

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 25<sup>th</sup> FEBRUARY 2015**

**PRESENT:**

Councillor G Hill – Chairman of the Committee  
 Councillors: C Bussey, R Garner, A Giles-Townsend, C Hall, A Shopland, G Watkins, J West. Mrs I Johnson – Deputy Town Clerk.

**IN ATTENDANCE:**

Councillors: N Pennycott - for informal business only; D Shopland.  
 Mr Adam Phelps – applicant; Mr J Dexter- architect; A representative from the designated construction company - App 15/P/0355/F Informal business

**7.30 pm      INFORMAL BUSINESS****APP NO 15/P/0355/F – CHALLICOMS 10 HILL ROAD**

Mr Dexter outlined the plans for the Challicoms building as follows;

- A previous application to convert a separate storage building into a dwelling with two parking spaces has been approved by NSC.
- This phase of the development is to retain a similar high quality retail use (furniture and flooring) on the ground floor. Approximately 4 car parking spaces for staff etc. Large deliveries to be accessed from the Bellevue Road side door.
- 7 High quality apartments of a good size mainly on the upper floors with access from the rear of the building and a lift to upper floors. One car parking space per residential unit.
- Recycling storage and secure cycle parking making use of the blue timber shed.
- Disruption from the construction to be kept to a minimum with no requirement for a welfare unit or skips on the highway.
- The building will be enhanced but remain as existing except for the addition of dormers at roof level to accommodate the loft apartment.
- The retail use would be completed first with the conversion of the upper floors to residential use following immediately. It is anticipated the development would be completed within six months.

Members main concerns were the number of allocated parking spaces and the existing on street parking problems in this area.

Mr C Hunt, representing the Planning Group of the Clevedon Civic Society commented that his questions regarding access, parking and bin storage had been answered. He asked where the motor room for the lift would be situated. Mr Dexter confirmed this would not be on the roof.

*Cllr Pennycott, Mr Hunt, Mr Phelps, Mr Dexter and the representative from the construction company left the meeting.*

**P/15/929      APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllr B Hatch – out of Clevedon; Cllr J Norton-Sealey – family commitments; Cllr C Francis-Pester (apologies on answerphone after the meeting) – unwell.

**P/15/930 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.

15/P/0284/LB Cllr Garner declared a personal interest and did not vote as he is known to the applicant.

**P/15/931 MINUTES OF PLANNING COMMITTEE ON 4<sup>th</sup> FEBRUARY 2015**

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

**PART I****P/15/932 JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES P/15/925**

NSC had replied to Members request for details of sites already identified. The NSC Officer had pointed out and the Committee Chairman reminded Members that the sites considered through the previous Housing and Economic Land Availability Assessment in 2014 and shown on map on the NSC website were not allocated housing sites but an assessment of potential land availability. This is a requirement of national policy and guidance. The sites serve as part of the evidence base of land availability to inform the plan making process. All Clevedon Councillors had been circulated with the NSC reply and the attached map and list of sites.

Most Members felt the sites already identified should be considered by the Town Council and possible alternative sites put forward. It was therefore agreed to consider each individual site:

**Land east of M5 Junction 20** – Site area 39.194 – Residential capacity 784

*Consider this should be deleted as it is an inappropriate site outside the settlement boundary. The NSC Sites and Policies Plan states that there is a aim to build strong inclusive communities within settlement boundaries. The site is on the flood plain, in the green belt and an established wildlife site.*

Cllr Garner asked that it be recorded that he is in favour of this site for the purposes of the land availability document.

**Land to the West of Kenn Road** – Site area 9.4442 – Residential capacity 178; Employment potential 8.2ha allocated.

*Request this remain as designated employment land to support additional housing in the area.*

**Portbury House, Davis Lane** – Site area 1.7309 – Residential capacity 94; Employment allocated.

*Consider this is not suitable for residential use (see reasons given under Land east of M5 Junction 20) Suggest it is retained as employment land as it is in the same area as the Windmill and St Modwens sites.*

**Land at Moor Lane** – Site area 0.2402 – Residential capacity 10

*An appropriate site for residential use.*

**The Hand Equestrian Centre** – Site area 4.8505 – Residential capacity 80

*Consider this should be deleted as it is an inappropriate site outside the settlement boundary and perhaps more appropriate for leisure use.*

**P/15/932 JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES P/15/925**

**Land Off Millcross** – Site area 1.0856 – Residential capacity 50; Discounted employment potential

*An appropriate site for residential use, although the need for a doctor's surgery in the south of the town was highlighted.*

Cllr Watkins asked that it be recorded that he was not in favour of this proposal.

**Yeolands Farm** – Site area 0.5807 – Residential capacity 23

*An appropriate site for residential use.*

**Hither Green** – Site area 5.1551 Residential capacity 155 Existing employment site.

*Request this remain as designated employment land as it is easily accessible and a popular site adjacent to the motorway.*

**Cherry Orchard** – Site area 0.4868 – Residential capacity 19

Cllr West declared a personal interest as she resides at a property owned by Hawthorns Avery. The Committee Chairman reported that Hawthorns Avery Ltd is proposing to submit a planning application for a new 72 bed care home on this site and is currently consulting local residents for their views prior to discussions with the Town Council.

*Request this area is removed from the map as a planning application for a care home is pending.*

**Hangstone Quarry** – Site area 0.134 – Residential capacity 5

*Consider this site should remain as employment/open space. Concern about safety as this site is adjacent to an eroding quarry face.*

**Staddons Timber Yard** – Site area 0.1571 – Residential capacity 6; potential employment site.

*An appropriate site for residential use.*

**Land North of Churchill Avenue** – Site area 1.1008 – Residential capacity 44.

*In view of the fact that Clevedon has a shortage of open space amenity land request this land be designated public open space. Investigations are under way to designate this land as a Centenary Field.*

**Land Adjacent to Colehouse Lane from the radio masts to Warren Holiday Park**

*Request this area be considered as an alternative site for residential use as it is linked to the adjacent residential area via a bridge over the River Blind Yeo. The area although on the flood plain has reportedly never flooded.*

**RESOLVED:** In view of the deadline of 6<sup>th</sup> March 2015 for the submission of proposed sites and broad locations for housing and economic development to forward to NSC the above comments on the sites previously identified and the additional site for inclusion. **This is subject to ratification by Council on 22<sup>nd</sup> April 2015.**

**Action: Deputy Town Clerk**

## PART 2

**P/15/933 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED**

**15/P/0218/MMA 32 Dial Hill Road** - Minor Material Amendment to 13/P/1372/F (Erection of first floor rear extension to include 8no bedrooms with en-suite bathrooms) to change the level of the proposed first floor, alter room layouts and external fire escape stair.

**RESOLVED:** VOTE 5 FOR 0 AGAINST NO OBJECTIONS

Also to inform NSC Enforcement of a possible breach in planning permission concerning the use of the three parking spaces. **Action: Deputy Town Clerk**

**P/15/933 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** continued...

**15/P/0233/F Lane near Lower Farm, Lower Strode Road** - Use of part of existing agricultural storage building permitted under agricultural permitted development rights for the housing of livestock.

**RESOLVED:** VOTE 8 FOR 0 AGAINST NO OBJECTIONS subject to adequate drainage.

**15/P/0264/LB Newton House, 27 Hill Road** - Replace polycarbonate glazing over the basement corridor at the front of the house with walk-on glass.

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

**15/P/0284/LB 13 Seavale Road** - Removal of internal walls between kitchen and dining room and corridor to create larger kitchen/dining room and new shower room.

**RESOLVED:** VOTE 7 FOR 0 AGAINST 1 ABSTENTION NO OBJECTIONS

**15/P/0289/F 11 Dial Hill Road** - Erection of a replacement dwelling with additional access off Dial Hill Road.

**RESOLVED:** VOTE 8 FOR 0 AGAINST RECOMMEND REFUSAL concern that the ridge height is too high and not in line with the adjacent property and that this could affect the street scene.

**15/P/0270/MMA Toll House, Clevedon Pier** - Minor material amendment to Conditions 17 & 19 to planning permission 14/P/0822/MMA - (Minor material amendment to planning permission 10/P/2096/F - (Erection of a new visitor facilities building for Clevedon Pier, providing a tearoom with ancillary preparation areas, education/meeting rooms and wcs. Minor internal works to the Tollhouse and the rebuilding and extending of the shed/store.) to change the shape of the glass funnel and opening in the slab to hexagonal) to allow preparation of snacks, teas, coffees within the visitor centre servery area and the addition of air intake louvre in pier wall and an extract canopy exhaust in new store room.

**RESOLVED:** VOTE 7 FOR 0 AGAINST 1 ABSTENTION NO OBJECTIONS

**15/P/0316/F 51 Coleridge Vale Road North** - Erection of a porch at the front of the house.

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

**15/P/0319/F Units 1-4 Griffin Road Estate** - Change of use application to convert existing ground floor industrial units to 1no two storey dwelling and 2no ground floor flats. Works to include alterations to building and removal of external staircase.

**RESOLVED:** VOTE 8 FOR 0 AGAINST RECOMMEND REFUSAL consider the application to be inaccurate and incomplete.

**15/P/0325/F 64 Coleridge Vale Road South** - Extension of existing residential dwelling with wrap around single storey construction to include extended off-street parking and installation of two multi-fuel burners. Works to include side access to rear of property.

**RESOLVED:** VOTE 6 FOR 0 AGAINST NO OBJECTIONS subject to adequate fume extraction for the multi-fuel burners.

**15/P/0330/F 4 Tennyson Avenue** - Single storey side extension.

**RESOLVED:** VOTE 8 FOR 0 AGAINST RECOMMEND REFUSAL consider this extension to be; overdevelopment of the site up to the boundary wall; concern that the extension is creating two self-contained dwellings; the new dwelling appears to be of inadequate size and therefore the living conditions are cramped and may not comply with building regulations.

