

CLEVEDON TOWN COUNCIL**PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held in the Council House, 44 Old Street, Clevedon on Wednesday 16 September 2009 at 7.30 pm.

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

In Attendance: Cllr R Garner

Apologies: Cllrs C Francis-Pester – family commitment; D Shopland – holiday;
C Wring – family commitment.

7.30 pm INFORMAL BUSINESS

1. APP NO 09/P/1412/O CRABTREE FARM, TWEED ROAD

Mrs A Wadsworth of 15 Stickland reminded the Committee that the last application for this site (08/P/1485/F) had been refused last November on the same grounds as a previous appeal – proximity to industrial estate, dwellings out of character with the area, access and turning arrangements. She felt there was no significant difference between the previous plans and the new planning application - footprint, number of units and access all the same.

2. APP NO 09/P/1423/F 34 HOMEGROUND

Mr D Childs of 32 Homeground had no objection to the erection of a single storey front and single storey side extension however he strongly objected to the erection of a detached double garage with office space above which would totally dominate his garden. It would exceed the length of the garden and block out significant light as it covers the entire south facing aspect of no 32 and at 5.8m tall is almost the size of the house. Windows and skylights will overlook no 32 and the other gardens in the row. The objections had been passed to the North Somerset Councillor for Clevedon South Ward.

P/09/146 DECLARATIONS OF INTEREST

App 09/P/1412/F Cllrs J Norton-Sealey & C Hall declared a personal interest known to applicant & objector.

App 09/P/1421/TPO Cllr J Norton-Sealey declared a personal interest known to applicant.

App 09/P/1442/F Mrs I Johnson declared a personal interest – member of St Andrews Church

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/09/147 MINUTES of the Planning Cttee meeting held on 2 September 2009 were approved and signed.

P/09/148 UPDATES ON ACTION ITEMS NOT ON AGENDA - None.

Min No		Action
Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
P/09/149	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u> . 09/P/1413/O 63 Highdale Avenue – Erection of bungalow to rear garden with access. Appearance, scale, landscaping, layout reserved for subsequent approval.</p> <p>RESOLVED: RECOMMEND REFUSAL following concerns; Over development of the site Out of keeping with the surrounding area Could have a harmful impact on living conditions of neighbouring properties.</p>	Office to forward Comments after meeting

RATIFIED on 4th NOVEMBER 2009

P/09/149

PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS cont.

09/P/1412/O Crabtree Farm, Tweed Road Erection of 6 dwellings with access off Fosseyway following demolition of farm house, garage and shed and redirection of footpath. Details of appearance and landscaping reserved for subsequent approval.

RESOLVED: RECOMMEND REFUSAL following concerns

- Access onto Fosse Way at school times; passing point too narrow and visibility of egress onto Fosse Way.
- Over development of the site and out of keeping with the area.
- Close proximity to industrial estate.

Request access to the site by Fire Services and other large vehicles is reviewed following the recent introduction of traffic calming measures on Fosse Way.

09/P/1423/F 34 Homeground – Single storey front and single storey side extension. Erection of detached garage.

RESOLVED: RECOMMEND REFUSAL considered to be;

Over development of the site

The height, scale and proximity of the detached garage to the neighbouring property at 32 Homeground would have a harmful impact on the living conditions of the occupiers of that property by reasons of overbearing impact and overshadowing.

09/P/1397/F 5A The Triangle – Change of use from retail to bar (Class A4) with entrance from Overstables Lane.

RESOLVED: NO OBJECTIONS however some concern about the proximity of two other public houses.

09/P/1386/F First Floor Flat, 28 Griffin Road – First floor rear extension to first floor flat

09/P/1387/F 30 Edward Road – Erection of single storey rear extension.

09/P/1391/LB & 09/P/1393/LB Summerhayes, Moor Lane – Single storey extensions to both east and south elevations.

09/P/1428/F Clevedon Pottery, Court Lane – Detached garage.

09/P/1430/F 77 Dial Hill Road – Single storey side extension & living accommodation at first floor level with alterations to elevations and roof.

09/P/1442/F St Andrews Church – Replacement roofs to boiler house and choir vestry.

09/P/1443/F Land adjoining 11 Dawes Close – 3 Bedroom bungalow.

RESOLVED: NO OBJECTIONS to the above eight planning applications.

Office to forward Comments after meeting

<p>P/09/150</p>	<p>TREE WORKS 09/P/1397/F 5a Channel Road 1 x Cedar – fell 09/P/1408/WT 65 Cambridge Road 1x small leaved lime - fell 09/P/1490/TPO 63a Cambridge Road Works to 1x Monterey Cypress 09/P/1421/TPO Heathcliff, 10 Bay Road Works to 1x Scots Pine It is understood that Mr I Monger NSC Tree Officer will be inspecting these trees.- RESOLVED: Request that the Cedar and Lime trees are not felled unless there are safety concerns regarding these trees. Request Mr Quinney also inspect these trees.</p>	<p>Office to forward Comments after meeting</p>
<p>P/09/151</p>	<p>REPORT ON SEVERN ESTUARY FORUM – 11 SEPTEMBER 09 RESOLVED: To defer this item until Cllr Knott is in attendance.</p>	<p>Next Agenda</p>
<p>P/09/152 152.1 152.2</p>	<p>FOR INFORMATION The Committee received and noted; PLANNING APPLICATIONS determined since 2 September 2009. INFORMATION ABOUT CLEVEDON BEACH CLEAN UP ON 19 SEPTEMBER 2009 provided by Cllr Garner</p>	<p>Noted</p>
<p>APPROVED AS A TRUE RECORD CHAIRMAN:</p> <p>The meeting finished at 8.40 pm DATE:.....</p>		