

**CLEVEDON TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE**  
**ROOM, 44 OLD STREET ON WEDNESDAY 31st AUGUST 2011**

**PRESENT:** Cllr J Norton-Sealey - Committee Chairman in the Chair  
 Cllrs R Garner, C Hall, G Hill, L Knott,  
 Mrs I Johnson – Deputy Town Clerk

**IN ATTENDANCE:** Carol Price – Informal Business only

**7.30 pm      INFORMAL BUSINESS – CLEVEDON TREE WARDENS** P/11/126.1

Carol Price had indicated that she is interested in volunteering for tree warden work in Clevedon. Mrs Price discussed with the Committee her plans to work with the five primary schools in the town to identify, measure and raise awareness of local trees. Mrs Price currently runs gardening clubs in three of the five primary schools and would undertake the project with Angela Slotte, Clevedon Tree Warden. Mrs Price has a background in gardening and has relevant RHS qualifications.

Members suggested the project could be extended in future to include Clevedon School pupils.

**7.45 pm      FORMAL BUSINESS**

**P/11/137      APOLOGIES**

Apologies were received and accepted from Cllrs C Francis-Pester, D Shopland, C Wring – other commitments.

**P/11/138      DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

App 11/P/1481/F and 11/P/1482/LB Cllr Knott declared a personal interest as she is known to both the applicant and architect.

***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/11/139      MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee held on 10<sup>th</sup> August 2011 were approved and signed.

**P/11/140      UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA**

There were no items not elsewhere on the agenda.

<b>PART 2</b>
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**P/11/141      ITEMS ARISING FROM INFORMAL BUSINESS ABOVE**  
**CLEVEDON TREE WARDENS**

**RESOLVED:** To formally appoint Mrs Carol Price as the second Clevedon Tree Warden.  
**Action: Deputy Town Clerk**

**P/11/142 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS**

11/P/1424/ADV 12 Station Road – Display of 1no internally illuminated fascia sign and 1no internally illuminated projecting sign.

11/P/1443/F The Cadet Centre, 4 Albert Road – Erection of flagpole in existing Cadet Centre.

11/P/1446/F 12 Chestnut Grove – Erection of single storey extension to sales building, a replacement car wash and installation of air/water, car vac and alteration to car parking. Erection of 2.5 metre high palisade fencing.

11/P/1450/F Clevedon Garages, Tickenham Road – Erection of a single storey extension to sales building, a replacement car wash and installation of air/water, car vac and alteration to car parking. Erection of 2.5 metre high palisade fencing.

*The NSC Councillor for East Ward had raised concerns about possible noise nuisance to residential properties in the area from the replacement car wash as the planning application stated 24 hour opening for each non-residential use proposed for the site. Cllr Garner asked that his vote against this application be noted.*

11/P/1458/F Fearnville Works and 2 Strode Road - Variation of conditions 8 and 11 of 10/1395/F - erection of 12no houses and 2no flats with associated parking and external works following demolition of former bus depot (approved on appeal APP/DO121/A/11/2146658/NWF) to allow for independent accredited assessor to issue certificate for 'Sustainable Homes' and amendments to drainage scheme and its implementation, maintenance and management.

11/P/1475/F 36 Highdale Avenue – Erection of single storey rear extension following demolition of existing rear extension.

11/P/1480/ADV Asda (Former Focus DIY) Tweed Road - Display of 1no illuminated fascia sign; 3no non-illuminated fascia signs; 1no non-illuminated totem sign; 6no surface mounted banner signs; 6no non-illuminated post mounted signs in car park; 14no non-illuminated wall mounted signs; 1no illuminated sign above ATM; 6no graphic vinyls applied to glazing adjacent to front entrance.

11/P/1494/F 27 The Leys – Single storey rear extension following demolition of existing conservatory.

11/P/1496/ADV 32 Old Church Road – Display of 3 no externally illuminated fascia signs, 1 no externally illuminated projecting sign and 2 no internally illuminated window signs.

11/P/1497/F 32 Old Church Road – Single storey side extension including extraction duct through roof and air conditioning unit on side elevation following the demolition of the existing single storey extension.

11/P/1498/CA 32 Old Church Road – Conservation Area Consent to demolish existing single storey extension to the west elevation.

11/P/1538/F Highcliffe Cottage, 1 Leagroave Road – Installation of a 28 panel photovoltaic system on south facing roof.

**RESOLVED:** NO OBJECTIONS to the above twelve planning applications.

11/P/1542/F Clevedon Medical Centre, Old Street – Display of a non illuminated freestanding sign. Vote: 3 Against 1 For Cllr Garner asked for his vote for the application to be noted.

**RESOLVED:** RECOMMEND REFUSAL considered to be unnecessary signage and an intrusion on the street scene.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

**P/11/142 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS** CONT'D...

11/P/1545/F 19 Halswell Road – Two storey side extension.

**RESOLVED:** RECOMMEND REFUSAL concern about the loss of off street parking.

11/P/1481/F & 11/P/1482/LB 5 Hill Road - New subterranean garage to front garden; erection of a two storey rear extension with new steps up to terraced garden; modifications to existing kitchen on ground floor (inc additional windows), new skylights and rooflights; refurbish existing dormer. *It was noted that an objection to this application had been received from no 7 Hill Road.*

**RESOLVED:** RECOMMEND REFUSAL consider the new subterranean garage to be out of keeping and would damage the integrity of this regency listed building.

**Action: Deputy Town Clerk**

**P/11/143 TREE WORKS**

11/P/1436/WT 21 Highdale Road - 1)Reduce line of conifers to last trimmed height and shape.2) Remove cherry and Portuguese laurels; 3) Crown lift by 3m unprotected holm oaks. 4) Remove Portuguese laurel; 5) Fell small self seeded sycamore; 6) Fell small twisted self seeded holm oak; 7) Fell damaged holm oak to island; 8) Fell self seeded holm oak to island; 9) Fell two self seeded sycamores by front retaining wall; 10) Fell multi stemmed self seeded ash.

11/P/1461/WT The Belmont, Chapel Hill – T4 Holm Oak – Crown lift to clear building, crown thin by 20%.

11/P/1489/WT 34 Copse Road T1 - Sycamore in churchyard - reduce side back to boundary line. T2 Holly corner of wall near house - fell. T3 Holly - crown reduction 30%. T4 Bay - reduction 30%. T5, T6 Sycamores - crown reduction 30%.

11/P/1491/WT 34 Copse Road T1 Bay – crown reduction 25% and remove 1 limb closest to house.

11/P/1493/WT Walton House, 77 Cambridge Road – T1 – Yew carry out a 30% balanced crown reduction and removal basal epicormic growth.

*The Clevedon Tree Warden had visited all the above application sites and had no objections to these tree works.*

**RESOLVED:** NO OBJECTIONS to the above five applications for works to trees.

11/P/1495/TPO 2 Edgehill Road T1 – Ash reduce height by 25%.

**RESOLVED:** NO OBJECTIONS but suggest the Ash is reduced by 30%.

**Action: Deputy Town Clerk**

**P/11/144 NOTICE OF PLANNING APPEALS** Received and noted;

144.1 App No 11/P/0425/F 53 Dial Hill Road appeal against condition 3 of planning permission – concerning the use of the flat roof area. This appeal to be determined on the basis of written representations.

144.2 App No 11/P/1015F 8 Lime Kiln Lane appeal against refusal of planning permission. This appeal to be determined on the basis of written representations.

**P/11/145 FOR INFORMATION** The Committee received and noted;

145.1 PLANNING APPLICATIONS determined since 10 August 2011

App 11/P/1101/F 1 Elton Road

**RESOLVED:** To inform NSC of concerns about condition 5 of the planning permission and ask that acceptable sound levels be defined and achieved, if necessary by the complete enclosure of the air conditioning unit.

145.2 NSC LOCAL DEVELOPMENT FRAMEWORK The following information had been received; 1) Appointment of Inspector by the Secretary of State – Mr Brian Sims BSc CEng MICE MRTPI, assisted by Mr Robert Young, Programme Officer, NSC; 2) Inspector’s Guidance Notes; Inspector’s Draft Hearing Programme; Inspector’s List of Issues for the Examination; List of Documents Relating to Examination.

145.3 CPRE Countryside Voice Magazine.

145.4 AVON WIDLIFE TRUST – Wildlife Magazine.

**P/11/146 CHAIRMAN ITEMS FOR INFORMATION**

There were no Chairman items for information.

**P/11/147 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. pm

DATE:.....