**Action: Deputy Town Clerk**

**P/15/934 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED**

**15/P/0256/WT 7C Kenn Road** - 1X Bay Tree - fell. VOTE 7 FOR 1 AGAINST

**15/P/0260/WT 9 Highdale Road** - Reduce Mulberry tree crown by 30% to approx state of last pruning. VOTE 8 FOR 0 AGAINST

**15/P/0311/TPO Park House, 21 Highdale Road** - 1 x Yew tree - reduce crown height and spread by 2 metres. VOTE 7 FOR 0 AGAINST 1 ABSTENTION

**15/P/0312/WT Park House, 21 Highdale Road** - 1 x Birch tree – thin by 15%. VOTE 8 FOR 0 AGAINST

**15/P/0342/WT 11 Highdale Road** - 1 x Mulberry - reduce to previous pruning points; tidy up tear. VOTE 8 FOR 0 AGAINST

**RESOLVED:** NO OBJECTIONS to the above five tree works applications

**15/P/0313/WT Flat 2 8 Elton Road** - 1 x Bay tree - fell. VOTE 8 FOR 0 AGAINST

**RESOLVED:** RECOMMEND REFUSAL to the felling of the Bay tree as no reasons for the felling of this tree have been included on the application form.

**15/P/0320/WT Herbert Gardens, Herbert Road** - T54 Sambucus - prune to remove all dead, diseased and broken branches; T78 Sycamore - remove lower braches to a height of 2-3m; T67 Sycamore - pollard to remove all sprouts from previously cut ends of branches; T68 Elm - remove branches to a height of 1m; TG1 remove lower branches to a height of 1m; T19 Sycamore - fell; T66 Sycamore - reduce to height of wall; T81 Beech - fell.

**RESOLVED:** NOT TO COMMENT on the Town Council's tree works application.

However to point out that this application is the result of a survey undertaken by an arboriculturist.

**Action: Deputy Town Clerk**

**P/15/935 BATH & NE SOMERSET, BRISTOL CITY, N SOMERSET AND S GLOUCESTERSHIRE COUNCILS – PREPARATION OF A JOINT STRATEGIC PLANNING STRATEGY**

The JSPS will be a statutory development plan document prepared in accordance with the Planning and Compulsory Purchase Act 2004, that will;

- establish the housing requirement to be accommodated using an updated evidence base;
- determine the broad spatial distribution of development following the assessment of, and consultation on, a range of spatial options; and
- identify the housing requirement to be accommodated across the four West of England authorities up to 2036.

The JSPS will also provide a robust evidence base to inform the next round of the authorities Local Plan reviews.

A document has been produced which sets out the intended scope and process for preparing the Strategy. The document was NOTED with no comments.

**P/15/936 SITES AND POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES – PUBLICATION STAGE**

The Sites & Policies Plan is too lengthy to be circulated however it is available at [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies). A table highlighting any significant changes from the February 2013 Consultation Draft had been circulated to Members. Due to the lengthy discussions under min P/15/932 this document could not be considered.

**NB:** A hard copy of this 180 page Sites & Policies Plan has now been received if Councillors wish to view this document before the next meeting of the Planning Committee.

**P/15/937 OTHER CONSULTATIONS**

937.1 HIGHWAY DEVELOPMENT DESIGN GUIDE Consultation ends 20<sup>th</sup> March 2015  
The notification of this consultation was received without comment.

937.2 TRANSPORT STATEMENT AND TRANSPORT ASSESSMENT SUPPLEMENTARY PLANNING DOCUMENT Consultation ends 27<sup>th</sup> March 2015. The notification of this consultation was received without comment.

**RESOLVED:** To refer these two consultation documents to the Transport & Highways Committee for consideration.

**Action: Deputy Town Clerk**

**P/15/938 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON**

Cllr Hall and Cllr Garner reported that they are following up the enforcement action on both Walton Castle and Walton Park Hotel with NSC.

**P/15/939 FOR INFORMATION** The Committee received and noted;

939.1 PLANNING APPLICATIONS DETERMINED SINCE 4<sup>th</sup> FEBRUARY 2015.

939.2 ALCA NEIGHBOURHOOD PLANNING WORKSHOP – 9<sup>th</sup> March 2015 Long Ashton Community Centre.

**RESOLVED:** Cllr G Hill to attend and report back to the Committee.

939.3 COMMUNICATION FROM ALCA COUNTY SECRETARY – New Programme for Neighbourhood Planning Support 2015-16

939.4 NSC TOWN & PARISH FORUM 3 March 2014 7.00 pm at Castlewood

**RESOLVED:** Cllr G Hill to attend and report back to the Committee.

**P/15/940 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman's items for information.

**P/15/941 PART 1 ITEMS**

Joint Strategic Planning Strategy – call for sites.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.35 pm

DATE:.....