

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 25TH MAY 2011

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

IN ATTENDANCE: Cllr G Hill

P/11/77 APOLOGIES

Apologies were received and accepted from Cllr C Hall – another commitment.

P/11/78 APPOINTMENT OF VICE-CHAIRMAN OF THE PLANNING COMMITTEE FOR COUNCIL YEAR 2011/12

The Committee Chairman asked for nominations for Committee Vice-Chairman; CLLR R GARNER Proposed by Cllr Francis-Pester, Seconded by Cllr Wring
 There being no further nominations.

RESOLVED: Cllr Garner elected Planning Committee Vice-Chairman for the Council Year 2011/12

P/11/79 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

App 11/P/0695/F Cllr L knott declared a personal interest – known to a resident living adjacent to the application site.

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/11/80 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 20 April 2011 were approved and signed.

P/11/81 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

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

Members received a letter from NSC stating that following the response from town and parish councils it would appear that some councils are more ready than others to rely upon the NSC website to view planning applications. NSC will therefore continue with current arrangements for the time being. This means that those town and parish councils who currently receive paper copies of planning applications will continue to do so from 1 June. NSC will contact each Council to confirm a timetable for change over to the new procedure. In the meantime local councils are urged to continue to make internal preparations to accommodate the change when it happens.

Members again stressed problems of interpreting plans online rather than as hard copies. In particular it would be hard to determine the scale of drawings.

RESOLVED:

1. To request an extension of time before the new NSC procedure is adopted by Clevedon Town Council.
2. To continue with the provision of new IT equipment and facilities to facilitate the change to electronic consultation. P/11/68
3. To seek recompense from NSC for the Town Council's expenses to accommodate the new NSC procedures.

PART 2

P/11/82 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/0642/RG3 Yeo Moor Primary School, Kennaway Road – New school entrance reception building, security lobby and administration office. Proposals include new pedestrian access routes, security fencing and the removal of storage containers and temporary annex buildings.

The North Somerset Council Councillor for South Ward highlighted the concerns of resident of Kennaway Road about parking issues in the road in connection with Yeo Moor School and larger vehicle access to the School.

RESOLVED: NO OBJECTIONS to the planning application. However the North Somerset Councillor for South Ward will raise with NSC Highways issues regarding vehicular access to Yeo Moor School.

11/P/0695/F 23 Albert Road – Demolition of existing dwelling and erection of a residential development consisting of one detached four bedroom dwelling and two semi detached four bedroom dwellings with associated parking and gardens and vehicular access from Russell Road.

The North Somerset Council Councillor for North Ward reported the objections of residents living near to the application site.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site and out of keeping with the street scene. Also concerns about vehicular access from Russell Road.

11/P/0708/F 2 Strode Road – 11 no houses and 2 no two bed flats together with associated parking and external works following demolition of former bus depot.

RESOLVED: DEFER CONSIDERATION to establish the differences between this new application and previous applications.

11/P/0788/F Flat 1, 11 Station Road – Replace 2no wooden framed single glazed sash windows to first floor front elevation with 2 no double glazed UPVC sash units.

RESOLVED: RECOMMEND REFUSAL considered to be out of keeping in this Conservation Area.

11/P/0837/F 11 Fairleigh Road – Single storey side extension, first floor rear extension and single storey rear extension.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site and out of keeping with the street scene. Also the plans suggest that the off street parking would be reduced by this proposal.

11/P/0755/F & 11/P/0756/LB The Council Offices, 44 Old Street – Front porch and replacement front door.

RESOLVED: NOT TO COMMENT on this application submitted by Clevedon Town Council.

11/P/0701/F Basement Flat, 6 Alexandra Road – Change of use of existing B1/A2 Office to D1 nutrition and physical therapy centre.

11/P/0724/F 17 Yeo Way – Single storey front and rear extension.

P/11/82 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS contd...

11/P/0729/F 15B Alexandra Road – Change of use of part of basement from office use (B1) to residential flat (C3).

11/P/741/F 20A Wellington Terrace – To put a conservatory onto an existing open balcony part of a top floor flat.

11/P/0785/F 9c Dawes Close – Change of use of land to residential cartilage. Erection of 1.8m high boundary fence.

11/P/0794/F 35 Pill Way – Two storey side extension following demolition of existing conservatory.

11/P/0800/F 1 Hazell Close – Two storey side extension. Erection of garage following demolition of existing garage and increase in hard standing area.

11/P/0815/F Westway House, Hither Green – Change of use from B1/B2 and B8 uses to B1/B2 and D2 uses to create a Family Entertainment Centre (soft play area) within the D2 use.

11/P/0832/F 4 Knightstone Mansions, Hill Road – Single storey extension with minor alterations at lower ground (garden) level.

11/P/0834/F Flats 1 and 1A Hallam House, 11 Elton Road – Removal of room from Flat 1A to form room to front Flat 1 and removal of window to provide French doors and access to rear garden.

RESOLVED: NO OBJECTIONS to the above ten planning applications.

P/11/83 TREE WORKS

11/P/0773/WT 4 Herbert Road – T1 – Ginko reduced by 20%. T2 – Oak reduce by 20%.
No objections from the Clevedon Tree Warden

11/P/0804/TPO 71A Dial Hill Road – Beech No 2. Reduce lowest limb (over Wellington Terrace) by approximately 3m.

RESOLVED: NO OBJECTIONS to the above two applications for works to trees.

P/11/84 FOR INFORMATION The Committee received and noted;

84.1 PLANNING APPLICATIONS determined since 20 April

84.2 NOTICE OF TREE PRESERVATION ORDER – Little Harp Inn, Elton Road.

84.3. CAMPAIGN TO PROTECT RURAL ENGLAND Magazines and correspondence.

84.4 HINKLEY C CONNECTION GROUP Email from Peter Gregory Mark Parish Council. 2011.

84.5 NSC PARISH & TOWN COUNCIL WORKSHOP 11 MAY 2011 – Information to be emailed to Cllrs Garner and Wring.

P/11/85 CHAIRMAN ITEMS FOR INFORMATION

RELAUNCH OF NORTH SOMERSET TREE WARDEN NETWORK – Question and Answer Evening at 7.00 pm Thursday 16 June 2011, Nailsea Community School.

P/11/86 TO DETERMINE PART I AND PART II ITEMS – No part one items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 9.10 pm

DATE:

DRAFT MINUTES SUBJECT TO RATIFICATION BY THE COMMITTEE AND COUNCIL