

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 11 JULY 2012**

**PRESENT:** Cllr G Hill – Committee Vice-Chairman in the Chair  
 Cllrs A Giles-Townsend from 7.20 pm, C Francis-Pester, R Garner  
 from 7.22 pm, A Walker, C Wring. Mrs I Johnson Deputy Town Clerk.  
 In attendance Cllr L Knott

**7.00 pm      INFORMAL BUSINESS – PROPOSALS FOR REGENT HOTEL**

In attendance: Mr Nicholas Warfield - Director Freemantle Developments  
 Mr Robert O'Leary – Director O'Leary Goss Architects  
 Cllr A Cotton, Cllr N Pennycott and Mrs J Pennycott

Mr Warfield informed members he had entered into a partnership with the owner of The Regent to develop the site.

Mr O'Leary presented the proposals for the site and provided some background history to The Regent which was built in 1857.

The Regent building will be retained apart from the rear extension which had been added at a later date. It is proposed to develop 19 apartments (mainly with two bedrooms) each apartment with provision for one off street parking space. The development will also include two retail spaces, one using the existing Regent Shop front and the other also at street level following the main street line in a new building between the former bank and the Regent. Storage for these units will be on the floor below. The apartments will be above both the retail units and also in a building set back from the road on the Alexandra Gardens side of The Regent. Access to the car parking will also be from this side of the building.

Quality materials will be used in the development and features will reflect and enhance the Conservation Area. A sustainable design solution is also being sought. Provision for deliveries to the retail units and refuse collection have been included.

Questions raised by Committee members concerned parking issues.

**UPDATE ON PIER HOTEL DEVELOPMENT**

Mr Warfield reported that a Contractor has been identified and it is hoped to start on site in October 2012 with completion in March 2014. Savills and Steven Smith Estate Agencies are marketing the apartments and brochures are about to be printed. Sixty people have already shown an interest in the proposed apartments.

**7.45 pm      FORMAL BUSINESS**

**P/12/340      APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs J Norton-Sealey – illness; C Hall – other commitments, P McNeill – out of Clevedon, Cllr B Hatch – illness.

**P/12/341      DECLARATIONS OF INTEREST**

***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.*

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

App No 12/P/1011/LUP Cllr A Giles-Townsend declared a pecuniary interest as the applicant. This application was not discussed.

App No 12/P/1047/F Cllr C Wring declared a personal interest as her husband is a Church Warden at St John's Church.

**P/12/342 MINUTES OF THE PLANNING COMMITTEE 21 MAY 2012 DURING STATUTORY ANNUAL COUNCIL MEETING**

The minutes were approved and signed.

**P/12/343 MINUTES OF THE PLANNING COMMITTEE 20 JUNE 2012**

The minutes of the previous Planning Committee meeting were approved and signed.

**P/12/344 ITEMS ARISING FROM INFORMAL BUSINESS ABOVE – REGENT HOTEL**

Members were pleased with the presentation and felt that a great deal of thought had been given to the proposals on this challenging site. The Committee look forward to the next stage of the planning application process – consideration of the application.

**P/12/345 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA**

345.1 12/P/0481/F 12 Kings Road – This application may go to appeal and the comments made by Clevedon Town Council had been highlighted by the applicant. It was emphasised that the final determination had been made by NSC, the planning authority.

345.2 31 Claremont Gardens blocking up of access to river path – This matter has been taken up by the NSC Councillor for South Ward.

**P/12/346 APP NO 12/P/0763/F 10 EDGARLEY COURT** P/12/334

This application had been deferred from the last three meetings awaiting additional plans. The application has now been withdrawn by the applicant. NOTED.

**P/12/347 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

12/P/0964/LB 3 The Beach Listed Building consent for re-rendering and redecorating front elevation, replacement front door, 10 no windows, cills, secondary glazing and handrail to front elevation, repairs to stonework on side elevation and boundary wall repairs, damp proofing works to include installing a tanking membrane, plaster skim to internal walls, repairs to floor timbers, skirting boards, eaves, soffits and fascias and reline front ground floor bedroom window reveals and partially re-wire to include additional power points.

12/P/0986/F Unit 3, Tweed Road Industrial Estate Retrospective application for alterations to form new goods entrance door, disabled access and alterations to pavement.

12/P/0989/F Hughes Building and Old Laundry, Clevedon Hall Estate Change of use from 1 no 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.

12/P/1009/F The Basement Flat, 12 Hill Road Change of use of basement level of shop (A1) to residential use.

12/P/1019/F 14 Claremont Gardens Erection of two storey extension.

**P/12/347 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** continued

12/P/1022/MMA Royal Pier Hotel, Marine Parade Variation of condition 17 of 10/P/2083/F (Restoration, partial demolition, alteration, extension and conversion of the former Royal Pier Hotel into 17no flats with associated parking provision). To alter and reconfigure internal layout resulting in changes to roof detail and other minor external amendments including hard and soft landscaping features.

12/P/1023/LB Royal Pier Hotel, Marine Parade Restoration, partial demolition, alteration, extension and conversion of the former Royal Pier Hotel into 17no flats. (Revision of planning permission 10/P/2084/LB).

12/P/1035/F & 12/P/1036/LB 11 Wellington Terrace Erection of single storey rear and side extensions following demolition of existing side structure. Works to include various internal alterations, re-roofing of the existing extension to the side and rear and construction of new terrace and steps to side and new steps to rear of property. Erection of new balustrade at side and rear of property.

12/P/1047/F St John's Church Hall, Hillside Rd Proposed replacement of windows and doors: block up window on east and west elevation, replacement guttering and downpipes, repair and paint render and improvement of disabled access to include installation of ramps and handrails. Erection of a porch to north elevation.

