

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 3RD MARCH 2010

PRESENT: Cllr J Norton-Sealey – Committee Chairman in the Chair
 Cllrs C Francis-Pester from 7. 38 pm, C Hall, P McNeill, D Shopland,
 C Wring, Mrs I Johnson – Committee Clerk.

IN ATTENDANCE: Cllrs R Garner, L Knott, N Pennycott.

7.30 pm **INFORMAL BUSINESS – NEW TREE WARDEN FOR CLEVEDON**

Members were introduced to Ms Angela Slotte who has accepted the role of Tree Warden following the retirement of Mr Fred Quinney. Mrs Slotte had done some research into the Tree Council Tree Warden scheme and had introduced herself to the Tree Officers at North Somerset Council. It was confirmed that Ms Slotte's main role would be to advise the Committee on applications for works to trees in the Conservation Areas and to trees with Tree Preservation Orders. She would also be consulted on any tree planting to be undertaken by the Town Council. With regard to the possibility of arranging tree planting days or woodland walks the Town Council would be keen to be kept informed.

Mrs Slotte had other questions to ask and would be invited to a future meeting of the Committee. She was thanked for volunteering for this role and then left the meeting.

7.40 pm **FORMAL BUSINESS**

P/10/22 APOLOGIES – Cllr P Gannicliff – illness. Approved by the Committee.

P/10/23 DECLARATIONS OF INTEREST

10/P/0201/F All Councillors present declared a personal interest as the applicant is a Clevedon Town and District Councillor.

10/P/0201/F Cllr Shopland declared a personal and prejudicial interest as he is the applicant.

10/P/0173/F Cllr Wring declared a personal interest as she is known to the applicant.

19/P/0109/F Cllr Hall declared a personal interest 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/10/24 MINUTES

The minutes of the Planning Committee meeting held on 27 January 2010 were approved and signed. The meeting to be held on 17 February 2010 was cancelled by the Committee Chairman as it would not have been quorate.

P/10/25 UPDATES ON ACTION ITEMS NOT ON AGENDA

25.1 APP NO 10/P/0028/F 4 FEARNVILLE ESTATE Members received and noted an email from the applicant. The comments of the Town Council had been forwarded to NSC and remained unchanged.

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

P/10/26 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

Members agreed to consider App 10/F/0201/F first and Cllr Shopland left the meeting and took no part in discussions.

10/P/0201/F Saw Mills, 71 Old Street – Erection of new workshop following demolition of existing timber store and part of existing workshop.

P/10/26 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

10/P/0048/F 44 Alexandra Road – Two storey & single storey rear extensions. New first floor windows to existing bedroom 2, bedroom 3 and bathroom.

Objections had been received concerning the fifty per cent increase in the brick and UPVC elevation facing Copse Road in the Conservation Area.

10/P/0072/F 5 St Andrew's Drive – Single storey side extension with tiled roof to create dressing room and en suite bathroom for main bedroom.

10/P/0073/ADV HSBC 6 Old Church Road – 3 non-illuminated signed.

10/P/0074/F 53 Tuckmill – Side extension (reduced scheme to previously submitted App 09/P/0671/F).

The Ward Councillor stated that the proposed extension is now similar to other extensions in the road.

10/P/0092/F Tesco Stores – Installation of combined cooling heating and power (C/CHP) unit to provide sustainable method of powering store.

10/P/0109F 32 The Avenue – Loft conversion with dormer windows to front elevation.

10/P/0121/F 2 Ilex Avenue – First floor conservatory extension to replace canopy.

10/P/0135/NMA 4 The Avenue – Erection of single storey rear extension following removal of conservatory. (Amendment to roof materials approved under planning permission 09/P/1610/F).

10/P/0173/F 36 Dial Hill Road – Erection of a conservatory to Dial Hill Road elevation.

10/P/0176/F 1 Saltings Close – Erection of first floor side extension to east elevation.

10/P/0203/LDE Flats 1-5 Trelawney, 14 Jesmond Road – Certificate of Lawful Use for change of use from sheltered accommodation into 5 no self contained flats.

Members noted the evidence substantiating the continued use as self contained flats.

10/P/0204/F Sanforth, 2 Highdale Road – Replacement of 4 no windows and reinstatement of stone mullions to 2 no windows to south elevation.

10/P/0210/F Land at Nortons Builders Merchants, Nortons Wood – Erection of 2 no detached single storey dwellings with integral garages, road access and waiting bay following demolition of 3 buildings previously used as builders merchants.

RESOLVED: NO OBJECTIONS to the above fifteen planning applications.

10/P/0102/F 10 Bay Road – Erection of bungalow to rear of 10 Bay Road.

RESOLVED: NO OBJECTIONS subject to the following condition;
The height and size of the proposed bungalow, including the height of the seaward dormer window, should not exceed the previous coach house on this site.

10/P/0171/ADV Coffee#1, 7 Station Road – Display of Coffee#1 logo on retractable awning.

RESOLVED: NO OBJECTIONS subject to awning not projecting over the highway.

10/P/0148/F 22 Longacre – Conversion and single storey front extension to existing attached garage.

RESOLVED: RECOMMEND REFUSAL concerned about loss of garage and off street parking in this narrow cul de sac.

10/P/0164/F 53 Westbourne Crescent – Change of use from dwelling to 2 no flats including the erection of a replacement single storey side annexe.

RESOLVED: 1. RECOMMEND REFUSAL consider this would set a precedent. There are no garages and no off street parking on this estate therefore insufficient parking.
2. Make enquiries of nshousing about the general policy of including flats

P/10/26 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued...

09/P/2179/F Stileway Farm, Lower Strode Road – Retrospective alterations to roof and windows of building F (Revision of previous planning permission 00/P/1985/F)
This application had now been determined by the Planning Officer. It was approved. Noted
ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/27 TREE WORKS

10/P/0170/WT 6 Marine Parade – T1 Cherry – Fell; T2 – Cherry – Fell.
10/P/0172/TPO 25 Highdale Road – T1 Holm Oak Pollard to balance with other stem;
T2 Holm Oak Re-coppice.

RESOLVED: NO OBJECTIONS subject to no objections from the Clevedon Tree Warden.

ACTION – COMMITTEE CLERK TO FORWARD COMMENTS TO NSC AND INFORM TREE WARDEN

P/10/28 NOTICES OF PLANNING APPEALS

The following Planning Appeals will be decided by 'Written Representations'; NOTED.

- App No 09/P/1397/F 5A The Triangle
- App No 09/P/1794/F 24 Old Street
- App No 09/P/1689/F 8a Princes Road
- App No 09/P/1412/OCrabtree Farm
- App No 09/P/1917/F Arrigadeen Nursing Home

P/10/29 NS HOUSING STRONGER COMMUNITIES STRATEGY 2009 – 2012

Members considered the document.

RESOLVED: Not to comment on the document as with the cancellation of the last Committee meeting the deadline had now passed. However to point out to nshousing the lack of a local housing office in Clevedon.

ACTION – COMMITTEE CLERK

P/10/30 SEVERN ESTUARY SHORELINE MANAGEMENT PLAN REVIEW

The comments of the North Somerset Internal Drainage Board on this Consultation Report were comprehensive and knowledgeable. NOTED.

P/10/31 FOR INFORMATION The Committee received and noted;

31.1 PLANNING APPLICATIONS determined since 27 January 2010.

31.2. APPLICATION FOR STREET TRADING CONSENT at The Beach Parking Bays Opposite Alexandra Road – Hearing 10 March 2010 at 11.30 am. Committee Chairman has agreed that Cllr R Garner and Cllr Mrs C Wring will attend the Hearing and make representations on behalf of Clevedon Town Council. Cllrs Garner and Wring were given copies of the responses received by NSC and the agenda for Hearing.

ACTION CLLRS GARNER & WRING REPORT BACK TO COMMITTEE

31.3 INVITATION TO BRIEFING FOR TOWN AND PARISH COUNCILS – North Somerset Recycling Revolution. Tuesday 9 March from 7.30 pm in the New Council Chamber, Town Hall, WSM. All Councillors invited. Some Councillors present hoped to attend.

ACTION CLLRS TO REPORT BACK TO THE COMMITTEE

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 9.05 pm

DATE:.....