

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 20TH APRIL 2011

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

IN ATTENDANCE: Cllr J Dagnall
Cllr P Gannicliff

P/11/64 APOLOGIES

Apologies were received and accepted from Cllr C Francis-Pester.

P/11/65 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

App 11/P/0536/O Cllr J Dagnall declared a prejudicial interest as he is the applicant and withdrew from the meeting for discussions on this application. All other Town Councillors present declared personal interests in this application as the applicant is a Clevedon Town Councillor.

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/11/66 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 30 March 2011 were approved and signed.

P/11/67 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

There were no action items not elsewhere on the agenda.

PART 1

P/11/68 NEW NSC PROCEDURE FOR SENDING DETAILS OF APPLICATIONS TO PARISH AND TOWN COUNCILS FROM 1 JUNE 2011 P/11/48

The Committee Chairman reported that NSC had not agreed to the request that the larger towns in North Somerset continue to receive paper copies of planning applications. NSC had also been asked how the costs to Clevedon Town Council in respect of subsequent changes to IT arrangements could be offset and had suggested the Town Council apply for 'awardsforall' lottery funding.

Members considered a quotation for a refurbished laptop and projector at a cost of £249. This would enable members to continue to view plans during Planning Committee meetings.

RESOLVED: TO RECOMMEND COUNCIL agree to the purchase of a laptop and projector and the provision of wi fi in the Council House to enable Councillors to view planning applications at Planning Committee meetings and to enhance Council House facilities for the use of groups hiring the meeting rooms. To be funded Environment & Property Committee budget. Costings and comparisons to be provided for the full Council meeting on 18 May 2011.

See also minute P/11/73.2 below.

RATIFIED 18th May 2011

PART 2

P/11/69 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/0498/F 24 Sheldon Close – Two storey side extension.

Some concerns that this development could change the street scene.

RESOLVED: DEFER. Prior to formal consideration by the Planning Committee to request information as to whether this development will impinge on public open space.

7.40 pm Cllr J Dagnall left the meeting and took no part in discussions.

11/P/0536/O Land at 60 Dial Hill Road – Outline planning permission for a detached two storey dwelling with all matters reserved for subsequent approval.

RESOLVED: NO COMMENT. In accordance with the Code of Conduct, it was agreed not to make a comment on this planning application submitted by a member of Clevedon Town Council.

NOTE: To ask NSC for clarification of the Code of Conduct with regard to planning applications submitted by a councillor and their subsequent consideration by fellow councillors.

7.44 pm Cllr J Dagnall re-joined the meeting.

11/P/0586/ADV 35 Old Street – 1 no illuminated fascia sign and 1 no illuminated projecting sign.

RESOLVED: RECOMMEND REFUSAL concern the signs are not back lit and the illuminated signs may affect adjacent residential properties.

11/P/0630/O Land adjacent to Unit 38, Hither Green Trading Estate Outline planning permission for the erection of a single storey industrial unit for B1© and B2 use, with all matters reserved for subsequent approval. Vote: 1 For 4 Against

RESOLVED: RECOMMEND REFUSAL Residents living adjacent to this trading estate have previously complained about noise levels on this estate therefore consider there should be no further development in the area adjacent to residential properties. Also Members wish to highlight the fact there are 3-4 empty units on this site and empty units on other trading estates in the town which should perhaps be used before building more units.

11/P/0634/F 15 Thackeray Road – First floor side extension over existing garage/kitchen.

RESOLVED: NO OBJECTIONS Note regarding building regulations - concern the foundations of the garage are adequate for another storey.

11/P/0601/F 75 Dial Hill Road – Replace flat roof on detached garage with a pitched roof to include a hip on the north end.

11/P/0611/F 9 Wrangle Farm Green – Erection of a two storey rear extension.

11/P/0626/F Garden Flat, 26 Wellington Terrace – Demolition of existing garage. Formation of ground floor accommodation to existing garden flat with balcony and screening to north west (rear) elevation. Refurbishment to existing stairs to garden flat.

RESOLVED: NO OBJECTIONS to the above three planning applications.

P/11/70 TREE WORKS

11/P/0527/TPO 21 Sercombe Park – T1 Ash – Reduce in height by 35% or to previous points.

The Clevedon Tree Warden had no objections to these works which were carried out periodically.

RESOLVED: NO OBJECTIONS

P/11/71 NSC FLOODING REGISTER – REQUEST FOR RECORDS OF FLOOD EVENTS

NSC had provided a spreadsheet showing nine properties in Clevedon that had reported a flooding risk from blocked drains, gullies etc since 2005. The Town Council has been asked to provide any additional information.

RESOLVED:

1. To add Hillside Road junction with Old Church Road outside Curzon Cinema and Waverley House.
2. To highlight the need for gullies in the town to be cleared on a regular basis to alleviate flooding after heavy rain.

P/11/72 FOR INFORMATION The Committee received and noted;

72.1 PLANNING APPLICATIONS determined since 30 March 2011.

72.1 West of England Joint Waste Core Strategy – Notification of adoption of a Development Plan Document.

P/11/73 CHAIRMAN'S ADDITIONAL ITEMS (deadlines prior to next Planning Committee meeting after the elections on 25 May 2011)

73.1 NOTICE OF APPEAL AGAINST AN ENFORCEMENT NOTICE

The following information had been forwarded members prior to the meeting; Land at 27 Copse Road – without permission the replacement of a wooden sash window with a upvc window. Reason for enforcement notice. The replacement window by virtue of its design, profile and materials harms the appearance of the building and is detrimental to the character and appearance of the conservation area.

RESOLVED:

1. Not to comment to the Planning Inspectorate.
2. To endorse to NSC the consistent enforcement of Article 4 Direction throughout Clevedon Conservation Area.

73.2 TOWN AND PARISH COUNCIL DEVELOPMENT CONTROL WORKSHOP

11 MAY 2011 NEW COUNCIL CHAMBER, WSM, 9.30 am to 12.30 pm

The proposed changes to the Town/Parish Council consultation arrangements for planning applications is on the agenda for the Workshop.

RESOLVED: Cllr Wring hoped to attend and highlight the effect on the Town Council of the decision by NSC not to provide hard copies of plans and the subsequent costs to make the necessary alterations to IT arrangements.

P/11/74 TO DETERMINE PART I AND PART II ITEMS

Agenda item 6 – minute P/11/68

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.40 pm

DATE:

RATIFIED 18th May 2011