

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 11<sup>th</sup> MARCH 2015**

**PRESENT:**

Councillor G Hill – Chairman of the Committee  
 Councillors: C Bussey, C Francis-Pester, A Giles-Townsend, C Hall, B Hatch, L.Knott  
 A Shopland, G Watkins, J West, C Wring. Mrs I Johnson – Deputy Town Clerk.

**IN ATTENDANCE:**

Councillors P McNeill, D Shopland  
 Mr A Kearley – AKA Planning & Mr C Sherman – DWA Architect  
 Mr A Doyle, Director of Developments, Hawthorns Avery;  
 Ms G Tripney, Facility Manager, Hawthorns Avery  
 Mr & Mrs S English, Mrs & Mrs J Webber & one other resident - App No 15/P/0402/F

**7.30 PM      INFORMAL BUSINESS****1.    PROPOSED REDEVELOPMENT OF ORCHARD VIEW CARE HOME, CHERRY AVENUE**

Hawthorns Avery has homes in Weston and Clevedon. The Agent and Architect outlined proposals to build a new high quality, innovative design 72 bed care home on the existing care home site at Cherry Avenue as follows;

- The care home will be designated for the frail, infirm elderly with provision for dementia sufferers. Nursing staff will be employed who will work with district nurses to provide pathway and palliative care. There will be a maximum of 30 full time staff on site and shift changeover periods will be staggered.
- The building will be three storeys with the third storey in the centre of the building to ensure maximum distances to adjacent properties.
- The entrance will be slightly altered but remain off Cherry Avenue.
- There will be 25 car parking spaces to include 2 disabled and an ambulance drop off area. Disabled buggy, cycle and bin storage will be in the car park.
- Through the entrance way will be a central garden giving residents access to fresh area and good views from the large windows. The first floor will have access to a balcony overlooking the garden and the second floor a terraced roof garden. The accommodation will be divided into separate wings and benefit from an on-site health spa and cinema.
- It is hoped to use 15% renewable energy to enable the building to be energy efficient although the level of heating required by the elderly posed challenges.
- The local authority to be given first call on 12 beds for local people.
- It is hoped the community will want to engage with the care home as is the case with the Hawthorns in Clevedon.

Members asked questions relating to;

Staffing availability in this area? *Mr Doyle stated that he did not foresee a problem as their care homes in Weston, Bristol and the Hawthorns Clevedon had no problems recruiting staff.*

The need for additional car parking on the site? *It is calculated that for every 3 beds one car parking space is required. The provision is therefore above this calculation. Most staff will live locally and experience showed that only 50% of staff travel on their own by car. A Transport Survey will be included with the application.*

Queried whether the buggy store should be moved closer to the building?

PROPOSED REDEVELOPMENT OF ORCHARD VIEW CARE HOME, CHERRY AVENUE continued...

Request that an area of trees originally on this site be replaced as previously discussed with NSC? *This would be investigated and form part of the Landscape Plan.*

Construction Period? *Fifteen months approximately.*

Suggestion that NSC be approached regarding a temporary access onto Moor Lane for construction purposes only?

A planning application will be submitted soon.

*The representatives from AKA Planning and Hawthorns Avery left the meeting*

## 2. APP NO 15/P/0402/F – MANISTEE, TICKENHAM ROAD

Mr English addressed the meeting. He lives in the adjacent bungalow to Manistee also a single storey dwelling located in the Green Belt outside defined settlement boundaries. His objections to the new dwelling are;

- The overall increased height (double the height of the existing bungalow).The two storey master bedroom and sitting area has large expanses of glass including a door which directly overlooks the rear of his property, garden, terrace and seating area.
- This lack of privacy will spoil their enjoyment of their property.

Mr Webber addressed the meeting and;

- Confirmed that the application site is within the Clevedon boundary.
- Supported the points made by Mr English and highlighted that the top opening windows although with obscured glass when opened would provide views to the adjacent properties.
- Pointed out that the floor area of the new dwelling would be 138% larger than the existing dwelling.
- Highlighted the loss of openness of this Green Belt area and loss of light.
- Stated that the new dwelling would be 3 metres nearer to the adjacent properties.

### **8.08 PM FORMAL BUSINESS**

#### **P/15/942 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllr R Garner – out of Clevedon; Cllr J Norton-Sealey – unwell.

