

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 15<sup>th</sup> FEBRUARY 2017**

**PRESENT:** Councillor G Hill – Chairman of the Committee  
 Cllrs N Barton, S Hale, B Hatch, K O'Brien, J Norton-Sealey,  
 A Shopland, G Watkins, J West.

**IN ATTENDANCE:** Cllr D Shopland, Mr D Chapman- applicant App no 17/P/0194/F

**P/17/1490 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall – unwell, Cllr C Starr – out of Clevedon, Cllr C Francis-Pester – work commitments.

**P/17/1491 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.

**App No 17/P/0221/ADV The Hawthorns** Cllr J West declared a personal interest as she resides at The Hawthorns.

**App No 17/P/0180/WT 10 Leagrove Road** Cllr J West declared a personal interest as she is known to the owners of the property.

**P/17/1492 MINUTES OF PLANNING COMMITTEE ON 1<sup>ST</sup> FEBRUARY 2017**

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record subject to the following amendment; P17/1487 Agenda Item 9 Cllr Watkins is the 'Chairman' of the 'Clevedon' Hospital Action Team.

Cllr Watkins then queried the statement under minute p/17/1485 'Members agreed the wording as per the circulated document by 6 votes to 4' and also the wording under Q24. These questions had been discussed at length at the last meeting and Cllr Watkins was asked to discuss the queries with the Town Clerk.

**PART 2**

**P/17/1493 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:**

**17/P/0184/F & 17/P/0186/LB – 2 Victoria Road** – Erection of a single storey side extension.

*Members were satisfied that the proposed extension is significantly reduced compared with previous planning application. One Committee Member felt this unique listed building should be left intact.*

**RESOLVED:** VOTE: 6 FOR 2 AGAINST NO OBJECTIONS

**17/P/0194/F – 41 Esmond Grove** - Erection of a two storey and single storey rear extension to include the creation of a kitchen terrace. Part demolition/conversion of the existing garage to a games/store with the creation of a covered area to the rear. Alterations to the existing windows/doors to include extending the glazed link corridor.

*It was agreed that this is a large plot. The only concern from a neighbour was access to their conservatory roof for maintenance.*

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

**P/17/1493 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS CONTINUED;**

**17/P/0197/F – 21 Coleridge Vale Road East** – Convert and extend roof including rear dormer to create additional living space.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

**17/P/0221/ADV – The Hawthorns, 18 Elton Road** – Advertising consent for 3 No. post signs to replace previously installed.

*There had been two objections to the increased size and visibility of the new signs that are already in place. Members main concern was the sign nearest the mini roundabout on Elton Road which they felt could be less obtrusive.*

**RESOLVED:** VOTE: 4 FOR 3 AGAINST 1 ABS NO OBJECTIONS

**17/P/0234/F – 5 Broadlands** – Single side storey and rear extensions, new detached garage to replace car port.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**17/P/0247/F – 5 Oldville Avenue** – Demolition of existing car port and erection of garage with accommodation above. Single storey extension to rear.

*A Town Councillor for South Ward had reported her support for the application. There were some concerns about the size of this extension which appeared to be more extensive than a previous planning application for this site.*

**RESOLVED:** VOTE: 6 FOR 2 ABS NO OBJECTIONS

**17/P/0262/F – Belvedere, Edgehill Road** – Garage conversion, extension of rear balcony, widening of front access and driveway and internal alterations.

**RESOLVED:** VOTE: 7 FOR 1 AGAINST NO OBJECTIONS

**P/17/1494 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION**

**17/P/0094/HHPA – 43 Claremont Gardens** –

*(Deferred item from 1 February 2017 due to NSC server going down)*

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 3.6 metres; 2) have a maximum height of 3.9 metres and 3) have eaves that are 2.8 metres high.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

**P/17/1495 TREE WORKS APPLICATIONS TO BE CONSIDERED;**

**17/P/0180/WT – 10 Leagroave Road** – T1 Bay – reduce from pavement, reduce in height by half and reshape; T2 Portuguese Laurel – fell.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

**P/17/1496 FOR INFORMATION** The Committee received and noted the following; 1496.1 PLANNING APPLICATIONS determined since the Planning Committee meeting on 1<sup>st</sup> February 2017.

**P/17/1497 CHAIRMAN ITEMS FOR INFORMATION**

1497.1 APP NO. 16/P/3021/MMA 22 MARINE PARADE P/17/1481 – Reply from the Head of Development Management at NSC was circulated to members. He confirmed that this application relates to small changes which do not alter the style or total area of the building and are therefore dealt with as minor material amendments. He also confirmed that Cllr Blades will cover for Cllr Hall during his absence from the NSC Planning & Regulatory Committee.

NSC has now approved this application. Copy of NSC Planning Officer's report on the application was made available at the meeting.

1497.2 APP NO. 17/P/0344/F CHERRY ORCHARD RESIDENTIAL HOME Resubmission of earlier plans for 72 bedroom replacement care home approved by NSC March 2016 due to escalation in construction costs the number of beds has now increased by 8 to 80. Plans to be considered at the next meeting of the Planning Committee on 8<sup>th</sup> March 2017.

The Committee were reminded that previously the name of 'Forbes' had been suggested for this development to commemorate the work of Edward Forbes in providing holidays for carers in Clevedon.

NSC has asked CTC to 'consider any revised Section 106 contributions that CTC are able to fully justify in respect of the proposal /additional bed numbers now proposed'. **All Councillors to consider prior to the next meeting of the Planning Committee.**

1497.3CONSULTATIONS – All documentation available at the meeting.

1. NSC CALL FOR SITES SUITABLE FOR HOUSING AND ECONOMIC DEVELOPMENT IN NORTH SOMERSET. Deadline 17<sup>th</sup> February 2017. **NSC will automatically carry forward any sites that have previously been submitted but the sites can be resubmitted if CTC want to provide updated details.**
2. NSC CORE STRATEGY ADOPTION OF CONSEQUENTIAL CHANGES TO REMAINING REMITTED POLICIES FOLLOWING THE EXAMINATION BY AN INDEPENDENT INSPECTOR. Deadline for further comments 21<sup>st</sup> February 2017. **This has been through the Committee a number of times previously.**
3. NSC decision to **cancel** a DIRECTION UNDER ARTICLE 4 OF THE TOWN & COUNTRY PLANNING ORDER to remove permitted development rights to control the temporary use of any land for the storage, parking, cleaning, maintenance or repair of any motor vehicle. Representations re cancellation - deadline 17th February. **The committee considered this in November min P16/1445. The Committee did not support the Article 4 Direction.**
4. Notice of the NSC COMMUNITY INFRASTRUCTURE CHARGING SCHEDULE EXAMINATION TO COMMENCE ON 28<sup>TH</sup> FEBRUARY 2017. Agenda and key matters and issues available at the meeting. **See min P/16/1421 for the Town Council's comments on the Charging Schedule.**

1497.4NSC ENFORCEMENT RECORDS UPDATE Now provided three monthly. The latest update will be available at the next meeting.

**P/17/1498 TO DETERMINE PART I ITEMS**

There were no Part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.28 pm

DATE:.....