

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 6 JUNE 2012

PRESENT: Cllr J Norton-Sealey – Committee Chairman in the Chair
 Cllr C Hall, Cllrs A Giles-Townsend, C Francis-Pester, G Hill, A Walker, C Wring.
 Mrs I Johnson Deputy Town Clerk.

IN ATTENDANCE: Mr A Saul – Architect – App 12/P/0698/F.

7.30 pm INFORMAL BUSINESS – APP 12/P/0698/F 33 EDWARD ROAD

Mr Saul had written to the Town Council with the following information. The application is a re-submission of an application approved in 2011. The works have been constructed in accordance with the approved drawings with the exception of some minor details which Mr Saul felt could have been dealt with as non-material amendments. NSC have stated that due to an objection from the neighbour a full application is required. The amendments are; 1) Change of detail of the side extension gutter; 2) An increase in height of the rear boundary wall to the terrace from 1800 to 2250; 3) An increase in height from 2220 to 2500 to the terrace boundary wall abounding No 35. The residents at 35 Edward Road have agreed to the 2 and 3 above. With regard to 1) the neighbour has agreed that the guttering be located behind the parapet.

P/12/315 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs L Knott and R Garner – other commitments.

PART 1

P/12/316 NSC SITES AND POLICIES DEVELOPMENT PLAN DOCUMENT

The questionnaire forwarded by NSC had been completed by the Clevedon Vision Sub-Committee. The completed document had been forwarded to the Sub-Committee for further amendment and then to all Councillors for comment before the NSC deadline of 31 May 2012. One amendment had been received.

RESOLVED: TO RECOMMEND COUNCIL formally ratify the document previously submitted to NSC.

PART 2

P/12/317 APPOINTMENT OF SUB-COMMITTEE VICE-CHAIRMAN FOR COUNCIL YEAR 2012/13

Cllr G Hill - Proposed by Cllr Norton-Sealey, seconded by Cllr Hall.

RESOLVED: To appoint Cllr G Hill Vice-Chairman of the Planning Committee for the Council year 2012/13.

P/12/318 DECLARATIONS OF INTEREST

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.

12/P/0838/NMA Cllr Hall declared an interest as he is known to the agent.

12/P/0849/F Cllrs J Norton-Sealey, C Hall and C Wring declared a personal interest as they are known to the agent.

12/P/0876/NMA Cllrs J Norton-Sealey and C Wring declared a personal interest as they are known to the agent.

P/12/318 DECLARATIONS OF INTEREST continued...

12/P/0885/F & 12/P/0886/LB – Cllr Wring declared a personal interest as she is known to the applicant.

12/P/0895/LDE Cllrs J Norton Sealey and C Hall declared a personal interest as they are known to the agent.

P/12/319 MINUTES OF THE PLANNING COMMITTEE 16 MAY 2012

The minutes of the previous Planning Committee meeting were approved and signed.

P/12/320 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

There were none.

P/12/321 APP NO 12/P/0698/F 33 EDWARD ROAD – Deferred from last meeting

See Informal Business above.

RESOLVED: NO OBJECTIONS as the concerns raised by the resident at 35 Edward Road have now been addressed. **Action: Deputy Town Clerk**

P/12/322 APP No 12/P/0763/F 10 EDGARLEY COURT – Deferred from last meeting.

In view of objections from neighbours and the need for more detailed plans it was

RESOLVED: To request plans of the side elevation and details of the terrace/boundary wall. Therefore the application will be deferred to the next meeting. **Action: Deputy Town Clerk**

NOTE: Councillor Francis-Pester to take up with NSC Planning Department concerns about the quality and scaling of plans submitted for consideration.

P/12/323 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

12/P/0790/F Land at 68 Walton Road - Erection of detached 2no bedroom bungalow following demolition of existing attached bungalow.

RESOLVED: RECOMMEND REFUSAL still concern that the proposed dwelling in comparison to the existing dwelling to be demolished will have an unacceptable detrimental impact on the living conditions of current and future occupiers of 66 and 70 Walton Road.

12/P/0796/F Morrisons Petrol Filling Station 154 Old Church Road - Installation of air conditioning units on south elevation.

This application has been **withdrawn** by the applicant.

12/P/0798/F 9 Banks Close - Retrospective application for change of use to land outside rear garden boundary to include land within the residential curtilage together with erection of a 1.5m high rear garden fence.

RESOLVED: RECOMMEND REFUSAL to the encroachment and enclosure of public, Environment Agency land.

12/P/0885/F & 12/P/0886/LB 5 Hill Road Erection of single storey rear extension and an external staircase to upper rear garden following demolition of existing outbuilding. Replacement of existing rear facing roof light. Alterations to existing dormer. Installation of 2no new pyramid rooflights. Insertion of new window to ground floor south east elevation. Enlargement of existing window to ground floor north west elevation. Internal alterations to ground floor kitchen and first floor bathroom.

RESOLVED: NO OBJECTIONS subject to approval by the Conservation Officer of the proposed roofing materials for this Listed Building.

P/12/323 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS continued

12/P/0895/LDE Basement Flat, 11 Elton Road - Certificate of Lawful Use for existing use of basement as a self contained flat.

RESOLVED: To inform NSC Members present had no information as to the use of the basement as a self-contained flat.

12/P/0795/F 58 Yeolands Drive - Erection of garage and entrance porch.

12/P/0805/F 21 Brackenwood Road - Side and rear extensions together with a front porch and rear terrace with metal and glass balustrade surround.

12/P/0809/F Flat 2, 1 Seavale Road - Replacement windows and door.

Western Court, Chapel Hill - Non Material amendment to planning permission 11/P/0378/F (Extension of roof access stairwells and alterations to roof perimeter detailing including replacement edge protection) to allow alternative roof weathering and revised perimeter detail.

12/P/0849/F 27 Fearnville Estate - Erection of single storey rear extension.

12/P/0876/NMA 11 Argyle Road - Non material amendment to planning approval 11/P/0454/F (Erection of a two storey rear extension) for revision of first floor window on west elevation.

RESOLVED: NO OBJECTIONS to the above six planning applications.

P/12/324 TREE WORKS

12/P/0826/WT Morrisons Supermarket, The Triangle Willow - Fell
Some doubt as to whether the tree roots were currently lifting the asphalt pavement.

RESOLVED: NO OBJECTION request tree is replaced with a more compact species.

Action: Deputy Town Clerk to forward all comments on tree and planning applications to NSC.

P/12/325 MINUTES OF THE CLEVEDON VISION SUB-COMMITTEE

The Committee received and noted the minutes of the Sub-Committee meeting held on 14 May 2012.

P/12/326 HINKLEY POINT C CONNECTION PROJECT UPDATE

The dates of briefing events were noted. Cllr Walker hoped to attend.

P/12/327 FOR INFORMATION To receive and note the following items available at the meeting;

327.1 PLANNING APPLICATIONS determined since 16th May 2012.

327.2 APP NO 12/P/0704/WT 5 HILL ROAD P/12/307 – The NSC Tree Officer had provided a photograph of the tree showing that it was dangerous and diseased, he would therefore recommend that the tree be felled.

327.3 APP NO 12/P/609/F 52 WELLINGTON TERRACE P/12/294 The agent had provided a copy of the Structural Engineer's report and recommendations. The Case Officer had now recommended approval as the structural matters would be dealt with through building control.

P/12/328 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman items for information.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/12/329 PART I AND PART II ITEMS

The Clevedon Town Council response to the NSC Sites & Policies DPD agenda item 9 – min P/12/316 above.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.15 pm

DATE:.....