#### **P/15/943 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.*

**Informal Business Proposed Redevelopment of Orchard View Care Home** Cllr J West declared a personal interest as she resides at Hawthorns in Elton Road. This item is for discussion in informal business only as no application has been submitted.

**15/P/0393/LB** Cllr C Hall declared a personal interest as an Observer/Member of the Clevedon Pier Trust.

#### **P/15/944 MINUTES OF PLANNING COMMITTEE ON 25<sup>th</sup> FEBRUARY 2015**

The minutes of the above Planning Committee meeting were approved and signed by the Chairman as a correct record subject to the following amendments in bold type;1) **Cllr C Wring** on the list of those attending;2) Land Off Millcross (P/15/932) Cllr Watkins asked that it be recorded that he was not in favour of '**residential use for this site**'.

**P/15/945 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED**

*The Committee agreed to consider app no 14/P/0402/F as the next item and not as stated on the list of applications as residents with an interest in this application were present.*

**15/P/0402/F Manistee, Tickenham Road** - Erection of replacement dwelling with integral garage following demolition of existing dwelling.

**RESOLVED:** VOTE: 11 FOR 0 AGAINST RECOMMEND REFUSAL consider this replacement dwelling (over double the floor area of the existing property) to be overdevelopment of this site in the Green Belt. Also consider it to be out of keeping with the adjacent properties with a harmful impact on the living conditions of the occupiers of these properties by reason of overlooking, loss of light, and overbearing impact.

**15/P/0355/F Challicoms, 10 Hill Road** - Change of use from retail with ancillary office to a mixed use of retail (use class A1) and 7 flats (use class C3) including the conversion of loft, the addition of 3 dormers to rear elevation and construction of lift.

*The key issues discussed with the agent and architect at the last meeting had been compiled into notes by the Agent and circulated to all Committee members. Members main concern in relation to this development is the limited off street parking provision however the Agent had pointed out from NSC planning guidance that for residential developments in town or local centres where parking requirements cannot be met within the residential curtilage it may not be possible to meet the required parking standards within the site. Members were very aware that the financial viability of the development dictated the number of apartments and any reduction could result in the building being left empty and becoming derelict as in the case of The Regent.*

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS subject to the parking for 4-5 vehicles being made available specifically for the deliveries and staff in connection with the retail use. Also request consideration of limiting the hours for construction deliveries/activity on this congested corner site.

**15/P/0362/HHPA 4 Hollyman Walk** - 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 3.5 metres; 2) have a maximum height of 2.9 metres and 3) have eaves that are 2.175 metres high.

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

**15/P/0385/F Unit 1A - 1B Tweed Road** - Change of use from B1/B2/B8 use to indoor soft play area (D2 use).

*Some concerns expressed whether this is an appropriate location for a soft play area and possible road safety concerns. Local residents had highlighted the demand for a soft play zone for children.*

**RESOLVED:** VOTE: 9 FOR 0 AGAINST NO OBJECTIONS

**15/P/0393/LB Toll House, Clevedon Pier** - Addition of air intake grille in side of pier ramp and ventilation grille in new store room.

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

**P/15/945 LIST OF PLANNING APPLICATIONS TO BE CONSIDERED** cont....

**15/P/0391/NMA 53A Dial Hill Road** - Non-material amendment to permission 14/P/0860/F (Erection of single and two storey extensions, raise level of roof, construction of dormer windows and balcony and erection of a conservatory) to change the small hipped-end roof on the south elevation to a gable end.

*It was NOTED that the amendments had been considered by NSC but NOT ACCEPTED as an amendment to the existing planning permission. A full material amendment application is required.*

**15/P/0394/F 34A Highdale Avenue** - Reinstate previously demolished garage on concrete base existing.

*It was noted that a previous similar application had been withdrawn by the applicant following objections from neighbours.*

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/0408/F 14 Thackeray Avenue** - Dormer extension to front elevation.

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

**15/P/0414/HHPA 27 Westbourne Avenue** - Prior approval request for erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.4 metres high.

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

**15/P/0430/F 9 Brookfield Walk** - Erection of a single storey side extension to include a double garage.

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/0444/F 4 Newport Close** - Erection of a single storey rear/side extension.

