

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 23 JUNE 2010**

**PRESENT:** Cllr R Garner – Committee Vice- Chairman  
 Cllrs C Francis-Pester, C Hall, L Knott, D Shopland, C Wring,  
 Mrs I Johnson – Committee Clerk

7.30 pm **INFORMAL BUSINESS**  
**APP NO 10/P/0672/F 208 KENN ROAD**

A resident representing the objectors to this planning application queried whether the proposed changes to the policy increasing the parking provision for new developments would be applied to this application. Members felt future planning applications would be required to take into account revisions to the existing policy.

7.33 pm **FORMAL BUSINESS**

**P/10/78** **APOLOGIES** Apologies for absence were received and approved from Cllr J Norton-Sealey due to illness.

**P/10/79** **DECLARATIONS OF INTEREST**

10/P/0971/F Cllrs Hall and Wring declared a personal interest in this application – known to the agent. Cllr Knott also declared a personal interest as she lives close to the application site.

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/10/80** **MINUTES** The minutes of the Planning Committee meeting held on 9 June 2010 were approved and signed.

<p><b>Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b></p>
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Members agreed to consider App 10/P/0672/F first as the resident wished to listen to the debate.

**P/10/81** **APP 10/P/0672 – 208 KENN ROAD** Deferred from the last meeting. The Case Officer had been asked to attend this meeting and provide clarification on the inconsistencies of this planning application. The Committee Clerk reported that amended plans were being prepared together with additional information on the trees, design and access, these should be available for the next meeting.

**RESOLVED:** Cllr Francis-Pester to request NSC refer this application for determination by the North Area Committee.

**ACTION: CLLR FRANCIS-PESTER.**

**P/10/82** **UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA** – There were no items.

**P/10/83 APP 10/P/0739/F – LONG ROOF, ALL SAINTS LANE**

Two objections had been received concerning the large parking area, the removal of mature trees and shrubs, the overbearing influence of the development on the character of the neighbourhood and the loss of on street parking. At the Site Visit prior to this meeting the applicant had outlined the changes he had made to the original plans to address neighbours objections.

**RESOLVED:** In view of the fact that the amended plans had not been formally received by the Town Council the amendments could not confirmed. The application would therefore be deferred to the next meeting of the Committee.

**ACTION: COMMITTEE CLERK – NEXT AGENDA**

**P/10/84 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

10/P/0929/F 27 Shelley Avenue – Conversion and extension of detached garage to form granny annexe, including replacement pitched roof.

**RESOLVED:** NO OBJECTIONS subject to the usual conditions concerning the use of annexes.

10/P/0985/LB & 10/P/0986/F Buckingham House, 87 Hill Road – Conversion of basement to create self-contained 1 bedroom flat. Removal of disused retail space to front of property. Construction of new front extension as part of basement flat. Creation of new front garden off Hill Road forming access to new flat and secondary access to house. New drainage, water services, doors, railings and gate. Refurbishment of existing window.

**RESOLVED:** NO OBJECTIONS subject to the Case Officer being satisfied that there is sufficient natural light to this property.

10/P/0934/F 6 Woodview – Two storey side extension

10/P/0961/F Stoneham, 10 Walton Road – Elevated gangway from first floor bedroom to garden studio.

10/P/0971/F 11 Cambridge Road – Double garage to front of property. Relocation of vehicular access from highway. Replacement of existing garage frontage with new glazing.

Some concern about the position of the new garage. Vote 4 FOR 2 AGAINST

10/P/0972/ADV 5 The Triangle – Display of a fascia sign and a projecting sign.

10/P/0973/F 39 Rippleside Road – Single storey rear extension and conversion of integral garage. Vote 5 FOR 1 AGAINST

10/P/0980/F 2 Woodside Road – Front porch, front dormer roof extension and single storey side/rear extension.

10/P/0988/F 153 Cannons Gate – Single storey front porch extension.

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

**ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC**

**P/10/85 REVIEW OF NSC STREET TRADING POLICY**

There was some discussion about whether there is a need for the smaller charities to apply for Street Trading Consent and whether permits for street collections are still a requirement.

**RESOLVED:** 1. Not to comment on the Street Trading Policy.

2. To enquire about the criteria for street collection permits and street trading consents for small charities.

**ACTION: COMMITTEE CLERK**

**P/10/86 HINKLEY POINT C CONNECTION PROJECT**

Members received and noted;

- Parish Briefing Presentation Letter and CD.
- Hinkley Point C Connection Project Update – Letter and summary. Report from the Nailsea National Grid Action.
- Copy of response to consultation by Yatton Parish Council.

Feedback on this proposed project is required by 23 July 2010. Following discussion about the consultation process and the need for clarity in communicating the viable option. It was;

**RESOLVED:** To comment as follows;

Clevedon Town Council is unable to make technical comments on the Hinkley Point C Connection Project, however stress the need for consideration of the most appropriate and acceptable route across the countryside.

**ACTION: COMMITTEE CLERK TO FORWARD COMMENTS.**

**P/10/87 PARISH COUNCILS AIRPORT ASSOCIATION**

No Committee Members had been able to attend the meeting the previous evening.

**P/10/88 FOR INFORMATION** The Committee received and noted;

- 88.1 PLANNING APPLICATIONS determined since 9 June 2010.
- 88.2 REPORT ON CONSULTATION concerning planning regulations with Cllr Morris.
- 88.3 N SOMERSET CORE STRATEGY – SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT P/10/71.2 Meeting with representatives from NSC and Cllrs Garner and Wring confirmed for 1 July 2010 at 10.00am in the Council House.
- 88.4 NSC DEVELOPMENT CONTROL PARISH & TOWN WORKSHOP – Handouts attached for Committee Members. Concern expressed about the number of part-time Planning Officers and vacancies.
- 88.5 NEW PLANNING AID ENGLAND web site – [www.rtpi.org.uk/planningaid](http://www.rtpi.org.uk/planningaid)

**P/10/89 CHAIRMAN ITEMS FOR INFORMATION**

89.1 CLEVEDON HOSPITAL Request for a pre-application consultation meeting with the Town Council date to be confirmed.

**RESOLVED:** If possible to arrange for one consultation meeting for the town.

89.2 PROPOSED AFFORDABLE HOUSING DEVELOPMENT AT CHURCHILL AVE  
 Proposal to build 2 x 2 bedroom fully wheelchair accessible bungalows for rent.  
 Pre-application consultation event arranged by NS Housing for Thursday 1<sup>st</sup> July 2010 3pm – 6pm at Clifton Court, Churchill Avenue.

APPROVED AS A TRUE RECORD

CHAIRMAN: .....

The meeting finished at 8.56 pm

DATE: .....

RATIFIED 11<sup>th</sup> AUGUST 2010