

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 6th NOVEMBER 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs C Bussey, C Francis-Pester, R Garner, A Giles-Townsend,
 L Knott, J Norton-Sealey, A Shopland, G Watkins, C Wring.
 Mrs I Johnson Deputy Town Clerk

IN ATTENDANCE: Cllr D Shopland

7.30 pm **INFORMAL BUSINESS**

APP NO 13/P/1914/F 155 OLD CHURCH ROAD

Mr R Backhouse owner of the local building company, Tron UK Ltd, the applicant for this development addressed the meeting. The application is a four bedroom detached dwelling following the removal of a timber framed temporary semi-detached property built in the early 20th Century for use by service men after the war. The new house will be set further back from the road than the existing house with off street parking. To address any flood risk, although the property has never flooded, the new floor level will be 600mm above the existing road level. There are a variety of different residential properties in the neighbourhood and materials have been selected to be in keeping with the locality.

8.02 pm **FORMAL BUSINESS**

P/13/645 APOLOGIES FOR ABSENCE

There were no apologies for absence.

P/13/646 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.*

App 13/P/1964/F Cllrs C Wring and L Knott declared personal interests as they are known to the applicants and Cllr A Shopland declared a prejudicial interest and took no part in the debate as she owns land near the property.

App 13/P/1914/F Cllr P McNeill declared a personal interest as he has been known to the previous residents.

P/13/647 MINUTES OF THE PLANNING COMMITTEE HELD ON 2^{3rd} OCT 2013

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

P/13/648 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/1914/F 155 Old Church Road - Erection of a detached house with provision for parking and turning area following demolition of existing dwelling and garage.

Most Members felt this development would be an improvement as the present dwelling is in a very dilapidated state of repair. There would be the advantage of off street parking. Vote: 8 FOR 1 AGAINST

13/P/1918/F 8 Baker Close - Erection of porch and entrance ramp to front and single storey extension to side and rear following demolition of existing conservatory.

13/P/1938/F 30 Edward Road South - Erection of a single storey extension to front elevation.

13/P/1962/F SKF UK Limited Strode Road - Alterations to existing main/staff entrance on Strode Road to provide 2.4m high gates and fences set back from road and visitor entrance on Tweed Road to provide 2.4m high gates and walls/fences set back from road.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/13/648 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

13/P/1974/F 10&10A Coleridge Road - Alterations/conversion of existing vicarage and annexe into 2 dwellings.

13/P/2007/MMA 5 Highdale Road - Variation of condition no 6 of planning permission 11/P/0893/F (Proposed creation of vehicular access onto Park Road. Erection of 2.2 m high timber gates, a ground mounted turnstile and associated landscaping) to allow the installation of a vehicle turnstile to be omitted.

Concern expressed that the new access that had been created by the previous owners is close to the junction with Hill Road and Park Road and requires vehicles to reverse into the access. It was unclear whether it would now be possible to install the turnstile. Vote: 5 FOR 4 AGAINST.

RESOLVED: NO OBJECTIONS to the above six planning applications.

13/P/1964/F Land adjoining Vine Cottage, Nortons Wood Lane - Erection of detached dwelling together with all associated works. Vote: 0FOR 7 AGAINST

RESOLVED: RECOMMEND REFUSAL of this development in the Green Belt as no exceptional need has been demonstrated for this additional dwelling.

P/13/649 TREE WORKS APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/1941/WT 1B Lower Linden Road - 1 Robina - Remove 4 lowest limbs to raise crown & 20% crown thinning.

13/P/1946/TPO 1 Cambridge Grove - 1 Sycamore - Balance crown reduction by maximum of 2.5m.

13/P/1977/TPO 10 Walton Road - 1 Larch - Remove 3 lower limbs to balance crown.

13/P/1980/TPO Land between 26-29 and 29-32 Newlands Green - T13 - Ash reduce upper crown by 2m, thin crown by 20%, prune growth on east side by 3m. T12 - Ash remove 2 limbs at 4m. T11 - Ash Reduce co-dominant stem by 2m.

13/P/1998/WT 47 Hallam Road - Various tree works as itemised on application schedule.

RESOLVED: NO OBJECTIONS to the above five tree works applications.

P/13/650 APPLICATION FOR A STREET TRADING CONSENT – OLD INN (FOOD TRAILER)

The application is for a catering trailer in the grounds of the Old Inn public house proposed times of trading 7.00 am – 2.00 pm Monday to Friday. Members highlighted the fact that this food trailer would attract Clevedon School schoolchildren. Vote 2 FOR 9 AGAINST

RESOLVED: RECOMMEND REFUSAL concern that this food trailer is on the main route to Clevedon School on a fast moving road with highway safety issues.

P/13/651 FOR INFORMATION Items available at the meeting;

651.1 PLANNING APPLICATIONS determined since 23rd October 2013.

651.2 APP NO 13/P/1790/F CLEVEDON CRICKET CLUB Email from the Chairman of Clevedon Cricket Club together with a map showing a plan of the water pipes and how they cross the site. The application is to be considered at the NSC North Area Committee the next day.

651.3 NATIONAL GRID HINKLEY C CONNECTION – Copy of response from Wraxall & Failand Parish Council.

P/13/652 CHAIRMAN ITEMS FOR INFORMATION

651.4 ACKNOWLEDGEMENT OF CTC COMMENTS ON HINKLEY C CONNECTION – National Grid to submit an application for consent to build the new connection to the Planning Inspectorate in early 2014. The application will include a Consultation Report on the consultation and how views have been taken into account.

651.5 NORTH SOMERSET CORE STRATEGY : Examination of remitted policies. NSC is formally considering its position in relation to the examination on 12 November 2013. Following the Council meeting there will be a six week consultation on the proposed approach. All representations will then be forwarded to the Inspector.

651.6 APP NO 13/P/1845/F 18 YEO MOOR The Agent had objected to the Town Council's comments as there will be opaque glass in the conservatory. It had been previously noted that the solid white upvc panels obscured vision below 1.7m.

P/13/653 PART 1 ITEMS.

There were no part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.24 pm

DATE:.....