

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 4<sup>th</sup> OCTOBER 2017**

**PRESENT:** Councillor N Barton – Vice-Chairman of the Committee - Chair  
 Cllrs S Hale, B Hatch, J Norton-Sealey, A Shopland, C Starr,  
 G Watkins, J West. Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Cllr B Cherokoff, D Shopland.

**7.30 pm INFORMAL BUSINESS PRE-APPLICATION CONSULTATION –**  
**REDEVELOPMENT OF COURT FARM, ALL SAINTS LANE, FOR 9**  
**DWELLINGS (3 CONVERSIONS AND 6 NEW-BUILD)**

Mr Dale Evans from Alder King provided more detailed plans for Members and provided the following information;

- The site is currently empty having previously been used for equestrian and casual storage facilities.
- The proposal is for 3 conversions of existing buildings and 6 new build dwellings.
- Clevedon Court Estate, as the owners of the Court Farm, had asked about the development potential of this site. The site is 0.3 hectares.
- Access will be from the 3 existing accesses. The south access adjacent to Tickenham Road for the new dwellings. The middle access (currently closed) for one of the conversions and the north access for the existing house and the other two conversions.
- 25 parking spaces provided including one for the existing house.
- An assessment had been carried out on the impact of development on the heritage assets in the adjacent area.
- A number of new trees would be planted to replace existing trees.

Mr Evans apologised that the consultation with the Town Council was late and the full application had now been submitted. It had yet to be registered by NSC. The residents of All Saints Lane, Careys Close and Tickenham Road had been consulted and the response had been relatively positive. Ten letters had been received.

**7.47 pm FORMAL BUSINESS**

**P/17/1622 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall and K O'Brien - illness; Cllr G Hill – out of Clevedon.

**P/17/1623 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 G Watkins declared a personal interest in app no 17/P/2062/F as he attends St Mary's Church and 17/P/2235/F as he is known to the Rector.

Cllr C Francis-Pester and B Hatch declared personal interests in app no 17/P/2234/HHPA as they are known to the applicant.

**P/17/1624 MINUTES OF PLANNING COMMITTEE ON 20<sup>TH</sup> SEPTEMBER 2017**

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

## PART 1

**P/17/1625 TO CONSIDER CLLR CHEROKOFF'S REQUEST TO BE A MEMBER OF THE PLANNING COMMITTEE**

**RESOLVED:** Unanimously TO RECOMMEND TO COUNCIL that Cllr B Cherokoff become a member of the Planning Committee for this Council Year.

**P/17/1626 NSC SITE ALLOCATIONS PLAN – MAIN MODIFICATIONS CONSULTATION**

Extracts of the Plan concerning Clevedon Sites had been provided by the Chairman of the Committee. The full document and marked up revised versions are available on the NSC website.

**RESOLVED:** TO RECOMMEND TO COUNCIL that the following comments are made on the main modifications;

- BROOKFIELD WALK to remain as a designated Local Green Space and a Strategic Open Space (MM36, MM71, MM76). This is an essential green space in a town with a shortfall of green spaces - see NSC report some years ago.

To reiterate previous comments;

- LAND NORTH OF CHURCHILL AVENUE Reiterate request that this remain as a public open space. (Schedule 1)
- MILLCROSS SITE In the event of the site not being used for a hospital request the site is used for affordable or social housing. *A motion to add after hospital 'or other health facilities' was not seconded.*
- LAND WEST KENN ROAD If part of this site is developed for housing request that at least 30% of the housing is affordable or social housing.

**It was AGREED to consider the remainder of the document using the marked up version along with the comments received from the Clevedon Neighbourhood Plan Group at the next meeting of the Planning Committee on 25<sup>th</sup> October 2017 meeting. To start 30 minutes prior to the main meeting.** Paper copy of marked up version available in CTC Office.

**Action: Deputy Town Clerk**

## PART 2

**P/17/1627 TO CONSIDER APP NO 17/P/2062/F ST MARY'S CHURCH, CASTLE ROAD**

*Proposed seconded and AGREED to suspend standing orders to allow Mrs Woodward to address the meeting.*

Mrs Woodward expressed her concerns about locating the base station within the Church. She highlighted;

- health concerns and the fact that there is still ongoing research into the long term effects of living in the vicinity of mobile phone base stations.
- the view that it is unnecessary to have mobile phone coverage everywhere. She had found that most of the roads in the area had a mobile signal.
- the impact of this installation on the fabric of the building of the church.
- the Archaeologist's Report concerned about the possible disturbance of human remains.
- the Conservation of Habitat and Species Act.

*Proposed, seconded and AGREED to reinstate standing orders*

**APP NO 17/P/2062/F ST MARY'S CHURCH, CASTLE ROAD** continued...

The information requested at the last meeting from the Planning Agent had been provided and circulated to all Town Councillors. This showed the alternative sites in Walton that had been investigated but discounted. The Agent had also confirmed that the proposal for this site had been designed within International Commission on Non-Ionising Radiation Protection (CNIRP) public exposure guidelines and therefore Health and safety concerns should not be a planning consideration. A CNIRP certificate had been submitted with the application.

