

**CLEVEDON TOWN COUNCIL****MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 24 MARCH 2010**

**PRESENT:** Cllr J Norton-Sealey – Committee Chairman in the Chair  
 Cllrs C Francis-Pester, P McNeill, D Shopland from formal business  
 C Wring, Mrs I Johnson – Committee Clerk.

**IN ATTENDANCE:** Cllrs R Garner, L Knott.

7.30 pm **INFORMAL BUSINESS**

1. **APP NO 09/P/1397/F 5A THE TRIANGLE**

Ms A Walker, 9 Chapel Hill, drew the attention of the Committee to a letter from a Clevedon Town and District Councillor which had been forwarded by the applicant/agent with the Planning Appeal to the Planning Inspectorate. The letter concerned the Councillor's personal views on the comments made by Clevedon Town Council on this application – no objections, and the consequent change in opinion at the North Area Planning Committee. Ms Walker was aware that when the Town Council originally made their comments to NSC no objections had been made by local residents to this application. She believed the Councillor's comments appeared to be inappropriate and inaccurate.

It was recalled that at the NSC North Area Planning Committee the Councillor had declared a personal and prejudicial interest in the application and left the meeting prior to any discussion. Members assured Ms Walker that councillors were entitled to express their personal views however they could not express a view contrary to the Town Council and state they were writing on behalf of that Council. The Councillor in question had not done this. It was suggested that Ms Walker contact the councillor in question.

2. **APP NO 10/p/0269/F CHRISTCHURCH CHAPEL HILL/HIGHDALE ROAD**

Mr H Stebbings spoke about this application as a representative of the ECC of Christchurch and Chairman of the Regeneration Project Team. The plans had been drawn up by a leading Bath architect. The proposals include the re-ordering of the Grade II Listed Church building to enhance certain aspects previously covered up and modifications to the church layout to provide more flexible and useable spaces. The re-ordering will be subject to the approval of the DAC of the Diocese.

The plans include a new modern building to replace the existing halls which are on different levels and not suitable for disabled or elderly access. There are difficulties in accessing both the kitchen and disabled toilet with users having to disturb other groups using other halls and consequent child protection issues. The new building would provide facilities not just for Church use but for the community and town. This cannot be achieved using the existing facilities. The design incorporates environmental features including a sedum roof which will reduce the impact of the new building on the conservation and amenity areas. The building will also release new views over the town and surrounding landscape.

7.59 pm **FORMAL BUSINESS**

**P/10/32 APOLOGIES** – Cllr C Hall – holiday. Approved by the Committee.

**P/10/33 DECLARATIONS OF INTEREST**

10/P/0269/F Cllr Wring declared a personal interest as a member of Christchurch and did not vote on this application.

10/P/0349/F Cllr Garner declared a personal interest known to the applicant.

10/P/0359/F Cllr Wring declared a personal interest known to the agent.

10/P/0324F Cllr Francis-Pester a personal interest known to the applicant.

Page 916

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

### **P/10/34 MINUTES**

The minutes of the Planning Committee meeting held on 3 March 2010 were approved and signed.

### **P/10/35 UPDATES ON ACTION ITEMS NOT ON AGENDA**

**35.1 TREE WORKS P/10/27 APP NOS 10/P/0172/TPO 25 HIGHDALE ROAD & 10/P/0170/WT 6 MARINE PARADE** The comments of the Tree Warden on these applications were noted. The comments had been sent direct to NSC.

<b>Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b>
---

### **P/10/36 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

Members agreed to consider App 10/F/0269/F first as Mr Stebbings wished to listen to the debate.

10/P/0269/F Christchurch, Chapel Hill/Highdale – Two storey extension to east elevation for community facilities. Existing pedestrian access from Chapel Hill blocked off, alterations to car parking and landscaping, access from Highdale Road altered to pedestrian access with steps and internal alterations.

One councillor spoke against the extension highlighting the following concerns; 1) out of keeping with the Church and Conservation Area, The Knoll adjacent to the Church, is currently being sympathetically rebuilt to its original state. He felt the extension should be modelled on the main structure as Christchurch as it was a prominent building in the town; 2) The design of the roof of the extension with two roofs sharing one gutter; 3) Lack of car parking.

Other Councillors spoke in favour of the modern exciting plans replacing halls which were difficult to access and use to their full potential. It was recalled that new buildings in Conservation Areas had to be of sufficient quality and design to be included in Conservation Areas it was generally felt the proposed extension met those standards.

Some Councillors were personally unhappy with the reordering of the Church however this was a matter for the diocese.

**RESOLVED:** NO OBJECTIONS Vote 3 FOR 1 AGAINST

10/P/0360/F Unit 2 Auma Actuators Ltd, Britannia Way – Change of use from one industrial unit into two units with additional window and door to south elevation.

It was confirmed that there is no change of use, it remains light industrial/storage. The only change being the division of the warehouse.

**RESOLVED:** NO OBJECTIONS however enquire whether a planning application is required to divide a warehouse.

10/P/0266/F 83 Strode Road – First floor extension to rear.

10/P/0296/F & 10/P/0297/LB Garden Flat, 26 Wellington Terrace – Ground floor extension to ground floor flat to NW elevation, construction of a balcony and realignment of garage.

10/P/0324/F 22 The Avenue – Single storey front extension and frontage alterations. Changes to windows on east elevation. VOTE: 1 ABS

10/P/0335/F 24 Elgar Close – Rear conservatory.

10/P/0348/F 133 Old Street – Creation of vehicular access/parking following the demolition of front garden wall.

**P/10/36 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONTINUED**

10/P/0349/F First Floor Flat, 12 The Beach – Replacement of 3no. white upvc vertical sliding windows at first floor level to west elevation with new white upvc sliding sash windows of similar design.

10/P/0358/F 19 Valley Road – Two storey side extension, single storey rear extension and attached side garage.

10/P/0359/F 21 Coleridge Vale Road – Erection of first floor side extension and single storey side/rear extension.

**RESOLVED:** NO OBJECTIONS to the above nine planning applications.

**ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC**

**P/10/37 TREE WORKS**

10/P/0308/TPO 14 The Avenue – T1 – Holm Oak – Crown reduce by 25% and thin crown by 20%.

10/P/0350/WT The Belmont, Chapel Hill – Various works as schedule.

**RESOLVED:** NO OBJECTIONS to the above applications for works to trees.

**ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC WITH COPY TO TREE WARDEN**

**P/10/38 NOTICES OF PLANNING APPEALS**

The following Planning Appeals will be decided by ‘Written Representations’;

- App No 09/P/1393/LB & 09/P/1391/F Summerhayes, Moor Lane
- App No 09/P/2060/F 2 East End Cottage, Tickenham Road

It was noted that the notice concerning 2 East End Cottage stated ‘You have a right to withdraw any representations you have made so that they are not taken into consideration by the Planning Inspectorate. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within four weeks of the appeal start date’. No previous appeal notices had included this statement. NOTED.

**P/10/39 FOR INFORMATION** The Committee received and noted;

39.1 APPLICATION FOR STREET TRADING CONSENT at The Beach Parking Bays Opposite Alexandra Road P/10/31.2. 1)Resolution of North Somerset Planning and Regulatory (Licensing) Sub-Committee refusing this application; 2) Letter in support of the applicant.

39.2 PLANNING APPLICATIONS determined since 3 March 2010.

39.3 BRIEFING FOR TOWN AND PARISH COUNCILS P/10/31.3 Two Town Councillors had attended the briefing on the Recycling Revolution and reported that it had been both well presented and informative.

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 9.05 pm

DATE:.....