

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 6TH JULY 2011

PRESENT: Cllr J Norton-Sealey - Committee Chairman in the Chair
 Cllrs C Francis-Pester, R Garner, G Hill, L. Knott, D Shopland.
 Mrs Isabel Johnson – Deputy Town Clerk.

IN ATTENDANCE: Cllr G Hime

P/11/99 APOLOGIES

Apologies were received and accepted from Cllr C Hall who had other commitments.

P/11/100 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

Apps 11/P/1015/F & 11/P/1046/F Cllr Francis-Pester declared a personal interest as he is known to the agent.

Apps 11/P/1026/F & 11/P/1030/F Cllr Francis-Pester declared a personal interest as he is known to the applicants.

App 11/P/1045/F4 Cllr Norton-Sealey declared a personal interest as he is known to the applicant.

Apps 11/P/1026/F & 11/P/1030/F Cllr Knott declared a personal interest as she is known to the applicants.

11/P/1070/F Cllr Knott declared a personal interest as she is known to the agent.

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/11/101 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 15th June 2011 were approved and signed.

P/11/102 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

There were no updates.

7.35 pm Cllr D Shopland joined the meeting.

PART 2

P/11/103 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/0981/F 18 Hill Road – Two storey rear extension to flats and restaurant. Erection of external staircase to side/rear. Creation of terrace/steps from new extension into rear garden. Insertion of new door to north west elevation at basement level. Alteration to window to south east elevation at basement level.

11/P/0994/F Kelston House, Tickenham Road – Two storey side and front extension to include a first floor balcony.

11/P/1000/F 19 Westfield – Two storey side extension.

11/P/1005/F 10 Marine Parade – Creation of hardstanding with new vehicle access following demolition of section of front boundary wall and erection of new pillar. Increase ground level and erect low level railings in front of bay window.

RESOLVED: NO OBJECTIONS to the above four planning applications.

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL

P/11/103 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT'D...

11/P/1015/F 8 Lime Kiln Lane – UPVC replacement windows to front and rear elevations.

11/P/1018/F 72 Dial Hill Road – Conversion of loft; works to include replacement of existing hipped roof with gabled roof, construction of flat roofed rear dormer and two pitched roofed front dormers. In fill to existing first floor balcony and fit Juliette balcony. Side extension to garage incorporating new roof with rooflights.

11/P/1026/F Land at 8 Corner Croft – Erection of bungalow.

It was noted that a previous planning application for a dwelling on this site had been approved.

11/P/1030/F Charlbray House, Nortons Wood Lane – Conversion of existing integral garage to habitable accommodation. Replace flat roof with pitched and tiled roof on existing attached garage.

The NSC Councillor for East Ward had some concerns about off street parking provision for this property.

11/P/1034/F & 11/P/1035/LB 28 Wellington Terrace – Demolition of conservatory and some inner walls. Refurbishment of coach house including new main doors and rooflights. Upgrade of part wall to cottage. Erection of new conservatory to rear.

11/P/1045/F4 11 Alexandra Road – Application for extension of time limit on planning permission 07/P/2037/F for the alteration and extensions to existing roof to form two 1 no bedroom flats.

11/P/1046/F Long Roof, All Saints Lane - Single storey extension to south elevation and two storey extension to north elevation. Creation of new car parking area.

11/P/1124/F 7 Argyle Road – Conversion of garage roof area and erection of extension between garage and main house to form study and gallery. Ground floor garden room extension to rear elevation with terrace above.

11/P/1130/F 25 Queens Road – 1.5 metre high gates to driveway off Madeira Road.

11/P/1142/F 1-2 Marson Road – Change of use from office to 4 self contained flats.

A Member questioned whether it had been established that the property could not remain as offices. The lack of car parking was highlighted. VOTE 4 For 1 Against

RESOLVED: NO OBJECTIONS to the above eleven planning applications

11/P/1001/F 21 Kings Road – Two storey side and single storey rear extensions.

*The Committee Chairman reported that this application had been withdrawn by the Case Officer awaiting further information. **NOTED.***

11/P/1070/F 43 Hallam Road – Two storey rear and first floor side extension. Creation of vehicular access with hardstanding and carport to front.

Objections had been received by the NSC Councillor for North Ward.

RESOLVED: To arrange a Site Visit and defer consideration to the next meeting.

11/P/1101/F Cavell House, 1 Elton Road – Installation of air conditioning units on flat roof and under raised lean-to roof to existing side extension.

RESOLVED: NO OBJECTIONS subject to adequate conditions concerning the quality of the installation, noise levels and appearance.

P/11/103 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT'D...

11/P/1105/F 19 Cherryhay – Two storey front extension.

RESOLVED: RECOMMEND REFUSAL concern the proposed extension could have a harmful effect on the living conditions of adjacent properties including loss of light. VOTE: 0 For 4 Against.

Action: Deputy Town Clerk

P/11/104 TREE WORKS

11/P/0987/TPO Claredge House, 8 Princes Road – Remove to ground level.

The Tree Warden had recommended that permission to fell the Black Pine be refused. Members considered the risk assessment on the tree.

RESOLVED: RECOMMEND REFUSAL to the felling of the tree. Suggest the alternative works detailed in the Arboricultural Report be carried out.

Action: Deputy Town Clerk

P/11/105 THE DRAFT EMPTY PROPERTY DELIVERY PLAN P/11/95

The Committee considered the Draft Plan and were generally positive about the overall aim to reduce the number of empty properties in North Somerset. Members felt expectations would be raised by this Plan however they were also aware of the limited power and resources of the Council to implement the Plan.

RESOLVED: To invite the NSC Housing Development Officer to attend a future meeting of the Committee to discuss what is currently being undertaken and the proposed changes. **Action: Deputy Town Clerk**

P/11/106 TO CONSIDER THE APPOINTMENT OF A SECOND TREE WARDEN FOR CLEVEDON P/11/85

Following a recent meeting led by the Tree Council introducing the network and role of Tree Wardens, a Clevedon resident, Carol Price, indicated that she is interested in tree warden work in Clevedon and in particular a proposal for a survey of trees at local primary schools. Angela Slotte would continue to be the Town Council’s official representative where tree work applications are concerned.

RESOLVED:1. To write to the Clevedon Tree Warden, Angela Slotte, and suggest that Carol Price act as deputy/assistant to her.
2. To define the role of a deputy/assistant Tree Warden.

Action: Deputy Town Clerk

P/11/107 FOR INFORMATION The Committee received and noted;

107.1 PLANNING APPLICATIONS determined since 15 June 2011.

P/11/108 CHAIRMAN ITEMS FOR INFORMATION

108.1 CLEVEDON TREES WITH TREE PRESERVATION ORDERS

A Councillor had written concerning the difficulty of identifying trees with Tree Preservation Orders in their ward.

RESOLVED: To ask the Clevedon Tree Warden to liaise with NSC to obtain a list of TPO trees in Clevedon. **Action: Deputy Town Clerk**

P/11/109 TO DETERMINE PART I AND PART II ITEMS

There were no part I items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at

DATE:.....