

CLEVEDON TOWN COUNCIL**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 44 OLD STREET ON WEDNESDAY 19 MAY 2010**

PRESENT: Cllr C Francis-Pester – Committee Chairman for the meeting.
Cllrs R Garner, C Hall, L Knott, C Wring.
Mrs I Johnson – Committee Clerk.

P/10/55 APPOINTMENT OF CHAIRMAN FOR THE MEETING

In the absence of a Committee Chairman and Vice Chairman it was;

RESOLVED: To appoint CLLR C FRANCIS-PESTER as Chairman for the meeting.
Proposed by Cllr R Garner Seconded by Cllr C Wring

7.30 pm **INFORMAL BUSINESS****APP 10/P/0672/F – 208 KENN ROAD – ERECTION OF 8 FLATS**

Mr J Scammell of 204 Kenn Road (adjacent property to no 208) highlighted various anomalies with this application and required clarification that the application is for 8 flats.

Mr Scammell was also concerned about the lack of an overall site plan to show how the footprints of the proposed buildings relate to his property for example whether Plots A and B are situated further forward than the agreed application and whether Plot A is closer to his boundary.

Mr Scammell commented in particular on;

- 1) The first floor window on the side elevation of Plot B would overlook his rear bedroom and reception room/conservatory resulting in a loss of privacy
- 2) Plot A appears to be further forward and would take light from his front reception room
- 3) Drying area planned for the front garden area adjacent to his boundary considered out of keeping and on view from his front lounge window.
- 4) Landscape Officer recommended saving the Mimosa tree in the front garden. No mention of this in the amended plans.

Mrs S Glenn of 7 Wells Road pointed out that the healthy ash tree is sited in the wrong position of the revised plans, also the healthy chestnut tree is marked on the plans as a stump. Mrs Glenn emphasised the need to retain these trees to continue to screen the houses at the rear from the proposed development.

Mr A Dobbs of 59 Halswell Road felt the footprint had increased and Plot B was wider. There also appeared to be uncertainty regarding the boundaries.

7.40 pm **FORMAL BUSINESS**

P/10/56 APOLOGIES – Cllr J Norton-Sealey – illness, Cllr D Shopland – family commitment - Approved by the Committee.

P/10/57 DECLARATIONS OF INTEREST

10/P/0673/WT Cllr C Wring declared a personal and prejudicial interest as she is the applicant.

10/P//0673/WT All Councillors present declared a personal interest as the applicant is a Clevedon Town and District Councillor.

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.

P/10/58 MINUTES - The minutes of the Planning Committee meeting held on 28 April 2010 were approved and signed.

RATIFIED ON 16TH JUNE 2010

P/10/59 UPDATES ON ACTION ITEMS NOT ON AGENDA – None.**Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS****P/10/60 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

Members agreed to consider App 10/P/0672/F first as the residents wished to listen to the debate.

10/P/0672/F 208 Kenn Road – Erection of 8 no flats following demolition of dwelling.

Following the discussions during informal business above it was;

- RESOLVED:** To defer consideration and request the following information from NSC prior to determination;
- clarification as to the proposed development – 8 flats or 2x 2 bed houses and 6 flats - not all the documentation refers 8 flats.
 - a site plan that shows how the footprints of the proposed buildings will relate to adjacent properties.
 - Confirmation of the existing trees on the site and future intentions regarding these trees; 1) Mimosa tree in front garden Landscape Officer recommended saving but no mention on the revised plans. 2) Healthy ash tree shown in wrong position on plans 3) healthy chestnut tree shown on the plans as a stump. Tree 2 & 3 form a screen between properties at the rear and the proposed development.

The residents left the meeting.

10/P/0647/F 50 Butterfield Park – Two storey side extension and single storey rear extension.

- RESOLVED:** RECOMMEND REFUSAL due to the proximity to the neighbouring property and the consequent loss of light, overshadowing and overbearing impact. This could result in a loss of amenity for the neighbouring occupants. The proposed development is also not in keeping with the street scene.

10/P/0657/F 6 Saltings Close – Detached garage and workshop.

- RESOLVED:** NO OBJECTIONS provided the use of the workshop is limited to domestic use only.

10/P/0708/F 18 Hill Road – Three storey rear extension to flats and restaurant. External staircase to side/rear. Creation of terrace/steps from new extension into rear garden. Insertion of new window to existing rear elevation at first floor. Insertion of new door to side elevation at basement level.

- RESOLVED:** RECOMMEND REFUSAL considered to be over development of this site and out of character with the Conservation Area. Also concerns about loss of privacy for properties to the rear.

10/P//0613/F Flat 6 Beech House, 1 Linden Road – 2 light pipes from south east roof slope to second and third floors for flat 6 instead of approved rooflight.

10/P/0617/F 9 Beach Avenue – Single storey side extension and single storey rear extension.

10/P/0648/F Morrisons Store, Triangle Centre – Addition of security measures to service yard wall.

10/P/0661/F 4a The Beach – Replacement timber sash windows.

RATIFIED ON 16TH JUNE 2010

P/10/60 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

10/P/0691/F Clevedon Hall, Victoria Road – Change of use of ground floor from offices to mixed use of offices and event/corporate and wedding centre.

Members felt this would be an appropriate use of the building.

10/P/0695/F 44 Esmond Grove – First floor front roof dormer extension

10/P/0702/NMA Dellridge, Brackenwood Road – Non material amendment to Approval 07/P/2362/Fas follows; to increase depth of extension by 150mm; lower ground floor extension area to be enclosed forming garaging and storage; new window to garage on NW end elevation; Replacement of new window on end elevation to kitchen with external access door; amendments to fenestration on rear elevation.

10/P/0733/F 95 Strode Road – Single storey rear/side extension.

RESOLVED: NO OBJECTIONS to the above eight planning applications.

ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/61 TREE WORKS

8.04 pm Cllr Wring left the meeting and took no part in discussions

10/P/0673/WT The Old Library, 6 Linden Road – T1 Ash Crown reduce up to 30%.

RESOLVED: NO OBJECTIONS

ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

8.06 pm Cllr Wring rejoined the meeting.

P/10/62 NSC NORTH AREA SITE MEETING – 10 MAY 2010

10/P/0102/F Land to rear of 10 Bay Road – Erection of dwelling

Following the site meeting the North Area Committee had refused the application mainly due to the close proximity to 10 Bay Road which would lead to a loss of private amenity. NOTED.

P/10/63 FOR INFORMATION The Committee received and noted;

63.1 PLANNING APPLICATIONS determined since 28 April 2010.

63.2 CPRE COUNTRYSIDE VOICE & AVONSIDE BRANCH NEWSLETTER

63.3 AVON WIDLIFE TRUST – Magazines.

P/10/64 CHAIRMAN ITEM FOR INFORMATION

NORTH SOMERSET CORE STRATEGY

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

NSC had suggested possible dates for a meeting with representatives of The Town Council for an informal discussion on local issues and potential development opportunities to assist NSC to prepare the SADPD. THE SADPD will allocate and/or safeguard sites for specific purposes (such as mixed uses, housing, employment, retail, cultural and community uses) and define the boundaries of certain policy designations (such as settlement limits).

RESOLVED: In the light of recent Government decisions concerning regional bodies to confirm with NSC the relevance of this consultation.

ACTION – COMMITTEE CLERK TO MAKE ENQUIRIES OF NSC

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 8.45 pm

DATE:.....

RATIFIED ON 16TH JUNE 2010