

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE**  
**COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 30<sup>th</sup> AUGUST 2017**

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

**IN ATTENDANCE:** Cllr B Cherokoff, D Shopland.  
 8 residents concerning App 17/P/1888/F

**7.30 pm INFORMAL BUSINESS – APP 17/P/1888/F 115 OLD STREET**

Three members of the public addressed the meeting emphasising the following concerns about the proposed development;

- Insufficient parking
- New dormer window in very close proximity to the chimney stack at 117 Old Street resulting in maintenance issues for the chimney stack.
- Noise and nuisance from car park adjacent to the garden of 117 Old Street.
- Proposed rear extension out of keeping with existing buildings
- Proposed office accommodation is 3 foot from neighbours window.
- Concerns about overlooking affecting the amenity of adjacent property owners.

**7.30 PM FORMAL BUSINESS**

**P/17/1597 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr C Hall illness; Cllr G Watkins – family commitments.

**P/17/1598 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.*

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

**P/17/1599 MINUTES OF PLANNING COMMITTEE ON 9<sup>TH</sup> AUGUST 2017**

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

**P/17/1600 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 members of the public present.*

**17/P/1888/F 115 Old Street** Conversion of flat at first and second floor level by removal of rear dormer and extension of roof to form 3no one bedroom flats at first and second floors. Demolition of ground floor rear extensions previously used as flat and erection rear extension for office use at ground floor level. No change to existing shop use at ground floor.

**P/17/1600 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS****17/P/1888/F 115 Old Street continued...**

**RESOLVED:** VOTE: 8 FOR 0 AGAINST (unanimous) RECOMMEND REFUSAL for the following reasons;

- 1 Insufficient parking.
- 2 Consider the rear extension to be out of keeping with the area and the adjacent cottages.
- 3 Concern about overlooking of neighbouring gardens and lack of privacy due to flats on both first and second floor. Therefore the amenities of the neighbours will be affected.
- 4 Consider the proposal to be overdevelopment of this site.

**17/P/1820/LB 2 Copse Road** - Removal of existing wall/chimney between kitchen and breakfast room on ground floor to allow a single enlarged room. Block up 1 no window to breakfast room.

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

**17/P/1785/ADV 7A Clevedon Triangle Centre** - Display of 3 no internally illuminated fascia signs and 1 no internally illuminated projecting sign to the front and side elevation.

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

**17/P/1835/F 47 Hill Road** - Change of use from shop A1 to a chiropractic clinic D1.

*Some members raised concerns about this change of use from retail.*

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

NOTE: Due to CTC internet problems on the day of this meeting an email from Clevedon BID representing the Hill Road and Triangle Traders was not received and taken into consideration. This information will therefore be considered at the next Planning Committee meeting as this is still within the timescale for the determination of the application.

**17/P/1836/LB & 17/P/1837/F 5 The Beach** - Listed building consent for the erection of a single storey front extension with the existing restaurant front to be relocated to the front of the extension.

*The Committee Chairman reminded members that a previous application had been refused. The only change from that application was the removal of the bi-fold doors to more traditional doors. There was no change to the size of the extension. Some members spoke in support of the new application and pointed out that some other restaurants at the seafront had extended to the front of their properties. It was agreed that this is a very popular restaurant that needed more internal space which could reduce noise for adjacent residents. The need to preserve the unique character of the seafront was also highlighted.*

**RESOLVED:** VOTE: 3 FOR 3 AGAINST (The Chairman then cast his vote in favour of refusal) RECOMMEND REFUSAL consider the development to be out of keeping with the adjacent properties and this listed building which is in an important seafront conservation area.

**17/P/1850/LB 39 Copse Road** - Listed building consent for internal and external works to include: removal of all tiles on roof and replace with natural slates, replace 3 no roof lights complete with new flashings; replace upvc window with timber painted casement window, all windows to be refurbished, draught stripping to be added and painted white, replace doors from front and rear courtyard with new timber part glazed doors, remove cement render from walls and replace with a lime render and paint all walls to be injected with a chemical damp proof membrane. Make good internal plastering with lime plaster and pain, open up original fireplaces in the sitting room and reception and install log burners, take up floor tiles to study and reinstate floor boards.

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

**17/P/1864/F 35 Treefield Road** - Partial in fill of covered carport, new porch and conversion of existing garage into playroom.

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

**17/P/1868/F 5 West Croft** - Erection of two storey side and single storey rear extensions and attic conversion.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS subject to three adequate car parking spaces as this is a very narrow road with no on-street parking.

**17/P/1882/F Unit 1F, Tweed Road Industrial Estate, Tweed Road** - Change of use from warehouse/storage (class B8) to vehicular repair/paint spraying business (Class B2) retrospective.

*It was noted that this business had been operating for 2 years with no problems.*

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

**17/P/1897/LB & 17/P/1898/F Flat 12, 30 Dial Hill Road** - Listed building consent to replace existing single glazing with slimlite glazing within 7 pairs of sashes, 3 of which will require replacement bottom sashes.

