

CLEVEDON TOWN COUNCIL
PLANNING MEETING HELD ON 11th NOVEMBER 2020 AT 7.30PM HELD VIA ZOOM
VIRTUAL MEETING DUE TO COVID 19 PANDEMIC AND IN LINE WITH GOVERNMENT
DICTATES

This meeting was held under The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England & Wales) Regulations 2020 section 5

PRESENT: Chair of the meeting – Cllr G Hill
 Councillors N Barton (8.14pm), B Cherokoff, C Francis-Pester, A Goodliffe, B Hatch,
 K O'Brien, J West, R Westwood & H Young

IN ATTENDANCE: Mrs S Howard, Deputy Town Clerk & Mr B Chislett, Town Council Tree Officer
 and one member of the public

7.30 PM FORMAL BUSINESS

Election of Chairman for the meeting

In the Chairman's absence and with no Vice Chairman it was proposed, seconded, and
AGREED that Cllr G Hill is Chairman of the meeting

20/P/2012 APOLOGIES FOR ABSENCE

Apologies were received and approved from Cllr A Everitt due to a family commitment and
 Cllrs A & D Shopland

20/P/2013 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

20/P/2262/FUH – The Barn, Lower Strode Road – Cllr G Hill advised the Committee that
 he is known to the owner and tenant of this application.

20/P/2014 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 7th
OCTOBER 2020

Members of the Committee **AGREED** to the minutes of the meeting held on the 7th
 October 2020 and were formally ratified at Full Council on 4th November 2020.

20/P/2015 TO RESPOND TO THE FOLLOWING PLANNING APPLICATIONS

19/P/2606/FUL – The Buildings, Court Lane – East Ward - Retrospective change of use
 of site from mixed agricultural B1 and B8 to the whole site being B1 & B8 – *Deferred from*
7th October 2020 Committee meeting

DECISION – SUPPORTS by 9 Votes to 0.

Committee members noted that the enforcement matters are complete and have no
 objections to the retrospective application.

20/P/1999/FUH – 21 Tuckmill – Yeo Ward – Two storey front/side extension

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2083/FUL – 22 and 22A Old Church Road – East Ward – Replacement shopfronts to
 no. 22 and 22A

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2283/FUH – 142 Strode Road – Yeo Ward – Single storey rear and side extension
DECISION – SUPPORTS by 9 Votes to 0.

20/P/2262/FUH – The Barn, Lower Farm, Lower Strode Road – Yeo - Erection of a balcony on the rear (North West) elevation
DECISION – SUPPORTS by 8 Votes to 1 Abstained.

20/P/2274/FUL – 41 Victoria Road – West Ward – Change of use of existing ground floor/lower ground floor maisonette to create 1no. self-contained flat and 1no. maisonette both with separate access at ground floor level and repositioning of front door.
DECISION – REFUSED by 9 Votes to 0.

Committee members referred to previous applications submitted and noted that the lack of light to the self-contained flat to be created is still an issue and the Committee's decision for refusal.

20/P/2275/LBC – 41 Victoria Road – West Ward – Listed building consent for works to existing ground floor/lower ground floor maisonette to convert to 1no. self-contained flat and 1no. maisonette both with separate access to ground floor level; works to include minor internal remodelling, retention of bathroom in cellar (amended layout to 19/P/0415/LBC) and repositioning of front door
DECISION – REFUSED by 9 Votes to 0.
Please refer to 20/P/2274/FUL.

20/P/2285/FUH – 7 Highdale Road – Walton Ward – Proposed demolition and rebuild of existing dilapidated rear two storey outbuilding
DECISION – SUPPORTS by 9 Votes to 0.

20/P/2323/FUH – 15 Bellevue Road – Walton Ward – Demolition of existing single storey lean-to side extension; proposed erection of replacement single storey side extension
DECISION – SUPPORTS by 9 Votes to 0.

20/P/2351/LDP – 4 River Mead – South Ward – Certificate of lawful development for a loft conversion with side dormers
DECISION – SUPPORTS by 9 Votes to 0.

20/P/2280/FUH – 22 Cambridge Road – Walton Ward – Replacement of existing garage and link with proposed single storey rear extension and first floor side extension over office.
DECISION – SUPPORTS by 9 Votes to 0.
Committee members support the application on the condition that the extension is built within the property curtilage and there is no overhang on neighbouring properties.

20/P/2390/FUH – 51 Coleridge Vale Road North – West Ward – Proposed erection of a two storey and single storey rear extensions.
DECISION – SUPPORTS by 9 Votes to 0.

20/P/2392/FUH – 16 Herbert Road – Walton Ward – Proposed installation of replacement windows to the North, South, East and West elevations.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2475/FUH – 37 Bryant Gardens – Yeo Ward – Proposed single storey side and rear extension.

