

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 15th NOVEMBER 2017
AT 7.30 PM

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

IN ATTENDANCE: Cllrs B Cherokoff & D Shopland
 Two residents for informal business only

7.30 pm **INFORMAL BUSINESS – APP NO 17/P/2576/F 43 HILL ROAD**

Mr Jones who lives opposite the application site raised objections to the change of use from a shop to a micro-pub. He reported that there were already seven food and drink establishments within 250 yards on this road. Most of the businesses on Hill Road have residential accommodation on the first floor and residents are often disturbed by noise late at night up to 2.00 am particularly at weekends. When asked Mr Jones had no knowledge of the Police being called to any of these disturbances. He also raised concerns about the proximity of the property to the junction with the one way section of Hill Road and Bellevue Road.

P/17/1647 APOLOGIES FOR ABSENCE

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

P/17/1648 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.*

Cllrs A & D Shopland declared a personal interest in app no 17/P/2539/F as the applicant is a customer of the sawmills.

P/17/1649 MINUTES OF PLANNING COMMITTEE ON 25th OCTOBER 2017

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

P/17/1650 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

With the committee's agreement the Chairman altered the order of the agenda to consider the application for 43 Hill Road of interest to members of the public present.

17/P/2576/F 43 Hill Road - Change of use of property from shop (A1) to a micro-pub (A3). No external alterations are proposed.

17/P/2578/ADV 43 Hill Road - Advertising consent for 1 No. non-illuminated sign.

Members recognised that there were issues with so many other food/drinking establishments on Hill Road and the loss of retail shops in the area was a

17/P/2576/F 43 Hill Road & 17/P/2578/ADV 43 Hill Road continued...
 concern. However it was thought that a micro-pub appealed to somewhat older customers than traditional public houses and supported local breweries. It was noted that the hours of operation on the planning application stated 12 noon – 10.00 pm therefore as long the licence reflected these hours there should be no late night openings. It was emphasised that the planning application could only be rejected on planning reasons.

RESOLVED: VOTE: 2 FOR 5 AGAINST RECOMMEND REFUSAL This resolution was lost; therefore **RESOLVED:** VOTE: 5 FOR 0 AGAINST NO OBJECTIONS to above two planning applications subject to a review at the end of a 3 month period period to ascertain whether there have been noise and disturbance complaints made about this application site.

Action: Deputy Town Clerk

P/17/1651 APP NO 17/P/2435/O LAND AT COURT FARM, ALL SAINTS

LANE - Hybrid planning application - Outline permission for the erection of six new dwellings (Plots4-9) following demolition of the remainder of the existing buildings across the site with all matters reserved for subsequent approval apart from access. Full permission for the retention and conversion of two existing traditional buildings into three dwellings (plots 1-3) with associated infrastructure, including parking and landscaping.

1651.1 TO CONSIDER REPORT OF SITE VISIT AT 8.45 AM ON 9TH NOVEMBER AND INFORMATION FROM PLANNING AGENT

The NSC Councillor for Clevedon East Ward proposed refusal of the planning application. His concerns were; 1) the access – close to a hazardous junction with Tickenham Road. He felt the access should be further away from the main road. 2) inappropriate and overdevelopment of this prestige site adjacent to Clevedon Court and the entrance to the town.

Members who had attended the site visit spoke of the helpful presentation and emphasised; 1) the hidden depth of the site; 2) the size of the parking area adjacent to the entrance and the fact this is the only part of the site in the green belt and therefore cannot be built on; 3) the land height issues in the area of the entrance further along All Saints Lane which would restrict traffic movements; 4) the need for redevelopment of this site and the density of the housing being determined by the economics of the development.

RESOLVED: VOTE: 5 FOR 4 AGAINST RECOMMEND REFUSAL consider this to be inappropriate and overdevelopment of the site adjacent to National Trust land. Also concerns about the access and increased traffic movements adjacent to this busy junction leading to the roundabout on Tickenham Road.

Action: Deputy Town Clerk

P/17/1652 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS;

17/P/2481/F Hillside, Nortons Wood Lane - Loft conversion to include front and rear dormers.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/2496/F 43 Coleridge Vale Road North – Proposed new rear “Orangery” single storey extension.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/2497/F Land at 1 Brackenwood Road - Erection of 1 no detached three bedroom dwelling with intergral garage. Creation of new vehicular access into Brackenwood Road.

Members expressed concern that this small site is in close proximity to the junction of Brackenwood Road and Holly Lane.

RESOLVED: VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL consider this proposal to be overdevelopment of the site.

17/P/2513/F Courtlands, Lower Strode Road - Two storey side extension.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/2539/F Kelston House, Tickenham Road - Erection of a detached double garage.

RESOLVED: VOTE: 7 FOR 0 AGAINST NO OBJECTIONS

17/P/2580/F 7A Hill Road - Erection of a single storey front extension with balcony over and decking to side with new access steps.

RESOLVED: VOTE: 8 FOR 0 AGAINST RECOMMEND REFUSAL concern that the balcony will overlook 7 Hill Road and therefore cause a loss of privacy and amenity.

Action: Deputy Town Clerk

P/17/1653 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;

17/P/2519/HHPA 11 Churchill 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 4.0 metres; 2) have a maximum height of 3.85 metres and 3) have eaves that are 2.78 metres high.

RESOLVED: VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

17/P/2545/HHPA 26 Dial Hill Road - 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 5.2 metres; 2) have a maximum height of 3 metres and 3) have eaves that are 3.0 metres high.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

17/P/2591/NMA 22 Thackeray Road - Non-material amendment to application 17/P/0371/F (Erection of a first floor extension to both side elevations. Single storey extension to the rear elevation) to be able to remedy the situation associated with inaccurate plans referred to in condition No 2.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

Action: Deputy Town clerk

P/17/1654 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS:

17/P/2450/WT The Shrubbery, Highdale Farm, Highdale Avenue - 1 x horse chestnut – fell – *This application has been withdrawn by the applicant.*

17/P/2475/TPO 45 Bryant Gardens - Oak - remove dead branches, reduce canopy facing 35 Bryant Gardens by 2m.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

17/P/2550/TPO Mount Elton Nursing Home, 25 Highdale Road - T1 - Holm Oak - Reduce all stems to a height of 6m.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

17/P/2599/WT Wellington Court, Wellington Terrace - Gingko (T1) - reduce height by 3m, reduce over sub-station by 1.5m, reduce northern side by 1m, lift off road and clear street light.

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

17/P/2601/WT 15 Herbert Road - Ash (T1) - reduce to previous points; Oak (T2) - crown reduce by 1.5m and crown lift by 4m; Holly (T3) - crown reduce by 1m

RESOLVED: VOTE: 8 FOR 0 AGAINST NO OBJECTIONS

17/P/2605/TPO 10 Walton Road - Spruce (T1) - fell. Beech (T2) raise crown to 5.5m.

RESOLVED: VOTE: 5 FOR 0 AGAINST RECOMMEND REFUSAL as no reasons given for felling the Spruce.

Action: Deputy Town Clerk

P/17/1655 CONSULTATIONS FOR CONSIDERATION AND COMMENT

- 1655.1 NSC DRAFT LOCAL PLANNING APPLICATION REQUIREMENTS PART 1 – The report included details of supporting information required to be submitted with planning applications. The only change since the previously adopted report in 2016 is the Community Infrastructure Levy additional information requirement form. NOTED.
- 1655.2 NORTH SOMERSET AND MENDIP BATS SPECIAL AREA OF CONSERVATION (SAC) GUIDANCE: DRAFT SUPPLEMENTARY PLANNING DOCUMENT – This 83 page document only highlights one area for bats in Clevedon – All Saints Lane and Clevedon Court. The developers of Court Farm had highlighted their plans for a bat corridor on that site. The SPD was NOTED.

P/17/1656 TO RECEIVE NOTIFICATION OF PLANNING APPEAL APP**17/P/0691/F 16 LONG AVENUE**

This appeal will be determined on the basis of written representations. NSC had forwarded the Town Council's original comments on the application to the Planning Inspectorate. NOTED.

P/17/1657 TO CONSIDER A REPORT BY CLLR HATCH OF SEVERN ESTUARY FORUM 2017 ON 5TH OCTOBER 2017

All Councillors had been provided with reports from both Cllr Hatch and Leonie Allday of the North Somerset Flood Risk Action Group. There had been nothing specific to report concerning Clevedon. NOTED.

P/17/1658 FOR INFORMATION The Committee RECEIVED and NOTED the following;

1658.1 Planning applications determined since the Planning Committee meeting on 25th October 2017 – attached.

1658.2 Correspondence emailed to Councillors since the last meeting;

- ALCA Report on the Planning for the Right Homes in the Right Place Consultation Proposals. Deadline 9th November 2017.
- New planning system at NSC – new computer system to be operational from 13th November 2017. No weekly register

P/17/1659 CHAIRMAN'S ITEMS FOR INFORMATION

It was felt that the Planning Committee should regularly discuss future planning and infrastructure for the town including liaison with the Neighbourhood Plan Steering Committee. Possible items for discussion could include items previously raised in discussions with NSC; transport links and the fact that Clevedon is the main access to the motorway for many areas of North Somerset and will therefore be affected by developments outside of the town. These items may also be discussed under the West of England Joint Spatial Plan consultation due to start soon.

RESOLVED: To regularly add an item on future Planning Committee agendas to discuss future planning for Clevedon.

Action: Deputy Town Clerk

P/17/1660 TO DETERMINE PART I ITEMS

There were no Part 1 items.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.00 pm

DATE:.....