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

**17/P/1924/F 64 Old Church Road** - Demolition of existing building and erection of 2 no three bedroom dwellings.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST 1 ABSTENTION RECOMMEND REFUSAL for the following reasons;

Out of keeping with surrounding area concern it will result in dominant and harmful appearance on street scene. Increase potential for conflict between vehicles and pedestrians navigating Old Church Road. Environmental concerns about waste from takeaway being sited so close to the side of the new development and collection of that waste may need to take place on the pavement outside the new properties.

**P/17/1600 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS** continued...

**17/P/1936/F Land at Cherry Orchard Care Home, Cherry Avenue** - Construct temporary site entrance/access off Moor Lane to new build care home for the use of construction traffic. Remove access following completion of the new build.

**RESOLVED:** VOTE: 8 FOR 0 AGAINST NO OBJECTIONS subject to NSC Highways approval of reinstating the pedestrian refuge in Moor Lane following the completion of the new build and removal of the access off Moor Lane.  
**Action: Deputy Town Clerk**

**P/17/1601 TO NOTE PLANNING APPLICATIONS ON REGISTER BUT NOT REQUIRING CONSULTATION;**

**17/P/1794/HHPA 130 Kenn Road** - Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.46 metres; 2) have a maximum height of 3.0 metres and 3) have eaves that are 2.85 metres high.

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

**17/P/1827/HHPA 4 River Mead** - 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 2.9 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.2 metres high.

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

**P/17/1602 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS;**

**17/P/17771/WT 24 Princes Road** - T1 Lime reduce to first fork approximately 6m

**17/P/1777/TPO Fingals, Holly Lane** - T1 Beech - reduce from house by 1.5m and remove deadwood.

NOTE: These two applications were registered by NSC in error as they had been previously considered.

**17/P/1904/WT 15 Highdale Road** - 1 x Holly tree - fell.

**RESOLVED:** VOTE: 7 FOR 0 AGAINST RECOMMEND REFUSAL as no reasons given for felling this tree.  
**Action: Deputy Town Clerk**

**P/17/1603 TO CONSIDER APP NO 16/P/1901/O KENN BUSINESS PARK – MIXED USE DEVELOPMENT OF UP TO 200 NEW HOMES AND 1.21HA (3 ACRES) OF EMPLOYMENT AND COMMUNITY USES**

The updated information available on the NSC website includes a drainage strategy; noise assessment and noise reduction; archaeology report; flood risk assessment and sequential test. It was agreed to reiterate the Town Council's previous comments on this application which had not changed;

VOTE: 6 FOR 1 AGAINST RECOMMEND REFUSAL of the outline application for up to 200 dwellings as the application site is outside the settlement boundary. Request this land is retained for industrial and employment led use to support the residents of Clevedon and the new housing developments in the adjacent area.  
**Action: Deputy Town Clerk**

**P/17/1604 TO CONSIDER THE PLANNING CONSULTATION - INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT AT ST MARY'S CHURCH, CASTLE ROAD**

Members agreed that a better mobile phone signal is urgently needed in Walton Ward. This pre-application consultation had been circulated to all Town Councillors. The proposed antennas will be mounted within the bell chamber of the church along with proposed equipment cabinets within the church tower. A Walton Ward Town Councillor reported that she was given to understand that St Mary's Church PCC is in agreement to these plans. The Committee was informed that a full planning application is being submitted.

**RESOLVED:** To note the pre-application consultation and comment on the full application.

**P/17/1605 TO CONFIRM ATTENDANCE AT SEVERN ESTUARY FORUM 2017**

**RESOLVED:** Cllr Hatch to attend and possibly Cllr Barton. **Action:** DTC

**P/17/1606 NSC COMMUNITY INFRASTRUCTURE LEVY - CHARGING SCHEDULE. INFORMATION**

It was NOTED that development that is granted planning consent on or after 18<sup>th</sup> January 2018 may be liable to pay CIL levy even if the planning application was registered beforehand or if development is granted under permitted development rights.

The charges in respect of Clevedon are;

Residential (C3/C4) development on sites designated as Strategic Development Areas £40/m<sup>2</sup>

Residential (C3/C4) development on sites not designated as Strategic Development Areas £80/m<sup>2</sup>

**P/17/1607 FOR INFORMATION** The Committee RECEIVED and NOTED the following;

1607.1 PLANNING APPLICATIONS DETERMINED since the Planning Committee Meeting 9<sup>th</sup> August 2017 circulated to all Councillors.

1607.2 REPORT OF BREACH OF PLANNING CONDITIONS – 53A Dial Hill Road. Available at the meeting. To monitor the progress of the NSC planning enforcement procedure at the next meeting.

1607.3 CPRE FIELDWORK AND COUNTRYSIDE VOICE MAGAZINES available at the meeting.

**P/17/1608 CHAIRMAN ITEMS FOR INFORMATION** as follows;

There were no Chairman's items for information.

**P/17/1609 TO DETERMINE PART I ITEMS**

There were no part 1 items.

APPROVED AS A CORRECT RECORD  
The meeting finished at 8.55 pm

CHAIRMAN.....  
DATE:.....