12/P/1048/F 12 All Saints Lane Erection of boundary wall and new gates.

12/P/1049/F 30 Shelley Avenue Erection of a single storey extension and a replacement garage.

12/P/1054/F & 12/P/1055/LB 26A Wellington Terrace Replacement of window to a door on the side elevation (retrospective)

12/P/1068/ADV Select/Shell Petrol Garage, Tickenham Rd Display of 2no internally illuminated fascia signs, 1 no internally illuminated totem sign, 1 no set of 3 graphic boards and various window vinyls to glazing.

12/P/1114/F 67 Kingston Avenue Erection of rear conservatory.

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

12/P/1011/LUP 18 Somerton Road Certificate of lawfulness for the proposed erection of a single storey extension to south elevation.

It was NOTED that this application is for information only – no plans had been received and the Town Council could not comment on a planning application submitted by a Town Councillor.

12/P/1107/F Land between 29A and 31 Dial Hill Road Erection of 2 no detached 4 storey dwellings and 2 no semi-detached 3 storey dwellings all set into hillside location and to include roof terraces and balconies with access off Dial Hill Road. All following demolition of existing building.

It appeared that this application was unchanged from the previously withdrawn application.

**RESOLVED:** To reiterate the Town Council's previous comments;  
RECOMMEND REFUSAL of this skyline development which overlooks an important part of Clevedon Conservation Area.

**Action: Deputy Town Clerk**

**P/12/348 TREE WORKS**

12/P/1038/TPO Flat 32, Oaklands, Elton Rd T1 Yew Crown lift to allow 3m headroom from ground level at mid point of crown. T2 Holm Oak 20% balanced crown reduction. T3 Silver Birch Carry out a 15% balanced crown reduction limiting cut diameter to 50 mm.

The Clevedon Tree Warden had no objections to these works.

**RESOLVED:** NO OBJECTIONS

**Action:** Deputy Town Clerk

**P/12/349 APP NO 12/P/0790/F 68 WALTON ROAD**

Members received a copy of a letter to NSC from the agent concerning the comments of Clevedon Town Council on this and previous planning applications for this site. It was NOTED that this application had now been approved by NSC.

**P/12/350 NEIGHBOURHOOD PLANNING – COMMUNITY RIGHT TO BUILD ORDERS**

NSC has informed all Town and Parish Councils that the government has recently announced funding for communities considering undertaking a Community Right to Build Order. NOTED.

**P/12/351 HINKLEY POINT C CONNECTION PROJECT** - Deferred from last meeting

351.1 Clevedon Town Council Representation on Hinkley C Connection Group.

**RESOLVED:** Cllr Garner re-affirmed as the Town Council representative as he maintains a balanced view on this project. Cllr Walker to attend as an individual not as a representative from Clevedon Town Council.

351.2 Email from Facilitator for Hinkley C Connection Group (HCCG) requesting support for the Parish Council representative on the Statutory Consultee Group for HCCG.

**RESOLVED:** Not to endorse the Parish Council representative as it was felt a more balanced approach was necessary to ensure that underground power lines are considered where necessary rather than for the whole project which may be unattainable.

351.3 Dates for July meetings, agenda and project update emailed to all Councillors. NOTED.

**P/12/352 APPLICATION FOR STREET TRADING CONSENT – UNIT 1, TEIGNMOUTH ROAD**

The previous application from Shirley Burger had been granted permission for a period of three months from 17 April 2012 with trading times Monday to Friday 8.00 am – 3.00 pm. This trial period being to enable the Town Council and the objectors to assess the viability of the site and the consent. Some members had been contacted by residents from Teignmouth Road objecting to the renewal of this street trading consent.

**RESOLVED:** To RECOMMEND REFUSAL of the renewal of this street trading consent following assessment during the trial period and raise the following objections;

**Inadequate parking provision** – Customers are parking on double yellow lines, across residents' driveways, on pavements. Recent changes in traffic management on Parnell Road reflect congestion issues in this area. There have also been recent planning applications for further residential development in the vicinity.

**P/12/352 APPLICATION FOR STREET TRADING CONSENT – UNIT 1, TEIGNMOUTH ROAD** continued

**Noise and smells** in this predominantly residential area. Additional concern that the new application has longer proposed times of trading 7.00 am – 4.00 pm Monday – Friday and also Saturday 8.00 am – 3.00 pm increasing early morning noise.

**Public Health & Safety** Lack of hand washing and toilet facilities. The outlet is also operating on the forecourt of a car sales/car valeting/garage  
Concern that children walking to and from school (the road is part of the safer route to schools) may be tempted to eat less healthily.

To request date of hearing to enable the NSC Councillor for East Ward and a representative from the Planning Committee, possibly Cllr Walker to attend.

NOTE: The hearing will be held at 10.30 am on Monday 23 July 2012 in the Old Council Chamber at the Town Hall Weston Super Mare.

**Action: Deputy Town Clerk**

**P/12/353 FOR INFORMATION** To receive and note the following items available at the meeting;

353.1. PLANNING APPLICATIONS determined since 20 June 2012.

353.2 OFFICE MOVE FOR NSC DEVELOPMENT MANAGEMENT 24 July – 1 August 2012. It is recommended Planning Officers and support staff are contacted by email rather than telephone during this period.

**P/12/354 CHAIRMAN ITEMS FOR INFORMATION**

There were no items.

**P/12/355 TO DETERMINE PART I AND PART II ITEMS**

There were no Part I items.

APPROVED AS A TRUE RECORD      CHAIRMAN: .....

The meeting finished at 9.15 pm      DATE:.....