**RESOLVED:** VOTE: 9 FOR 0 AGAINST 1 ABSTENTION NO OBJECTIONS

**15/P/0447/HHPA 26 Sumerlin Drive** - 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 5 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.8 metres high.

**RESOLVED:** VOTE: 11 FOR 0 AGAINST NO OBJECTIONS

**15/P/0449/F 10a Coleridge Road** - Erection of a single storey extension to north-west elevation and install glazed opening to ground floor west elevation.

**RESOLVED:** VOTE: 10 FOR 0 AGAINST NO OBJECTIONS

**ACTION:** Deputy Town Clerk

**P/15/946 NORTH SOMERSET COUNCIL SITES AND POLICIES PART 1: DEVELOPMENT MANAGEMENT POLICIES** P/15/936

A paper copy of the document and proposals map had been available in the Town Council Office. The Committee Chairman had printed out specific items relating to Clevedon. Proposed by Cllr D Shopland, seconded by Cllr L Knott Vote: 9 FOR 0 AGAINST

**RESOLVED:** Under Policy DM60 to request the inclusion of the following additional point; where new builds are planned in town centres consideration should be given to off-street parking at ground floor level. **ACTION: Deputy Town Clerk**

**P/15/947 JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES** P/15/932

NSC Planning Policy had responded to the comments made at the last meeting of the Committee on Clevedon sites identified through the previous 2014 Housing and Economic Land Availability Assessment (HELAA). The Officer indicated that these comments will be considered as part of the re-assessment of sites through the Joint HELAA study as part of the Joint Strategic Planning Strategy. Where necessary NSC will discuss their conclusions in relation to these sites once finalised.

With regard to the additional site to be included, completion of a call for sites form is requested if at all possible, together with the details of the correct boundary for the site. The Town Council has been given an extended deadline for this submission.

Some Members who had not been present at the previous meeting spoke against residential development of the site off Colehouse Lane. It was NOTED that the comments on identified sites and the inclusion of the additional site are subject to ratification by full Council on 22<sup>nd</sup> April 2015. **RESOLVED:** The Committee Chairman and Deputy Town Clerk to complete the call for sites form for the site off Colehouse Lane as far as possible and include a map of the site from google maps.

*The residents in attendance for App No 15/P/0402/F left the meeting.*

**ACTION: Deputy Town Clerk**

**P/15/948 UPDATED LIST OF CURRENT ENFORCEMENT CASES FOR CLEVEDON**

The list was NOTED.

**RESOLVED:** To ask NSC Enforcement Service for clarification as to the timescale for repair works to 9 The Beach as the roof of the property is deteriorating.

**ACTION: Committee Chairman & Deputy Town Clerk**

948.1 APP NO 13/P/1372/F – 32 DIAL HILL ROAD P/15/933

NSC Enforcement Service had acknowledged that Officers were investigating the possible breach of planning conditions with regard to allocated parking spaces.

948.2 CONTINUITY OF DECISIONS REGARDING STEEL FRAMED AREAS

The Committee Chairman reported that due to the withdrawal of the Walton Park Hotel planning application the letter agreed by the Committee under P/15/926 had not been sent to NSC.

**RESOLVED:** To monitor the situation.

**P/15/949 NSC CONSULTATION WSM PROSPECTUS FOR CHANGE**

This consultation is available on [www.n-somerset.gov.uk/consultplanningpolicy](http://www.n-somerset.gov.uk/consultplanningpolicy).

**RESOLVED:** Not to comment on this consultation.

**P/15/950 DRAFT ORDER – PROPOSED STOPPING UP OF HIGHWAY AT STRODE ROAD AT BYWAYS CARAVAN PARK**

The draft order had been circulated to all Councillors. The stopping up will be authorised only in order to enable development as permitted by NSC App Nos 08/P/0337/F and 11/P/0382/F. NOTED.

**P/15/951 REPORT OF TOWN & PARISH FORUM MEETING ON 3<sup>RD</sup> MARCH 2015**

The Committee Chairman had been unable to attend the Forum.

**P/15/952 FOR INFORMATION** The Committee received and noted;  
952.1 PLANNING APPLICATIONS determined since 25<sup>th</sup> February 2015.  
952.2 NOTICE OF APPEAL – 21 Fairleigh Road.

**P/15/953 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman's items for information.

**P/15/954 PART 1 ITEMS**

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 9.17 pm

DATE:.....