

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 14th SEPTEMBER 2011

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 Cllrs C Frances-Pester, G Hill, Mrs I Johnson – Deputy Town Clerk

P/11/148 APOLOGIES

Apologies were received and accepted from Cllrs C Hall, L Knott, C Wring – other commitments. Cllrs R Garner and D Shopland – holidays.

P/11/149 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

APP 11/P/1615/TPO and APP 11/P/1629/F Cllr Francis-Pester declared a personal interest as he is known to both of these applicants.

APP 11/P/1556/F Cllr Norton-Sealey declared a personal interest as he is known to the applicant.

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/11/150 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 31st August 2011 were approved and signed.

P/11/151 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

There were no items not elsewhere on the agenda.

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| PART 2 |
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P/11/152 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/1553/F 20 Kenn Road - Change of use of shop on ground floor and residential accommodation on first floor to 3no maisonettes; demolition of existing rear lean to and partial rebuilding to form kitchen extension, existing shop front removed and opening partially closed in to incorporate new access, construction of a wall to enclose garden area at the front of the building with access gate from Griffin Road.

11/P/1556/F OS 3931 adj Barn south west of Lake Farmhouse, Lake Farm Lane, Off Colehouse Lane – Erection of steel framed agricultural building (cattle straw yard).

11/P/1567/NMA 59 Highdale Avenue - Application for non material amendment to planning permission 10/P/1470/F (Erection of a two storey side extension and conversion of basement storage area into annexe accommodation for dependent relative) to allow for full height glass bay windows and door.

11/P/1570/F Land between 60 and 62 Walton Road – Erection of two storey dwelling with access off Walton Road.

It was noted that there was concern from neighbouring properties about possible overlooking due to the proposed site being lower than adjacent properties.

P/11/152 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT'D...

11/P/1593/F 169, 171 and 173 Old Street - Change of use from office buildings and conversion to 1 no two bed and 1 no two bed maisonettes (No 169) and 1 no two bed and 2 no one bed flats (no 171/173) and creation of new access from Old Street to site.

It was noted there is adequate parking provision for these properties.

11/P/1617/F 43 Cannons Gate – Erection of rear conservatory.

11/P/1624/F 19 Woodside Road - Creation of two storey dwelling including alterations to roof, extension to first floor level at front and construction of a rear balcony. Replacement of existing flat garage roof with a pitched roof.

11/P/1629/F Land at 8 Corner Croft – Erection of bungalow.

RESOLVED: NO OBJECTIONS to the above eight planning applications.

Action: Deputy Town Clerk

P/11/153 TREE WORKS

11/P/1615/TPO 27 The Avenue – Y1 – Yew – Fell.

RESOLVED: NO OBJECTIONS

Action: Deputy Town Clerk

P/11/154 NSC LOCAL DEVELOPMENT FRAMEWORK – CONSULTATION ON DRAFT WESTON VILLAGES SUPPLEMENTARY PLANNING DOCUMENTS

The Consultation period runs from Thursday 1 September to Wednesday 12 October 2011. The documents are available at libraries or online.

RESOLVED: To support in principal the objectives of the draft Weston Villages

Supplementary Planning Documents.

Action: Deputy Town Clerk

P/11/155 NSC GUIDANCE ON DELIVERING AFFORDABLE RURAL HOUSING

Members NOTED the NSC Guidance on Delivering Affordable Rural Housing and the booklet from the Rural Housing Alliance – ‘Affordable Rural Housing: A practical guide for parish councils’.

P/11/156 THE SEVERN ESTUARY FORUM 2011

Following circulation of recent Planning Committee minutes indicating that no members of the Planning Committee were able to attend the Forum on 23 September 2011 at Cardiff University, Cllr Bussey has agreed to represent the Town Council at this event.

RESOLVED: That the booking fee of £30 for Cllr Bussey’s attendance at the 2011 Severn Estuary Forum be funded from the Town Council Training Budget 2011/12.

P/11/157 FOR INFORMATION The Committee received and noted;

157.1 PLANNING APPLICATIONS determined since 31st August 2011

P/11/158 CHAIRMAN ITEMS FOR INFORMATION

158.1 HISTORIC TOWNS FORUM – Half day Workshop on 30 September 2011 in Bath – Responding to the Draft National Planning Policy Framework. Information circulated that day by email. No Committee Members present able to attend.

P/11/159 TO DETERMINE PART I AND PART II ITEMS

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 7.56pm

DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL