

CLEVEDON TOWN COUNCIL**PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held in the Council House, 44 Old Street, Clevedon on Wednesday 12 August 2009 at 7.30 pm.

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

In Attendance: Cllrs R Garner, L Knott.

Apologies: Cllr C Francis-Pester – family commitment, C Hall – prior commitment.

P/09/130 DECLARATIONS OF INTEREST

Applications 09/P/1237/F & 09/P/1241/F Cllr J Norton-Sealey declared a personal interest - 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/09/131 MINUTES of the Planning Cttee meeting held on 22 July 2009 were approved and signed.

Min No		Action
Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
P/09/132	<p><u>UPDATE ON ACTION ITEMS NOT ON AGENDA</u> <u>APPLICATION TO VARY EXISTING PREMISES LICENCE, BRISTOL INN, CHAPEL HILL</u> Minute P/09/126.1 Members received a reply from Inspector Jon Owen of the Northern Neighbourhood Policing Area answering the questions detailed in minute P/09/117.1. He provided further information on the consultation carried out by the Police with residents and local Police concerning the variation of the premises licence at the Bristol Inn. RESOLVED: To contact Liam Fox MP highlighting the Town Council's concerns about the consultation procedures laid down under the Licensing Act 2003.</p>	Cttee Chairman
P/09/133	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u> . 09/P/1178/F & 20 Kenn Road – Change of use from shop on ground floor and residential on first floor to 3 flats. Ramp and railings leading to new rear porch following demolition of rear lean-to. Removal exiting shop front. Construction of wall to enclose garden area at front with access gate from Griffin Road. 09/P/1220/F SKF Aerospace, Strode Road – Demolition and replacement of existing parts production building. Erection of single storey extension and link extension to main production building. 09/P/1227/F 57 Kenn Moor Drive – Conservatory. 09/P/1247/F 3 Rushmoor – Conservatory. RESOLVED: NO OBJECTIONS to above five planning applications. 09/P/1229/LUE Beechcroft, 25 Queens Road – Certificate of Lawful use from care home to residential dwelling. RESOLVED: Consider the application should be determined on evidence provided by applicant. A Councillor recalled Beechcroft used as a residential dwelling prior to 1978.</p>	Office to forward Comments after meeting

P/09/133	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS .</u></p> <p>09/P/1154/F 3 Herbert Road – Removal of existing steps to rear of house and construction of raised timber deck with 1.8m high boundary fence to side. Alterations to rear window to insert French doors. Internal alterations to form kitchen in existing dining room.</p> <p>RESOLVED: RECOMMEND REFUSAL concern that this property is part of a Conservation Area and listed terrace and the proposals are out of keeping for this terrace. Also concerns that the 1.8m high boundary fence will cause a loss of light to the adjacent property.</p> <p>09/P/1237/F Flat 1, Beech House, 1 Linden Road Replacement of wooden double doors to south west elevation with PVCu doors.</p> <p>RESOLVED: RECOMMEND REFUSAL consider doors should be replaced with high quality wooden doors in keeping with the Conservation Area and as stated in original planning permission.</p> <p>09/P/1241/F 34 Highdale Avenue – Detached dwelling following demolition of garage and porch to include access. Members noted that the recommendations of the Planning Appeal had now been taken into account. The proposed bungalow is now sited towards the back of the site not overlooking adjacent properties.</p> <p>RESOLVED: NO OBJECTIONS however concern there is parking provision for the existing property.</p>	Office to forward Comments after meeting
P/09/134	<p><u>TREE WORKS</u></p> <p>09/P/1173/TPO Rear of 17 Edgehill Road – 1 x Scots Pine – fell.</p> <p>RESOLVED: RECOMMEND REFUSAL Maritime Pine trees are now rare in this area and the tree should be retained unless it is in a dangerous condition.</p>	Office to forward Comments after meeting
P/09/135	<p><u>NORTH SOMERSET CORE STRATEGY TOWN VISIONS</u></p> <p>Members received the notes of the meeting on 8 July 2009 with NSC Officers, the Chairman and Clerk of Clevedon Town Council. It was agreed that the reinstatement of the railway in the town was not feasible, however better public transport links with Yatton Station would be welcomed. With regard to employment there was concern that empty industrial units may disappear due to the level of rates incurred on empty units.</p>	Noted
P/09/136	<p><u>SEVERN ESTUARY FORUM 2009</u></p> <p>RESOLVED: If possible the Chairman of Council and Cllr Knott to attend the Forum on 11 September 2009 in the Guildhall Gloucester and report back to the Committee.</p>	Cllrs Knott & Middleton
P/09/137	<p><u>FOR INFORMATION</u> The Committee received and noted; PLANNING APPLICATIONS determined since 22 July 2009.</p>	
<p>APPROVED AS A TRUE RECORD CHAIRMAN:</p> <p>The meeting finished at 8.40 pm DATE:.....</p>		

