

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON MONDAY 14 JANUARY 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs R Garner, A Giles-Townsend, C Hall, B Hatch, L Knott,
 G Watkins. Mrs I Johnson Deputy Town Clerk.

7.30 pm **INFORMAL BUSINESS**

APP 12/P/2220/MMA 208 KENN ROAD

Mr Dobbs of 59 Halswell Road and Ms Glenn of 7 Wells Road indicated that the present plans for Plot C were the first plans they had seen for this building. These plans did not show the parapet wall to be removed to be replaced with a gable end. Concern was expressed about the height of the buildings now being built and the fact the building contractors started work on site before 8.00 am and left ladders on site.

7.38 pm **FORMAL BUSINESS**

P/13/454 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs C Francis-Pester and J Norton-Sealey – other meetings; Cllr C Wring - family commitments.

P/13/455 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 12/P/2166/F Cllr Hill declared a personal interest as he is known to the applicant.

App 13/P/0004/WT Cllr Knott declared a personal interest as the trees are opposite the dwelling of close family members.

P/13/456 MINUTES OF THE PLANNING COMMITTEE 10 DECEMBER 2012

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

P/13/457 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

457.1 APP 12/P/1930/WT 2 MARINE HILL P/12/431 The NSC Tree Officer had replied concerning the felling of trees in Conservation Areas and their replacement as follows;

1. Where a tree protected by a Tree Preservation Order is felled, replacement planting of a tree **can** be required.
2. Where a tree protected by virtue of location in a Conservation Area is felled, having been through the formal six week prior notice (application process), no replacement tree planting **can** be required.
3. Where a tree protected by virtue of location in a Conservation Area is felled because it is dead or in an imminently dangerous condition (e.g. under five day notice) a replacement tree **can** be required.
4. Where a tree protected by virtue of location in a Conservation Area is felled without going through the required six week prior notice (conservation area application) - i.e. unauthorised works, a replacement tree **can** be required.

RESOLVED: To ask for further clarification as the word 'can' used above is open to various interpretations. Members appreciated decisions are made on individual tree applications and circumstances. **Action: Deputy Town Clerk**

457.2 CLEVEDON BANDSTAND REPAIRS P/12/449

There had been no formal reply from the Director of Development & Environment. At the Town Events & Amenities Committee meeting last week Mr Withers had reported that he is arranging a meeting with Clevedon Civic Society and the NSC Conservation Officer to discuss disabled access etc prior to the submission of a further planning application.

RESOLVED: Cllr Watkins hoped to attend the meeting and report back to the Committee.
Action: Cllr G Watkins

457.3 SITES & POLICIES DEVELOPMENT PLAN DOCUMENT CONSULTATION
P/12/447

The Deputy Town Clerk reported arrangements for an exhibition on 4th & 5th April 2013 in Room 2 at the Council House. Also a presentation prior to the full Council meeting on 20 March 2013 at 7.30 pm. NOTED.

P/13/458 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

The Committee agreed to take app no 12/P/2220/MMA 208 Kenn Road first in view of the objectors being present.

12/P/2220/MMA 208 Kenn Road Minor material amendment to planning application 10/P/1914/F (Erection of 6no flats and 2 no dwelling houses with off street parking following demolition of existing dwelling). Amendment to approved application 07/P/2839/F to allow for quoins to be removed and bay window revised on Plot A and a parapet wall to be removed and replaced with a gable end on Plot C.

RESOLVED:1. REQUEST THIS APPLICATION IS DEFERRED as the plans have insufficient detail to make a comment. 2. To ask the NSC Enforcement Team to investigate the height of this development compared with the planning permission and the daily start times of the Building Contractors currently 7.30 am.

12/P/2166/F 29 Dial Hill Road Conversion of loft space in existing annexe to create accommodation for live in carer including addition of roof lights, porch to front elevation and a dormer to rear elevation.

It was reported that the NSC Clevedon Walton Ward Councillor had referred this application to the North Area Committee.

RESOLVED: OBJECTIONS lack of clarity as to; 1) The extent of need for a carer; 2) Why a carer would need two bedrooms and two bathrooms (the annexe already has one of each); 3) Why there is no direct access from the annexe into the main house for the carer who could be called out 24/7 by their patient. Also request consideration that the annexe should not be used as a self contained dwelling but should be used solely by the carers of the occupants of the main dwelling.

12/P/2201/F 51 Coleridge Vale Rd Two storey side and rear extension and single storey rear extension. The objection from the neighbouring property regarding height and the nearness of this extension to their boundary was considered.

RESOLVED: REQUEST THE PLANNING OFFICER ascertain whether this application meets the requirements of the Residential Design Guide with regard to the living conditions of neighbours.

12/P/2210/F 40 Shelley Avenue - Single storey rear extension.

12/P/2243/F 8 Bennetts Way - Erection of two storey side extension.

12/P/2257/F 9 Bradford Close - Erection of single storey front and side extensions.

13/P/0006/F Manderley, 12 Coleridge Rd - Erection detached double garage following emolition of existing single garage.

P/13/458 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/0010/F Unit 4, Carey Development, Tweed Rd - Change of use of unit 4 from B1/B8 use to B2 use (Motor vehicle repair & maintenance).

13/P/0011/F 21 Highdale Ave - Erection of side extension to contain garage and garden room.

13/P/0025/F 16 Strode Rd - Erection of single storey rear extension.

RESOLVED: NO OBJECTIONS to the above seven planning applications.

Action: Deputy Town Clerk

P/13/459 TREE WORKS

12/P/2233/WT Yew Tree Lodge, 23A Highdale Road - 1 Yew - crown reduce approx 25% and re-balance, 1 Yew - crown reduce approx 30-35% and re-balance.

RESOLVED: NO OBJECTIONS

13/P/0004/WT Herbert Gdns, Herbert Rd - 1 Ash - fell; 1 Bay - reduce height to 4m; 1 Bay – remove.

RESOLVED: NOT TO COMMENT on the application submitted by Clevedon Town Council.

Action: Deputy Town Clerk

P/13/460 TOWN & PARISH COUNCIL CURRENT ENFORCEMENT CASES

The Committee considered the list of current Clevedon enforcement cases. NSC requested feedback on the list as a way of improving communication and liaison between NSC and town and parish councils.

RESOLVED: To inform NSC that the list is very useful and request it becomes standard practice.

Action: Deputy Town Clerk

P/13/461 NAMING/NUMBERING OF NEW DEVELOPMENT LEA GROVE ROAD

Cotswold Homes Ltd had suggested the development is called Horizon and that the houses are named. NSC had suggested 1-5 Leagrove Court, Leagrove Road as there is insufficient spare numbers on Leagrove Road for the 5 plots to form part of the road.

RESOLVED: To recommend 1-5 Leagrove Court, Leagrove Road.

Action: Deputy Town Clerk

P/13/462 HINKLEY POINT C CONNECTION PROJECT

The Committee considered and noted the draft note from North Local Community Forum.

P/13/463 FOR INFORMATION The Committee received and noted;

461.1 PLANNING APPLICATIONS determined since 10 December 2012 - attached.

461.2 CPRE Fieldwork Magazine.

461.3 AVON WILDIFE TRUST Magazine.

P/13/464 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

P/13/465 PART 1 ITEMS

There were no Part 1 items.

APPROVED AS A TRUE RECORD CHAIRMAN:

The meeting finished at 8.25 pm DATE:.....

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL