

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 21st NOVEMBER 2018
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs Barton, Cherokoff, Francis-Pester, Hale, Hatch & West
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr Moores & Cllr Watkins and five members of the public.

7.30 PM INFORMAL BUSINESS –

APP NO 17/P/5036/FUL

A resident of Woodlands Road spoke for and on behalf of neighbours regarding the 'amended' plans. This scheme has been rejected previously by Civic Society and NSC's Conservation and Heritage Officer.

Refuse collection points are sited too far from public highway making refuse collection difficult for trucks and other vehicles to traverse down a 3m wide dirt track not owned by the applicant.

The build is over height and an overbearing development inches away from boundary walls to Copse Road.

The design of the proposed properties with small gardens can only suggest sub-divided flats and external space will be used for rotary driers etc.

The proposal will also block the light and warmth of the afternoon sun to properties in Woodland Road.

P/18/1797 APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllrs O'Brien, Norton-Sealey & A Shopland

P/18/1798 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 Hale declared an interest in app., no. 18/P/4446/FUH as the property is a neighbouring residence.

7.45PM FORMAL BUSINESS –

P/18/1799 MINUTES OF PLANNING COMMITTEE ON 24th OCTOBER 2018

The minutes of the Planning Committee meeting held on 24th October 2018 were previously circulated to the Committee and were accepted and signed by the Chairman as a true record.

P/18/1800 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

With the Committee's agreement the Chairman altered the order of the agenda to consider the application of interest to the members of the public present.

17/P/5036/FUL – AMENDED PLANS – Stafford Garage, 1 Woodlands Road – Walton Ward – Erection of a terrace of 3no. (2no. three-bedroom and 1no. two bedroom) dwellings and 3no. detached two-bedroom dwellings (6no. dwellings in total) with associated parking, refuse storage and landscaping following the demolition of the existing garage and warehouse.

DECISION – REFUSAL by 8 Votes to 0 – Overdevelopment of the site, access issues as shared driveway, height of proposed properties and the design.

AGREED that Cllr Blades be contacted with a view to taking the application to the P&R Committee.

18/P/3182/FUH – Flat 1 (Ground Floor Flat) 14-16 Bellevue Road – Walton Ward – Replacement of existing Upvc windows to timber windows, opening of filled in doorway and infilling of previous window to south/west elevation. External works to garden with timber decking, storage building and ‘sunken’ garden.

DECISION – SUPPORTS by 8 Votes to 0

18/P/4165/FUL – Ground Floor, Clevedon Hall, Victoria Road – West Ward – Update from District Councillor for the West Ward concerning – Application for amendment to condition number 20 on application – 15/P/1538/MMA – to allow for the one-way barrier with a horizontal closed position to be replaced with an electric gate.

DECISION – Deferred again to the next Planning Meeting as a decision has not been made and therefore still awaiting further information from the District Councillor for the West Ward concerning the positioning of the electric gate.

18/P/4446/FUH – 9 Glebe Road – West Ward – 2-storey rear extension to provide additional bedroom and larger kitchen

DECISION – SUPPORTS by 7 Votes to 0, on the proviso that the side window, not shown on the planning application, is constructed with obscure glass as the window overlooks the garden of No. 10 Glebe Road.

18/P/4499/FUH – 39 Hill Road – Walton Ward – Construction of single storey garden room extension to rear elevation (revision to approved application 18/P/3114/FUL).

DECISION – SUPPORTS by 8 Votes to 0

18/P/4500/LBC – 39 Hill Road – Walton Ward – Listed building consent for the construction of a single storey garden room extension to rear elevation (revision to approved application 18/P/3115/LBC).

DECISION – SUPPORTS by 8 Votes to 0

18/P/4518/FUH – 18 Irving Close – East Ward – Erection of a two-storey rear extension following the demolition of existing garage.

DECISION – SUPPORTS by 6 Votes to 0

18/P/4617/LDP – 26 Woodington Road – Yeo Ward – Lawful Development certificate for a proposed extension

DECISION – SUPPORTS by 6 Votes to 0

18/P/4682/MMA – 2-6 Bay Road – Walton Ward – Application for minor material amendment to planning permission 17/P/1078/F (change of use from nursing home (Use Class C2) to 19no. self-contained flats (Use Class C3). Works to include; two storey side extension to no. 6, two storey rear extension to no.2 & no. 4, removal of link between buildings, removal of garage, new dormers to front elevations, parking provision and hard/soft landscape works) to allow for redesign of rear extension to no. 2 & no. 4, exclusion of side extension to no. 6 and reconfiguration of flats(number to remain at 19no.).

DECISION – SUPPORTS by 8 Votes to 0, subject to all roof heights being in line with the previous proposal, which has already been approved.

18/P/4710/FUH – 9 Griffin Road – East Ward – Demolition of existing covered area, utility room and store to the rear. Construction of a single storey kitchen extension to provide accommodation for a family room and utility/shower room
DECISION – SUPPORTS by 6 Votes to 0

18/P/4716/FUH – 23 Holland Road – Yeo Ward – Conversion of double garage into family accommodation and the erection of a conservatory.

DECISION – SUPPORTS by 5 Votes to 1 AGAINST, on the proviso that the conversion is not used as a separate dwelling as it mentions two bedsits on the planning application. Also, that the property is never sold or let as separate dwellings.

18/P/4745/FUH – 3 The Croft – East Ward – Two storey rear/loft conversion together with dormers to front and back, to provide additional living accommodation.

DECISION – SUPPORTS by 6 Votes to 0

18/P/4758/FUL – Weston Super Mare to Clevedon cycleway – Construction of a 1.4km shared use cycleway on a section of the old railway line running between Wick Road, Wick St Lawrence and Yeo Bank Lane, Kingston Seymour including a new farm bridge over the Congresbury Yeo, and the erection of a replica of the former Wick St Lawrence Station Halt building. Land to the North of Wick Road around Tutshill Sluice Wick St Lawrence/Kingston Seymour

DECISION – SUPPORTS by 7 Votes to 0

18/P/4768/NMA – 23 Linden Road – Walton Ward – Non-material amendment to application 16/P/1504/F (Proposed change of use of existing dwelling (use Class C3) at No. 23 to sheltered accommodation and erection of a three-storey rear extension and link building to No. 25 all associated to the existing residential care home) to allow a change of design to front and rear elevation.

DECISION – SUPPORTS by 8 Votes to 0

P/18/1801 TO RECEIVE THE FOLLOWING APPEAL DECISION

17/P/2550/TPO – APP/TPOD0121/6626 – 25 Highdale Road – Walton Ward – Reduce all stems to a height of 6 metres

To note – (New application received – **18/P/4393/TPO** – T1 Holm Oak – reduce left hand side by 2m reduction of lateral branches). Committee decision – SUPPORTS.

DECISION – Committee Members RECEIVED and NOTED the appeal decision received.

P/18/1802 NSC CONSULTATIONS**1802.1 TO REVIEW VIEWS ON THE LOCAL PLAN 2036 – ISSUES AND OPTIONS DEVELOPMENT**

Committee members submitted the following comments;

- More affordable housing/starter homes are needed in Clevedon, ensuring that young families remain living in the town.
- To maintain commercial sites and make use of existing buildings.
- Clevedon's infrastructure needs improvement, flexibility within the green belt methods, but controlled. The spur for the M5 motorway could go via green belt land.
- There is no strategic plan for NSC looking at the next 25 years. Need more thinking around where housing should be, what type and numbers.
- Should the settlement boundary be altered to incorporate with Kenn village.
- Bring back and encourage the principles of building more council houses. Linked in with Council Associations.
- Revisit the potential for brown field sites.

1802.2 TO RECEIVE THE WEST OF ENGLAND, JOINT SPATIAL PLAN – TECHNICAL EVIDENCE WORK CONSULTATION, LETTER DATED - 12 NOVEMBER 2018

The Committee Chairman advised Members that further comments can be made on-line until the 7 January 2019.

1802.3 TO NOTE THE NSC LANDSCAPE CHARACTER ASSESSMENT 2018, SUPPLEMENTARY PLANNING DOCUMENT, DATED 25 SEPTEMBER 2018

The Committee members RECEIVED and NOTED the supplementary planning document.

P/18/1803 FOR INFORMATION

The Committee RECEIVED and NOTED the following;

1803.1 PLANNING APPLICATIONS DETERMINED SINCE THE PLANNING COMMITTEE MEETING ON 24TH OCTOBER 2018.**P/18/1804 CHAIRMAN ITEMS FOR INFORMATION
TOWN AND PARISH COUNCIL WORKSHOP**

The date of the next workshop will be on Thursday 6 December 2018 at the Town Hall, Weston-Super-Mare

CPRE AVONSIDE BRANCH AGM – 24th NOVEMBER 2018

Committee members RECEIVED and NOTED the Branch AGM information

PEACE TREE PLANTED BY QUAKERS

The Committee Chairman referred to an article in the NS Times concerning a peace tree planted by the Quakers by the Bandstand on Clevedon Seafront, and asked why the Council was not notified about this.

The Committee Clerk explained that the Quakers had approached the Council and because their request was to plant a tree on NSC land, they were referred to the District Council.

MBEES TAXI ADVERTISING

The Committee Chairman raised that small advertising signs have been installed into grass verges around the town by the new taxi firm.

RESOLVED: The Committee Clerk to write to NSC Highways Department to make them aware.

GOVERNMENT ISSUES GREEN BELT PROTECTION PLAN

Committee members were advised that the Government have today issued their green belt protection plan.

P/18/1805 TO DETERMINE PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.20pm

DATE: