

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 29<sup>th</sup> MARCH 2017**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
 Cllrs N Barton, C. Francis-Pester, B Hatch, A Shopland,  
 C. Starr, G Watkins, J West.  
 Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr D Shopland  
 11 members of the public concerning 17/P/0436/PDT

**7.30 pm INFORMAL BUSINESS – PUBLIC PARTICIPATION**  
**17/P/0436/PDT Land at Clevedon Golf Club, Castle Road**

One of the residents had produced an additional site location map clearly showing the access route and its proximity to the nearby houses. The map was circulated to Members. The following points were made by 4 speakers;

- The residents realise the need for an additional mast but are opposed to the location. Over 50 objections have been sent to NSC and some are not yet shown on the website.
- Mast and access route is closer to No 9 Linkside than as shown on the original plan or amended plan with the access route going through an area that is currently used as a garden for that house. There has been no consultation with the elderly lady who lives at No 9.
- 84 ft mast visible from properties at Linkside. Access road would cause noise and disturbance.
- Wooded copse provided by a Woodland Grant Scheme will be damaged by the construction vehicles etc. Concerns about the varied wildlife in the copse.
- Suggestion that a smaller unit similar to that in Bellevue Road be installed rather than the mast.
- Other sites for the mast suggested: in the car park by the Clubhouse; next to the castle hidden behind trees

**7.40 pm FORMAL BUSINESS**  
**P/17/1509 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs S Hale and K O'Brien (work commitments); Cllr C Hall – illness; Cllr J Norton-Sealey – family commitment.

**P/17/1510 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 Starr declared personal interest in **17/P/0436/PDT** as a member of the Golf Club  
 Cllr Hill declared personal interest in **17/P/0531/F & 17/P/0532/LB** as he is known to the applicant who is a neighbour.

**P/17/1511 MINUTES OF PLANNING COMMITTEE ON 8<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*

**NB: Due to a NSC Planning website server error only limited paper copies of the plans could be considered.**

**P/17/1512 PLANNING APPLICATION DEFERRED FROM THE LAST MEETING OF THE PLANNING COMMITTEE – AWAITING FURTHER INFORMATION;**

**17/P/0436/PDT Land at Clevedon Golf Club, Castle Road** - Prior notification of proposed installation of telecommunications apparatus; 24 metre mast, 2no dishes and 2no cabinets.

*The Committee Chairman had visited the site with two residents the previous day and made a return visit to the copse that day. Black and yellow tape had been erected to show where the base station is to be located. However the measurement of 15.9m from the chain link fence to the site did not appear accurate as the actual measurement was 7.6m bringing the mast closer to the properties. A member voiced anxiety about the environmental impact on the woodland copse and reference was made to the letter from the RSPB.*

*There was disappointment about the lack of adequate consultation between the Golf Club and local residents. The application is currently being referred to the NSC Planning & Regulatory Committee on 12<sup>th</sup> April 2017. Cllr Blades to be asked to speak to this item.*

**RESOLVED:** VOTE: 6 FOR 1 ABS 0 AGAINST RECOMMEND REFUSAL due to the inaccuracy of the plans and the mast being closer to the dwellings than shown on the drawings. Please note the Town Council is aware that there is a need for better mobile phone coverage in this area of Clevedon however other sites may be more appropriate.

**P/17/1513 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;**

**17/P/0511/F 10 The Avenue** - Demolition of existing rear extension and construction of a new single storey rear extension

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

**17/P/0531/F & 17/P/0532/LB 10 Wellington Terrace** - Replacement of existing Victorian stone terrace with lightweight metal frame of Georgian design, continue balustrade from consented balcony to new extension and replace two 2 No. existing windows and create new opening in front boundary wall for pedestrian gate.

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

**17/P/0542/F 3 Lower Queens Road** - Conversion of offices to 2 No two bedroom flats and 1 No one bedroom flat.

**RESOLVED:** VOTE: 6 FOR 1 ABS 0 AGAINST NO OBJECTIONS

**17/P/0544/F 12A Edgarley Court, Wellington Terrace** - Install an oriel bay window and roof lights, change to doors and windows on both elevations.

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

**17/P/0563/LB & 17/P/0562/F 37 Copse Road** - Listed Building consent for: replacement of 1 no window to ground floor rear elevation and 2 no doors at basement level (front and rear). Repaint front elevation. Replace staircase to basement. Renovation of basement to include removal of wall. General internal decoration and restoration.

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

**P/17/1513 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**17/P/0572/F Sunnyside Surgery, 4 Sunnyside Road** - Proposed siting of a metal container with concrete base to be used for storage at the rear of the property.

*The Committee Chairman reported that the container will be behind a brick wall will be secure and used to store ancient archives so that the internal archive space can be used to provide additional services to the community. The suitability of locating a metal container in a mainly residential area was raised. However it was noted that this is a temporary rather than fixed structure.*

**RESOLVED:** VOTE: 5 FOR 2 AGAINST NO OBJECTIONS

**P/17/1514 TREE WORKS APPLICATIONS TO BE CONSIDERED;**

**17/P/0560/WT 12A Edgarley Court, Wellington Terrace** - 1 x apple - fell; 1 x holly - reduce crown by 1 foot.

**RESOLVED:** VOTE: 6 FOR 0 AGAINST NO OBJECTIONS to the work to the Holly; however without information on the reasons to fell the apple tree  
RECOMMEND REFUSAL. **Action: Deputy Town Clerk**

**P/17/1515 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1515.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee meeting on 8<sup>th</sup> March 2017.

1515.2 NSC SITES AND POLICIES PLAN PART 2: The Site Allocations Plan was submitted to the Secretary of State on 24<sup>th</sup> February 2017 for examination. The hearing sessions of the examination will be held during the week commencing 15 May 2017. Submission documents are available at [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies) .

1515.3 WEST OF ENGLAND JOINT SPATIAL PLAN AND JOINT TRANSPORT STUDY responses to the consultation are now available to view at; [www.jointplanningwofe.org.uk](http://www.jointplanningwofe.org.uk) .

**P/17/1516 CHAIRMAN ITEMS FOR INFORMATION**

CAMPBELLS LANDING – PROPOSED CHANGE OF PREMISES LICENCE  
No information had been received by the Town Council.

**RESOLVED:** To obtain information from NSC Licencing Department and email this to Committee Members. **Action: Deputy Town Clerk**

**P/17/1517 TO DETERMINE PART I ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD CHAIRMAN.....

The meeting finished at 8.44 pm DATE:.....