

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 9 JUNE 2010

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

IN ATTENDANCE: Cllr T Morgan

P/10/65 APPOINTMENT OF CHAIRMAN FOR THE MEETING

RESOLVED: In the absence of a Committee Chairman and Vice-Chairman it was;
 Proposed by Cllr R Garner Seconded by Cllr C Wring to appoint
 CLLR C FRANCIS-PESTER as Chairman for the meeting.

7.30 pm **INFORMAL BUSINESS**

1. **APP NO 10/P/0847/F 37 THE LEYS TWO STOREY SIDE AND REAR EXTENSION**

Mr and Mrs Chris Bussey of 39 The Leys highlighted their concerns about this extension which would be very close to their boundary raising issues of health and safety during development, there were concerns for the safety of their children. Also future maintenance would be a problem. Mr Bussey felt the proposed extension would be overdevelopment.

2. **APP NO 10/P/0672/F 208 KENN ROAD**

Mrs Janet Scammell of 204 Kenn Road again spoke of inconsistencies in the plans. The Case Officer had now confirmed that the development is for 6 Flats and 2 dwellings and not 8 flats as previously. It had previously been stated that the dwellings were likely to be occupied by first time buyers and existing homeowners however now it appeared the development would be owned by a housing association. Mrs Scammell was concerned that the new development would increase the overlooking of her property. She had viewed the flood risk assessment for the development which recommended the properties be built 500mm above the existing site level and was afraid this would result in the windows being at a higher level to overlook her property. She asked again for an overall site plan showing the proximity of the development in relation to existing properties. However the residents were also anxious that the application would be determined before they had an opportunity to comment on the plans. Mr Richards of 6 Wells Road questioned whether the development would have an impact on flooding in the area. A photograph of the recent flooding of a neighbouring garden was shown.

Mr Dobbs of 59 Halswell and Mrs S Glenn of 7 Wells Road concurred with above the points.

7.42 pm **FORMAL BUSINESS**

P/10/66 APOLOGIES Cllr J Norton-Sealey illness, Cllr D Shopland – family commitment, Cllr C Hall – holiday.

P/10/67 APPOINTMENT OF COMMITTEE VICE-CHAIRMAN FOR COUNCIL YEAR 2010/2011

Cllr Francis-Pester called for nominations for Committee Vice-Chairman.

RESOLVED: Proposed by Cllr Francis-Pester Seconded by Cllr Wring to appoint
 CLLR R GARNER as Committee Vice-Chairman.

P/10/68 DECLARATIONS OF INTEREST

10/P/0886/LB All Committee Members declared a personal, non-prejudicial, interest in this application as they were 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/10/69 MINUTES The minutes of the Planning Committee meeting held on 19 May 2010 were approved and signed.

Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS

P/10/70 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

Members agreed to consider App 10/P/0672/F and 10/P/0847/F first as the residents wished to listen to the debate.

10/P/0672/F 208 Kenn Erection of 6 Flats and 2 Dwellings following demolition of dwelling. See discussions during informal business above.

RESOLVED: In view of inconsistencies and outstanding queries on this planning application to request the Case Officer 1) attend the next meeting of the Planning Committee on 23 June 2010 2) advise on a new timescale for the determination of this application.

10/P/0847/F 37 The Leys – Two storey side and rear extension. See Informal Business It was noted that the District Councillor for West Ward had referred this application to NSC North Area Committee for determination. A Town Councillor for West Ward raised the following objections;

- There is a pattern of similar extensions on the estate however this proposal is different in that these houses are only separated by a pedestrian footpath where other houses had been extended over a garage or driveway.
- Two windows on outside walls of the adjacent property overlook the proposed development which is to the front, side and rear elevations.
- Over development of the site.
- No access for maintenance.

RESOLVED: RECOMMEND REFUSAL considered to be over development of the site. The extension would overlook adjacent properties and could result in a loss of amenity for the neighbouring occupants.

ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC.

The residents left the meeting.

P/10/71 UPDATES ON ACTION ITEMS NOT ON AGENDA

71.1 NS HOUSING P/10/29 Following enquiries about the lack of a Housing Office in Clevedon NS Housing had provided a timetable for Molly (Mobile Office Linking Locally with You). The mobile office stops at different locations in Clevedon every Monday.

RESOLVED: To highlight to NS Housing the increase in enquiries received by the Town Council following the downturn in the economy and ask how these could be met.

ACTION: COMMITTEE CLERK TO WRITE TO NS HOUSING

71.2 NORTH SOMERSET CORE STRATEGY SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

NSC had confirmed that the Core Strategy Consultation would still proceed with some adjustments as it is important to fill any policy vacuum following the Government's decision to rapidly abolish Regional Strategies.

RESOLVED: To take up NSC's invitation to meet with representatives of the Town Council for informal discussions on local issues and potential development opportunities to assist NSC to prepare the SADPD. Cllrs Garner and Wring nominated to attend. Proposed date 1 July.

ACTION: COMMITTEE CLERK TO CONFIRM DATE AND TIME OF MEETING.

P/10/72 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

10/P/0739/F Long Roof, All Saintys Lane – Ground floor kitchen extension and first floor bedroom extension.

RESOLVED: To hold as Site Visit at 7.00pm on 23 June 2010 prior to the next meeting to clarify the proposals for this site.

10/P/0892/F 7 Seavale Road – Replacement windows to front elevation.

RESOLVED: The design, scale and materials of the proposed replacement UPVC windows are considered unacceptable in that they will be detrimental to the appearance of this building and will harm the character and appearance of the Clevedon Conservation Area. This would be contrary to policy ECH/3 of the North Somerset Replacement Local Plan and the guidance contained in PPS5 Planning for the Historic Environment.

10/P/0805/F 46 Oldville Avenue – Two storey side and rear extension.

10/P/0876/F 39 Hallam Road – Two storey and single storey extension.

10/P/0886/LB Newton House, 25 Hill Road – Restoration of garden pavilion.

10/P/0897/ADV Lidl UK, Great Western Rd – Freestanding non-illuminated billboard.

RESOLVED: NO OBJECTIONS to the above four planning applications.

ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/73 TREE WORKS

10/P/0768/WT 25 Highdale Road – Works to Holm Oak.

RESOLVED: NO OBJECTIONS

ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/74 AMENDED PLANS

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

It was recalled that at the last meeting this planning application had been recommended for refusal as the extension appeared to be overbearing and overshadowing. The amended plans showed a reduction in height.

RESOLVED: NO OBJECTIONS to the amended plan.

ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/75 JOINT WASTE CORE STRATEGY PRE-SUBMISSION DOCUMENT
REVISED POLICY 8 – LANDFILL

The Committee Chairman outlined the four proposals for reducing the amount of waste going to landfill. NOTED

P/10/76 FOR INFORMATION The Committee received and noted;

76.1 PLANNING APPLICATIONS determined since 19 May 2010.

76.2 NSC NORTH AREA COMMITTEE Parish Voice information and dates.

P/10/77 URGENT ITEM
NATIONAL GRID PYLON PROPOSAL

A student studying for a Masters in Sustainable Development at Exeter University had written asking if a Councillor would be willing to be interviewed concerning the Hinkley Point C connection project.

RESOLVED: Cllr R Garner agreed to be interviewed.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.50 pm

DATE:

RATIFIED 11th AUGUST 2010