

CLEVEDON TOWN COUNCIL**PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held in the Council House, 44 Old Street, Clevedon on Wednesday 7 October 2009 at 7.30 pm.

Present: Cllr J Norton-Sealey - Committee Chairman in the Chair
Cllrs C Hall, P McNeill, D Shopland, C Wring.
Mrs I Johnson – Committee Clerk

In Attendance: Cllr R Garner

Apologies: Cllrs C Francis-Pester – out of Clevedon, L Knott – holiday.

P/09/153 DECLARATIONS OF INTEREST

App 09/P/1482/F 09/P/1505/F Cllr C Wring declared a personal interest known to applicant.

App 09/P/1517/F Cllrs C Wring and R Garner declared a personal interest known to 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/09/154 MINUTES of the Planning Ctte meeting held on 16 September 2009 were approved and signed.

P/09/155 UPDATES ON ACTION ITEMS NOT ON AGENDA

Applications to fell trees previously considered by Ctte – Report of Clevedon Tree Warden; 67 Cambridge Road – Lawson Cypress. Tree sound but damage to front garden wall and pavement. Suggest tree felled.

65 Cambridge Road – Small Leaved Lime Healthy tree close to wall. Suggest tree felled.

5A Channel Road – Cedar Tree Healthy tree restricting light to properties. Reluctant to suggest felling. The Chairman reported that the NSC Tree Officer is minded to refuse this application.

Min No		Action
Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
P/09/156	<u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u> .	Office to forward Comments after meeting
09/P/1503/F	21 The Tynings – Single storey side extension	
09/P/1505/F	The Knoll, Chapel Hill – Double glazed timber casement windows.	
09/P/1510/F	Rudyard House, Parnell Road – Single storey rear extension following demolition of existing garage and glazed porch.	
09/P/1517/F	Flat 1, 12 Sunnyside Road – Replace sash windows with double patio doors to rear basement flat.	
09/P/1552/F	59 Old Park Road – Replacement side conservatory and pitched roof to replace flat roof to garage.	
09/P/1569/F	Unit 2, Britannia Way – Sub divide existing tyre depot into pet supplies unit and wheels supplies, vehicular access off Britannia Way.	
09/P/1571/F	25 Valley Road – Dormer window to front elevation. First floor extensions front and rear. Re-arrangement of internal living space to accommodate a granny annexe (revision approved application 09/P/0723/F)	
09/P/1575/F	18 Hallam Road – Single storey front and rear extensions and conversion of garage to living accommodation	

P/09/156	<p>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS cont'd</p> <p>09/P/1610/F 4 The Avenue – Single storey rear extension following removal of conservatory.</p> <p>09/P/1619/ADV 119-121 Kenn Road – Non-illuminated freestanding sign.</p> <p>09/P/1633/F Garden Flat, 26 Wellington Terrace – Ground floor extension to lower ground floor flat with balcony to rear and garage to front elevation.</p> <p>RESOLVED: NO OBJECTIONS to the above eleven planning applications</p> <p>09/P/1459/F 18 Moor Lane – Single storey rear extension to garage workshop (retrospective).</p> <p>RESOLVED: NO OBJECTIONS – request information on use of this workshop.</p> <p>09/P/1482/F The Knoll, Chapel Hill – Change of use from residential care home to single residential dwelling with associated external alterations; repair of roof, reinstatement of chimneys, insertion of rooflights, front extension, sub station building and demolition of greenhouse.</p> <p>There was a lengthy discussion concerning the two accesses to this property. Following the vote 3F 2 Against Cllr Shopland put forward an amendment that the Chapel Hill access become a pedestrian access with the main access off Highdale Road. This amendment was lost</p> <p>RESOLVED: NO OBJECTIONS</p> <p>09/P/1535/F Land at 2 Durbin Park Road – Dwelling with integral garage.</p> <p>RESOLVED: RESOLVED: RECOMMEND REFUSAL for the following reasons;</p> <ul style="list-style-type: none"> • considered to be over development of the site • out of keeping with the area • loss of privacy and amenities for the existing property. <p>09/P/1541/F Ground Floor Offices, Bellevue Mansions – Conversion of existing ground floor office suite into a one bedroom flat to include erection of a single storey side extension.</p> <p>RESOLVED: REQUEST confirmation that the empty offices have been advertised to establish there is no possibility the property could remain as office accommodation.</p>	Office to forward Comments after meeting
P/09/157	<p>TREE WORKS</p> <p>09/P/1534/TPO 30 Channel Road – Works to Ash.</p> <p>09/P/1555/TPO 3 Linden Road – Works to Birch</p> <p>09/P/1629/TPO Mount Elton, 25 Highdale Rd – Works to Holm Oaks and Sycamore.</p> <p>09/P/1630/TPO Land adjacent to Saxby Cottage, All Saints Lane Works to Holm Oak</p> <p>RESOLVED: NO OBJECTIONS to the above tree works.</p>	Office to forward Comments after meeting

P/09/158	<u>NOTICE OF APPEAL</u> App 09/P/0296/F Rear of 145-147 Old Street Change of use from concrete works to residential use. Erection of 3 dwellings. Appeal to be decided by 'written representations'.	Noted
P/09/159	<u>REPORT ON THE SEVERN ESTUARY FORUM 11 SEPT 2009</u> The Chairman of Council had provided a report; The morning meeting had focussed on the redevelopment of the Gloucester City Docks area. The afternoon session on the estuary in general from Sharpness to Hinkley Point. There had been a good insight into the developments at Hinkley "C" power station. On the whole it was felt the Forum had provided limited information relevant to Clevedon and was costly to attend.	Noted
P/09/160	<u>FORMAL APPLICATION FOR STREET TRADING CONSENT FROM UK EVENT PHOTOS (CRAFT MARKET) FOR USE OF QUEENS SQUARE</u> It was noted this request had previously been supported by the Environment & Planning Committee. RESOLVED: NO OBJECTION to this application. Suggest the Clevedon Farmers' Market is informed as they will be trading on the same day.	Office to action
P/09/161	<u>GAMBLING ACT 2005 REVIEW OF STATEMENT OF PRINCIPLES</u> A revised Licensing Policy has been prepared for consultation and can be viewed on the NSC website. Any representations received will be considered by the NSC Executive on 27 October 2009.	Noted
P/09/162	<u>LETTER FROM NATIONAL GRID CONCERNING HINKLEY POINT C CONNECTION PROJECT</u> Invitation to attend briefing from Hinkley C Connection Project Team on Monday 19 October at Trinity Church Hall, Nailsea from 7.30 pm – 9 pm. Cllr Garner reminded Members that the overhead lines nearest to Clevedon to be affected by this project are in the vicinity of The Star at Tickenham.	Noted
P/09/163 163.1	FOR INFORMATION – available at the meeting; PLANNING APPLICATIONS determined since 16 Sept 2009	Noted
APPROVED AS A TRUE RECORD CHAIRMAN:		
The meeting finished at 8.30 pm DATE:.....		