

**CLEVEDON TOWN COUNCIL ENVIRONMENT & PLANNING COMMITTEE**

Notes of the meeting of the Environment & Planning Committee held in the Council House, 44 Old Street, Clevedon on Monday, 27 April 2009 at 7.30 pm.

Present: Cllr J Norton-Sealey - Committee Chairman in the Chair  
Cllrs C Hall, C S Wring.  
Ms P Heath – Town Clerk, Mrs I Johnson – Committee Clerk.

In Attendance: Cllrs R Garner, J Dagnall, D Shopland

Apologies: Cllrs P Gannicliff & G Morris – illness, C Hall & C Francis-Pester – other commitments, S Vyce – work commitment.

7.30 pm **INFORMAL BUSINESS APP 09/P/0535/F LAND REAR OF 10 THE BEACH**

The applicant, Mr D Smith of Clarence House, 10 The Beach addressed Councillors. A previous planning application for three dwellings had been dismissed at appeal. Mr Smith had based the new application on guidelines for future development provided by the Planning Inspectorate and had addressed previous concerns as follows;

- Overlooking of neighbouring properties. No windows from the proposed dwelling overlooking adjacent properties.
- Access – less traffic movements as only one dwelling proposed.
- Amenity space – Both the new dwelling and Clarence House have more space than included in the previous application.

With regard to the issues raised by an adjacent resident concerning the right of access to the new property. Mr Smith stated that he would not have submitted the application if he had not been sure of these rights.

No quorum was reached at this meeting however in view of the number of non-committee members in attendance to discuss applications in their wards it was agreed to consider planning applications on the agenda for Walton, North and East Wards only. The recommendations made at this meeting will require ratification at the next quorate meeting of the Environment & Planning Committee.

**1. DECLARATIONS OF INTEREST**

App No 09/P/0535/F Cllr Garner declared a personal interest - known to neighbour.

App No 09/P/0573/F Cllr Dagnall & Cllr Norton Sealey declared a personal interests – known to a neighbour of the property.

**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.

No		Action
<b>RECOMMENDATIONS THAT REQUIRE RATIFICATION AT THE NEXT ENVIRONMENT &amp; PLANNING COMMITTEE MEETING</b>		
2.	<p><b><u>PLANNING APPLICATIONS – OBSERVATIONS</u></b>            09/P/0535/F Land to rear of 10 The Beach – Detached dwelling with attached garage.            09/P/0550/F 19 Dial Hill Road – First floor rear extension with balcony            09/P/0553/LBFlat 15, St Edith’s, 30 Dial Hill Road – Installation of condenser boiler and extraction flue (retrospective).            09/P/0564/F 21 Edward Road – Erection of front porch.            09/P/0608/F 5 Conygar Close – Rear conservatory.  <b>RESOLVED:</b> NO OBJECTIONS to the above five planning applications.</p>	Office to forward comments subject to ratification following the meeting

<p>2.</p>	<p><u>PLANNING APPLICATIONS – OBSERVATIONS continued...</u></p> <p>09/P/0573/F 32 Dial Hill road – Two storey side extension to provide one additional ensuite at first floor level.  <b>RESOLVED:</b> RECOMMEND REFUSAL considered to be overdevelopment of the site. The property appears to have been extended by more than 50% of the original footprint of the building.</p> <p>09/P/0588/F Clevedon Motorcyclists, 135 Old Street – Change of use shop with 1no flat above to 4no flats to include demolition of two storey rear workshop and erection of a two storey link detached block to rear.  <b>RESOLVED:</b> RECOMMEND REFUSAL concern there is no on-street parking provision. A development which includes integral parking would be preferred for this area of town.</p> <p>09/P/0619/F Land at 2 Durbin Park Road – Dwelling with integral garage and new access. VOTE: 2 AGAINST 1 ABS  <b>RESOLVED:</b> RECOMMEND REFUSAL considered to be overdevelopment of the site also contrary to the character and appearance of the surrounding area and the spatial setting of the dwellings in this area – Policy HOU/2 of the North Somerset Local Plan and Policy H/7 of the North Somerset Replacement Local Plan.</p>	<p>Office to forward comments subject to ratification following the meeting</p>
<p>APPROVED AS A TRUE RECORD                      CHAIRMAN .....</p> <p>The meeting finished at 8.08 pm ...              DATE:.....</p>		

MINUTES RATIFIED BY COUNCIL ON 15<sup>th</sup> July 2009