

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 15TH JUNE 2011

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 C Francis-Pester, R Garner, L. Knott, D Shopland, C Wring.
 Mrs Isabel Johnson – Deputy Town Clerk.

IN ATTENDANCE: Cllr G Hill, N Pennycott, A Shopland, A Walker

P/11/87 APOLOGIES

Apologies were received and accepted from Cllr C Hall and Cllr C Blades both had other commitments.

P/11/88 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no declarations of interest made.

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/11/89 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 25th May 2011 were approved and signed.

P/11/90 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

There were no updates.

PART 2

P/11/91 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/0868/F 53 Griffin Road – Alterations to front hardstanding to improve disability access and increase height of boundary fence to 1.49m to improve privacy.

RESOLVED: RECOMMEND REFUSAL only concern is the increase in height of boundary wall with new timber fence/trellis above the existing blockwork. Consider this to be out of keeping with the street scene.

11/P/0842/F 42 Hill Moor – Conservatory to rear elevation.

11/P/0845/F 81 Dial Hill Road – To vary condition 1 of planning permission 00/P/573/F continued use of existing outbuilding as office. To allow Mr & Mrs Cunningham permitted use of outbuilding as office.

11/P/0869/F 45 The Avenue – Single storey rear extension (increase in previously approved size to room 33). Insertion of additional windows to room 33 and 31.

11/P/0887/F 8 Edward Road – Two storey side extension and single storey rear extension following demolition of existing detached garage.

11/P/0893/F & 11/P/0894/LB 5 Highdale Road – Proposed creation of vehicular access onto park road. Erection of 2.2m high double timber sliding gates, ground mounted turnstile and associated landscaping.

It was noted that the NSC Highways had no objections to the proposal.

RESOLVED: NO OBJECTIONS to the above six planning applications.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/11/91 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS cont'd....

11/P/0913/F 69 Churchill Avenue – To vary condition 4 of planning permission 09/P/2161/F Single storey side extension, single storey rear extension , loft conversion to include raising ridge height of main roof, construction of 4 no dormers to rear elevation and installation of 6 no rooflights to front elevation. To alter the dormer roof to a tiled pitched roof and link three dormers to create additional internal space to master bedroom.

11/P/0917/F 1 East End Cottage – Rear conservatory.

11/P/0920/F 110B Kenn Road – Single storey annexe to the front of the main dwelling.

11/P/0931/F 32 Albert Road – Subdivision of disused nursing home (Use Class C2) to create two separate dwellings.

11/P/0937/F 2 The Paddock – Single storey side extension.

11/P/0946/F Smeath Cottage, Cooks Lane – Two storey extension to east elevation, first floor extension to west elevation and single storey rear extension to north elevation. Some concern about the size of the extensions.

RESOLVED: NO OBJECTIONS to the above six planning applications.

11/P/0846/NMA Long Roof, All Saints Lane – Non-material amendment to planning permission 10/P/0739/F ground floor kitchen extension, first floor bedroom extension and opening of front boundary wall. To reduce in size the ground floor extension, glazed lantern and chimney structure to be omitted,, ridge height to be reduced and fenestration amended. Windows to be installed at first floor level with obscure glazing to provide means of escape from bedrooms.

NSC has resolved **not to accept** the amendments to the approved scheme as they are not inconsequential in terms of scale and will have an impact upon the neighbouring dwelling. NSC require a formal planning application to obtain the necessary approval for these amendments to be included in the approved scheme. NOTED.

P/11/92 APP NO 11/P/0708/F 2 STRODE ROAD - deferred from last meeting

The Case Officer had provided information that the principal differences between the above application and the former application 10/P/1395/F is;

- Proposal is for **11** houses and 2 two bed flats instead of **12** houses and 2 flats.
- Ridge height of the houses has been reduced to comply with planning permission 07/P/2311/F which was granted for 9 houses and 5 flats.

RESOLVED: NO OBJECTIONS

Action: Deputy Clerk to forward comments on all planning applications to NSC

P/11/93 NOTICE OF APPEAL

APP NO 10/P/2230/F 32 OLD CHURCH ROAD Change of use from A1(shop) to A5 (hot food takeaway) new shopfront, extract duct and compressors to rear. The appeal to be decided by 'written representations'. NSC will forward the previous comments of Clevedon Town Council directly to the Planning Inspectorate. NOTED.

P/11/94 APPLICATION FOR STREET TRADING CONSENT

The Committee considered an application for a hot and cold food and drink trailer on the grassed area adjacent to the junction of Strode Road and Southern Way. Proposed times of trading Monday to Friday 07.30 hours until 15.00 hours, Saturday 08.00 hours until 15.00 hours.

Members felt the hours were reasonable compared with previous applications for this site. VOTE: 4 FOR 1 AGAINST

RESOLVED: NO OBJECTIONS to the application.

Action: Deputy Clerk to forward comments to NSC.

P/11/95 THE DRAFT EMPTY PROPERTY DELIVERY PLAN

RESOLVED: To defer consideration until the next meeting of the Committee on 6 July 2011 when a hard copy of the Plan may be available. Deadline for comments 11 July 2011.

Action: Deputy Clerk to obtain hard copy.

P/11/96 FOR INFORMATION To receive and note the following items available at the meeting;

- 96.1 PLANNING APPLICATIONS determined since 25 May 2011.
- 96.2 INFORMATION FOR COUNCILS ABOUT THE ROLE OF TREE WARDEN

P/11/97 CHAIRMAN ITEMS FOR INFORMATION

There were none.

P/11/98 TO DETERMINE PART I AND PART II ITEMS

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.45 pm

DATE: