

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 8<sup>th</sup> April 2015**

**PRESENT:**

Councillor G Hill – Chairman of the Committee  
 Councillors: R Garner, L. Knott, J. Norton-Sealey, A. Shopland, G Watkins, C. Wring  
 Mrs Heath – Town Clerk, Mrs Howard Administration Assistant.

**IN ATTENDANCE:**

Councillors; D Shopland.  
 Members of the public 8; Members of the press 2

**7.30 pm      INFORMAL BUSINESS**

Mr P Selway – spoke on AP 15/P0100/F 1-4 Knowles Road  
 He asked the Council to continue to object to this application as the amendments proposed do not answer the original objections to this application. He pointed out that the amended class numbers of A2 and B1A to B1 & B4 will not prevent under planning law for the alterations being made post application without the need for further notification from B1 to A2 within 2 years of the approval, also B8 can be changed to a B1 again without notification. He emphasised that the parking on site would not be adequate for the usage and could mean that delivery lorries, waste refuse lorries having to park in the road which is contrary to NSC Parking Standards T/6. Knowles Road is primarily residential and during good weather is frequently **is** full with little or no space for on street parking by vehicles associated with the development. Mr Selway also raised the problem of litter storage on site as there is limited area which could not accommodate all the recycling and refuse bins required by the development. There was concern raised by the local residents that the noise levels would increase with the new usage and that this should be resolved prior to any changes taking place on site.

**P/15/955      APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Councillors C. Bussey (work commitment), C. Francis-Pester (family commitment), Cllr B Hatch (illness), and J. West (other commitment)

**P/15/956      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.

There were no declarations of interest of interest on items on the agenda

*Propose, seconded and AGREED to move agenda item 5 Amended Plans to be heard next.*

**P/15/957 AMENDED PLANS FOR CONSIDERATION**

*App No 15/P/0100/F 1-4 Knowles Road Demolition of existing business units; Erection of a two storey building comprising 5 no business unit (class B1 Business & B8 Warehousing) and 4 no domestic garages at ground floor with 5 no flats at first floor level. The comments of Clevedon Town Council on the pre-amendment application were; RECOMMEND REFUSAL for the following reasons; 1) Consider this to be an inappropriate development in this area – a mainly residential road; 2) Concern about the increase in traffic movements and insufficient parking in this busy area off the seafront (parking provision for this development does not appear to comply with the NSC Parking Standards SPD); 3) Members felt NSC should rigidly define future usage of these units.*

Members noted the comments made in the informal business by the resident and the background information that had been circulated prior to the meeting. Following a discussion it was **RESOLVED by 6 votes to 0** 1) **RECOMMEND REFUSAL** 1) Consider this to be an inappropriate development in this area – a mainly residential road; 2) Concern about the increase in traffic movements and insufficient parking in this busy area off the seafront (parking provision for this development does not appear to comply with the NSC Parking Standards SPD); 3) Members felt NSC should rigidly define future usage of these units. Also highlighting the concerns raised by the resident as to parking, noise, and litter. 4) to place this on the first planning agenda after the election to request the NSC Ward Councillor to call in the application for a future P & R meeting at NSC.

**P/15/958 MINUTES OF PLANNING COMMITTEE ON 11<sup>th</sup> March 2015**

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

Cllr Garner raised a point of order in respect of P/15/944 – should Cllr Watkins have declared an interest due to his involvement with the Hospital Action Group. Minute 15/944 was the approval of minutes for the 28<sup>th</sup> Feb 2015 meeting. Cllr Watkins asked that the minutes be amended to show his objection to the inclusion in the ‘Joint Strategic Planning Strategy call for sites’ of the Millcross site as potential land available for housing, and this had been agreed by the Planning Committee.

Cllr Knott raised a couple of concerns in respect of the redevelopment of Orchard View as per the presentation by the developers and asked the members of the Planning Committee to take these into consideration when the planning application is submitted. The location of the disabled buggy and cycle store in the car park, and the large blank wall facing the allotments feeling that the south west aspect should be more user friendly with windows.

**P/15/959. LIST OF PLANNING APPLICATIONS TO BE CONSIDERED AS FOLLOWS:**

The Chairman highlighted that the following 3 applications for Clevedon Hall were interlinked; he also reminded members that the details were available on the North Somerset Council planning portal of the original conditions and the proposed changes.

**15/P/0462/F Clevedon Hall, Victoria Road** - Variation of conditions 12 and 14 and removal of condition 17 of planning permission 12/P/1539/F (Erection of 42no dwellings (use class C3) and 8 no self-contained hotel suites (use class C 1) and associated works including hard and soft landscaping, car parking, integral open space and internal roads and paths following the demolition of the existing school buildings and hardstanding. Listed Building alterations to existing estate wall and the formation of 2 new openings in the walled garden wall. Proposed alterations to Elton Road vehicular and pedestrian access.)

Members discussed at length the original conditions and the reasons behind their inclusion. The amendments wanted the widening of the entrance onto Elton Road, which was a safety issue, to be implemented after the demolition of the derelict buildings on the site and installation of a new car park. Members believed that the entrance needs to be amended and made safe before any work commences. The safety issues, highlighted by the original conditions, would include the traffic movements for the demolition and car park work. Members were supportive of the removal of the buildings and looked forward to seeing the development of the site commence but believe that the safety of the site users, pedestrians and vehicles on Elton Road was paramount therefore the alteration of the Elton Road entrance must be done first.

**RESOLVED by 5 votes to 1 RECOMMEND REFUSAL** on the grounds that the reasons behind the original placing of the conditions were still applicable

**15/P/0467/F Hughes Building and Old Laundry Elton Road** - Variation of conditions 26, 27 & 28 of Planning permission 12/P/0989/F (Change of use from 1no two storey office building and 1 no old school laundry building to hotel accommodation with associated parking to include erection of a single storey extension following demolition of part of existing extensions, hard and soft landscaping and siting of solar panels on south facing roof slope of two storey building).

Members confirmed their reasoning was the same as P/15/0467/F

**RESOLVED by 5 votes to 1 RECOMMEND REFUSAL** on the grounds that the reasons behind the original placing of the conditions were still applicable

**15/P/0471/F Clevedon Hall, Victoria Road** - Variation of conditions 27, 28, 29 & 30 of planning permission 13/P/2095/F (Change of use of Clevedon Hall from Business Centre to hotel use to include conversion of upper two floors into hotel rooms with insertion of partitions to form bathrooms and new door openings, a new lift in light well and reuse of public rooms on ground floor as reception, restaurant, lounge and function rooms with associated landscaping and car parking.).

Members confirmed their reasoning was the same as P/15/0467/F

**RESOLVED by 5 votes to 1 RECOMMEND REFUSAL** on the grounds that the reasons behind the original placing of the conditions were still applicable

**15/P/0487/F Walton Castle, Castle Road** - Retrospective change of use from (C3) dwelling house to a mixed use comprising (C3) dwelling house and use as commercial leisure accommodation (*sui generis*). Improvements to access drive.

Members discussed the application at length, it was noted this was retrospective. Concern was expressed at the possible noise levels caused by the commercial use and requested that a suitable control be placed on the noise levels and hours of use.

**RESOLVED by 5 votes to 1 NO OBJECTIONS** subject to controls being placed on noise levels and hours of use.

**P/15/960 LIST OF TREE WORKS APPLICATIONS TO BE CONSIDERED:**

**15/P/0557/WT Olden Lodge, 37 Hill Road - T1 Holm Oak - Crown thin by 10% and reduce back to previous pruning points.  
RESOLVED by 6 votes to 0 NO OBJECTIONS**

**P/15/961 PLANNING APPLICATIONS DETERMINED SINCE 25<sup>TH</sup> FEBRUARY 2015.**

Members noted the list of applications determined since 25<sup>th</sup> February 2015

**P/15/962 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman’s items for information.

**P/15/963 PART 1 ITEMS**

There were no Part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.35 pm

DATE:.....