A member emphasised that there were strong feelings about the application however if the application is refused the reasons given would need to be defensible in the case of an appeal. A Walton Ward Town Councillor had spoken with the Parochial Church Council and Rector who had assured him that the benefit of the base station was huge for the residents of Walton Ward where mobile phone coverage was not good and he had been reassured that the risk was minimal.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST On the basis of the answers to questions raised and the information provided by the agent NO OBJECTIONS.  
**Action: Deputy Town Clerk**

**P/17/1628 TO CONSIDER PRE-APPLICATION CONSULTATION – REDEVELOPMENT OF COURT FARM, ALL SAINTS LANE, FOR 9 DWELLINGS (3 CONVERSIONS AND 6 NEW-BUILD)** See Informal Business above

There was a lengthy discussion which included recognition of the need for affordable housing to be built in Clevedon to address the Clevedon demographic. There were concerns that affordable housing is being built outside the town or monies taken in lieu of affordable housing. The Committee Clerk reminded members that the pre-application consultation had been presented by the planning agent and not NSC.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST Prior to consideration of the full planning application to highlight the following points to NSC;

1. Concern that the proposal is overdevelopment of the site.
2. Suggest that the site could be used for affordable housing.
3. Concern that the development will introduce more traffic into this already congested area of the town.

Also AGREED 1) to add affordable housing to the agenda of the follow up meeting regarding section 106 monies; 2) when the full planning application for this development is considered to carry out a site visit and look in detail at the accesses and parking arrangements. **Action: Deputy Town Clerk**

**P/17/1629 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:**

**17/P/2176/LUP 12A Thackeray Road** - Certificate of lawful development for a proposed loft conversion to include a dormer window with a Juliette balcony to the rear elevation and change the hipped roof to gable on the side elevation. Conversion of the garage to living accommodation to include a single storey rear extension.

**RESOLVED:** VOTE: 6 FOR 1 AGAINST RECOMMEND REFUSAL Consider the roofline to be out of keeping with the street scene. Also it had not been possible to view the application from the rear of the property to ascertain whether the Juliette balcony on the third floor overlooked neighbouring properties.

**17/P/2168/F 28 Thackeray Road** - Erection of a single storey rear extension, following partial demolition of existing rear extension.

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

**17/P/2180/F Belvedere, Edgehill Road** - Conversion of garage to living space, extend rear balcony and widening of front boundary wall and driveway.

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

**17/P/2181/F 55 Griffin Road** - Erection of a two storey side extension and front porch.

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

**17/P/2190/F 135 Old Street** - Application to remove condition 9 attached to planning permission 14/P/2667/F (change of use of existing ground floor shop to 1 no. one bedroom flat. Demolition of existing workshop and erection of 2 no. one bedroom flats. Insertion of 2 no. new windows at first floor level and 1no. new window at ground floor level to east elevation and 1 no. window at ground floor level on west elevation. Alterations to existing shopfront); condition relating to construction to code level 3, Code for sustainable homes.

*Members considered Condition 9 of permission 14/P/2667/F however it was not clear what Code Level 3 involved in terms of construction. The NSC Councillor for East Ward was of the opinion that if planning permission is required Code level 3 must still apply.*

**RESOLVED:** VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL planning permission to remain unchanged.

**17/P/2193/F 4 Wordsworth Road** - Erection of a two storey rear extension, single storey side extension to create a garage and a porch to the front elevation following the demolition of the existing conservatory.

*Some concern that this will be the only two storey extension in the road however it is in the rear of a large plot.*

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

**17/P/2231/F & 17/P/2232/LB 39 Hill Road** - Retrospective application for construction of a car port and new steps to garden.

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

**17/P/2234/HHPA 16 Long Avenue** - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.8 metres; 2) have a maximum height of 3.75 metres and 3) have eaves that are 2.85 metres high. *It was noted that the previous application had been for a two storey extension. There appeared to be no issues raised by adjacent neighbours.*

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

**17/P/2235/F The Rectory, All Saints Lane** - Proposed retention of construction access road used for the construction of new classroom block at All Saints Primary School for permanent use by The Rectory. New double gates. **RESOLVED:** VOTE:9 FOR 0 AGAINST NO OBJECTIONS

**Action: Deputy Town Clerk**

**P/17/1630 TO CONSIDER RESPONSE FROM NSC TO A REPORTED BREACH OF PLANNING CONDITIONS – 53A DIAL HILL ROAD**

The NSC Case Officer had contacted the owner of the property who had confirmed that the obscure glazing would be installed within the next few weeks. A site visit will then be made to confirm that this has been done.  
NOTED.

**P/17/1631 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1631.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee Meeting 20<sup>th</sup> September 2017 circulated to all Councillors.

**P/17/1632 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman items for information.

**P/17/1633 TO DETERMINE PART I ITEMS**

AGREED the following agenda items 9 Membership of Planning Committee And 8 NSC Site Allocations Plan.

APPROVED AS A CORRECT RECORD                      CHAIRMAN.....

The meeting finished at 9.15 pm                      DATE:.....