DECISION – REFUSED by 9 Votes to 0.

Committee members agreed that the proposal is an overdevelopment of the site and parking issues, with the development forcing further cars to be on the highway.

20/P/2480/FUH – 29 All Saints Lane – East Ward - Construction of a single storey extension with pitched roof to the West elevation.

DECISION – SUPPORTS by 8 Votes to 1 Against.

20/P/2506/FUH – 32 Kingston Avenue – East Ward – Proposed partial garage conversion with a single storey link extension to house and internal alterations.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2523/FUH – 3 Glebe Road – West Ward – Proposed erection of a single storey rear extension.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2411/FUL – Land at 173-175 Kenn Road – South Ward – Variations to conditions 2 (plans) and 12 (height of glass screen) to planning permission 18/P/4846/FUL (redevelopment of the site to form a retirement living plus (Extra Care) development of 54 units (C2 Use), a children's nursery and associated parking, landscaping. New vehicular and pedestrian access from Kenn Road) to allow for alterations to floor plans resulting in a revision to number units from 54 to 57; alterations to external elevations, second floor, elevation 1 – windows added at second floor; Units 39, 43 and 57 opening amended to allow door opening and juliette balcony, 2 windows added to Unit 43, second floor, elevation 2 – dormer design amended, elevation 3 – gable roof revised, elevation 4 – roof design revised, new juliette added (condition 2) and lowering of glass screen condition height from 1.4m to 1.0m (condition 12)

DECISION – REFUSED by 9 Votes to 0.

The proposed variations on the application is the planner's way of reinstating previously refused matters by both the Parish and District Council's. Proposals for juliette balconies, change in roof height, side windows, increase to total number of apartments, were all items that were previously refused.

Committee members AGREED that a new planning application should be submitted to support these proposed changes. The Committee also commented that it is still unclear where the entrance/exit to the site will be located. Reference was made to the concern raised by members for the entrance/exit to be located on Kenn Road, near a bus stop.

20/P/2548/HHPA – 48 Woodington Road – Yeo Ward – 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 4.33 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.6 metres high

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2643/COA – 62 Old Street – East Ward – Prior approval for change of use from office (Use Class E) to 2no. residential dwellings (Use class C3)

DECISION – SUPPORTS by 9 Votes to 0.

Committee members did raise concern with the ingress/egress of vehicles from the property which is located next door to the Cottage hospital ambulance entrance.

20/P/2016 TO CONSIDER THE FOLLOWING TREE WORKS APPLICATIONS

20/P/2214/TPO – 61 Cambridge Road – Walton Ward – T1 – Magnolia – Reduce branches to gain 1m clearance from roof and building.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2321/TPO – Tregarth, All Saints Lane – East Ward – T1 – Holm Oak – Crown lift to 20 feet. Crown reduce by up to 6 feet.

DECISION – SUPPORTS by 9 Votes to 0.

20/P/2422/TRCA – 31 Hill Road – Walton Ward – G1 – Holm Oak & Yew – Reduce height by 1.5m to previous points. Reduce sides by up to 1m.

DECISION – SUPPORTS by 9 Votes to 0.

20.14pm - Cllr N Barton joined the meeting

20/P/2017 NSC CONSULTATIONS

2017.1 – The New North Somerset Local Plan 2038: Choices for the Future

The Committee Clerk advised members that the Chair of the Committee, Cllr Everitt, and the Clerk will be attending a NSC Local Plan 2038 workshop on Monday 16th November 2020. The agenda item to be deferred until the next Planning Committee meeting on 2nd December 2020 to receive the Chair of the Committee and Clerk's report.

Concern was raised by a Councillor from Yeo Ward concerning building on flood plain land as this continues to occur in Clevedon. There needs to be a clear definition of flood plain areas. Planners also need to address better design standardisation and abiding by their decisions made. To also receive further detailed information around housing figures and requirements.

The Councillor for East Ward asked if NSC are asking for Parish Council's to identify specific areas for development and what the questions were on the NSC online questionnaire.

Action – Committee Clerk

20/P/2018 FOR INFORMATION

2018.1 Planning applications determined by North Somerset Council since 7th October 2020

Committee members **NOTED** the applications determined since the last meeting.

20/P/2019 CHAIRMANS ITEMS FOR INFORMATION

There were no Chairman's Items for information.

20/P/2020 TO DETERMINE ANY PART I ITEMS

All items were Part II items.

APPROVED AS A CORRECT RECORD

CHAIR.....

The meeting finished at 8.21pm

DATE:

Next Planning Committee meeting: Wednesday 2nd December 2020