rear elevation balcony and Juliet balcony together with the rear facing full height glazing will overlook the neighbouring properties and therefore be detrimental to the amenity of these properties. Consider the extension to be out of keeping with the street scene. Also concerns that the Site block plan submitted does not represent the current footprint of 53 The Avenue.

15/P/2303/F Store to rear of 6 Kings Road - External alteration comprising partial demolition of gable, insertion of windows, rooflights and replacement doors.

A reply from the Head of Development Management NSC concerning the lack of enforcement of conditions laid down in 99/0795 has been circulated to Committee members. The Committee were dismayed that in 2008 the Enforcement Officer considered that enforcement action was not expedient. Then when it was followed up again in 2014 the storage use of the garages was immune from enforcement action due to the 10 year time limit. There was discussion about the need for proactivity on the part of Planning Enforcement.

RESOLVED: VOTE: 10 FOR 0 AGAINST RECOMMEND REFUSAL consider the insertion of windows and rooflights will be detrimental to the privacy and amenity of flats at 6 Kings Road and other adjacent properties as the store is in the rear garden of 6 Kings Road.

15/P/2257/F 53A Dial Hill Road - Retrospective application for a boundary fence.

It was noted that the fence in this application is lower than the previously refused application, however it is still higher than the original fence. Members had visited the site and reported that construction of the footings for the new fence had encroached on the public footpath and in doing so had reduced the width of the path. The application stated that the applicant would reinstate the surface of the public footpath.

RESOLVED: VOTE: 8 FOR 2 AGAINST RECOMMEND REFUSAL suggest the fence follow the line of the original fence. Also request the applicant reinstates the surface of the footpath that appears to have been damaged and narrowed.

15/P/2272/F 86 Churchill Avenue - Retrospective application for the construction of a single storey gazebo.

From the photographs this appeared to be a temporary structure.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

15/P/2290/F 7 Camplins - Conversion of garage/office to bedroom and wet room.

It was noted that there is off-street parking on the site for 3 vehicles.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/2296//F 13A Station Road - Partial removal of flat roof to form garden at second floor level

Some concern that use of this garden may be intrusive to properties to the rear of application site. **RESOLVED:** VOTE: 7 FOR 2 AGAINST NO OBJECTIONS

P/15/1095 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED; continued...

15/P/2323/ADV 3 Station Road - Display of 1 No non-illuminated fascia sign and 2
No non-illuminated laminated card signs.

RESOLVED: VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

15/P/2325/ADV Curzon Cinema, 46 Old Church Road - Display of 1 no illuminated
timber fascia sign.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

15/P/2327/HHPA 23 Netherways - Prior approval request for the erection of a single
storey rear extension that would 1) extend beyond the rear wall of the original house
by 4.2metres; 2) have a maximum height of 2.8 metres and 3) have eaves that are
2.4 metres high.

RESOLVED: VOTE: 9 FOR 1 AGAINST NO OBJECTIONS

15/P/2341/LUP 8 River Mead - Certificate of lawfulness for the proposed erection of
a single storey side extension.

RESOLVED: VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

ACTION: Deputy Town Clerk

P/15/1096 TOWN AND PARISH FORUM WEDNESDAY 7TH OCTOBER 2015

Members had been circulated with the presentation slides from the Forum. Items
highlighted by the Committee were;

The need for 29,000 homes not included in current local plans for the wider Bristol
housing market between 2016 and 2036. Concern raised that North Somerset
should remain independent from the wider Bristol area.

The need to stimulate growth in the North Somerset economy and jobs. Suggestion
that the fact that North Somerset has some of the best schools in the country should
be emphasised.

Better public transport links for all North Somerset children and young people to the
schools, colleges that they attend. Cllr Hall the NSC Executive Member for Children
& Young Peoples Services agreed to forward this recommendation to NSC.

ACTION: Cllr C Hall

**P/15/1097 NSC UPDATE FOR TOWN & PARISH COUNCILS – PLANNING FOR
FUTURE HOUSING**

RESOLVED: Cllr G Hill to attend the briefing session on Thursday 12 November.
Other Committee Members wishing to attend to notify the Deputy Town Clerk.

ACTION: Planning Committee Members

P/15/1098 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON

The information was NOTED. It was felt that regrettably the enforcement case at the
Land at The Buildings Court Lane is a similar case to that discussed above re. 6
Kings Road in that enforcement action was not taken and certificates of lawful
development have now been agreed.

1098.1 PLANNING ENFORCEMENT WORKLOADS – The email from NSC Delivery & Enforcement highlighted that the Enforcement Team is very stretched at present. NSC request that any alleged enforcement breaches be forwarded via the ‘report it’ form on the NSC website. It was noted that vacant planning enforcement posts have been advertised,

1098.2 22 MARINE PARADE – The Enforcement Officer had visited the site and was unable to identify any breach of planning control. The need to monitor these works was raised by Members.

P/15/1099 FOR INFORMATION The Committee RECEIVED AND NOTED;

1099.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 14th October 2015

1099.2 NSC LICENSING Currently two applications on list for Clevedon – Theatre Orchard and Little Harp Inn. No comments.

1099.3 CPRE Avonside Branch AGM 17th November 2015 – Agenda and Annual Review.

RESOLVED: Cllr Hatch hoped to attend.

P/15/1100 CHAIRMAN ITEMS FOR INFORMATION

1100.1 ROAD NAMING REQUEST – 7 NEW DWELLINGS AT FORMER STADDONS TIMBER YARD – Barton Mews had been agreed by the Developers.

P/15/1101 TO DETERMINE PART I ITEMS

There were no part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.06 pm

DATE:.....