

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 30TH MARCH 2011

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

P/11/53 APOLOGIES

Apologies were received and accepted from Cllr L Knott.

P/11/54 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

App Nos 11/P/0411/NMA, 11/P/0426/F, 11/P/0454/F, 11/P/0487/F Cllr J Norton-Sealey declared a personal interest in these applications - known to the agents.
 App No 11/P/0407/F Cllr C Hall declared a personal interest – known to applicant.

***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/11/55 MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Committee held on 16 March 2011 were approved and signed.

Cllr Shopland joined the meeting at 7.32 pm, Cllr Hall joined the meeting at 7.35 pm.

P/11/56 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA

NEW ACCESS & HARDSTANDING 40 COPSE RD See 11/P/0450/F 11/P/0451/CA NSC had replied "that the owners of 40 Copse Road were initially informed that planning permission was not required. This resulted in them commencing the works ahead of receiving planning permission. The Service Manager has since spoken to the officer involved to clarify the boundaries of the conservation area and the scope of the Article 4 Direction.

The owners and their architect have worked closely with officers to come up with a scheme which NSC feel could be recommended for approval. The design and use of materials are in keeping with the character and appearance of the conservation area."

There was a debate about the past history of this site where previous applications for access and hardstanding had been refused in this Conservation Area. However it was pointed out that some properties in the road already had off street parking. There was concern at the loss of two on street parking spaces also that this would set a precedent for this area.

Cllr Francis-Pester joined the meeting at 7.55 pm.

P/11/57 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

11/P/0450/F & 11/P/0451/CA 40 Copse Road & 4 Coity Place – Construction of parking bay in front garden including dropped kerb to pavement and demolition of front wall (part retrospective).

RESOLVED: Reluctantly NO OBJECTIONS - concern that the applicants were put in a difficult position through no fault of their own, due to incorrect advice from planning officers at the outset.

P/11/57 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT...

11/P/0388/F & 11/P/0389/LB Picton House, 12 Wellington Terrace – Two storey summerhouse with associated terracing, decking, pergola and balustrading, ancillary to Picton House for the benefit of Flat 5. Raise lower terrace retaining wall. Construction of timber staircase down to lower terrace.

RESOLVED: RECOMMEND REFUSAL consider;

1. Inappropriate development -the proposed dwelling will affect the setting of Picton House and other listed buildings in Wellington Terrace.
2. The proposed dwelling in this location would set an undesirable precedent.
3. Insufficient on street parking on this classified road. Therefore contrary to Policy T/10 of North Somerset Replacement Local Plan.

11/P/0454/F 11 Argyle Road – Two storey rear extension.

RESOLVED: NO OBJECTIONS however request particular care is taken with the foundations to this extension to ensure there is no movement of the embankment along Castle Road.

11/P/0487/F Units 1-4 Griffin Road Estate, off Griffin Road – 4 Town houses together with associated works following demolition of a storage building.

RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of this site which would result in a lack of privacy for neighbouring properties. Also concern about the lack of amenity space for the proposed dwellings.

11/P/0492/ADV Little Harp Inn, Elton Road – Display of 2 externally floodlit freestanding signs, 3 no externally floodlit wall-mounted lettering signs and 1 non-illuminated freestanding sign.

RESOLVED: RECOMMEND REFUSAL consider the number of signs out of keeping with this sensitive seafront location within the Clevedon conservation area.

11/P/0404/F Flats and Restaurant at 18 Hill Road – Change of use of front half of basement flat from flat to extension of restaurant floor space with internal stairs and separate exit to side elevation. Erection of canopy to side entrances and alterations to entrance hall to upper flats and to rear basement flat stairs and internal layout.

11/P/0407/F 8 Edward Road – Two storey side extension and single store rear extension following demolition of detached garage.

11/P/0411/NMA Bungalow at rear of 34 Highdale Avenue – Variation of condition no 5 app 09/P/1656/F. To allow for the addition of 3no rooflights to west roof elevation removal of window to west elevation and door to east elevation and change in window dimensions.

11/P/0425/F 53 Dial Hill Road – Single storey rear extension with terrace at first floor.

11/P/0426/F 63 Old Park Road – Single storey side extension.

11/P/0437/F & 11/P/0438/LB 11 Wellington Terrace – Single storey rear and side extensions following demolition of existing structure. Works to include various internal alterations, re roofing of the existing extension to the side and rear and construction of new terrace and steps to side and new steps to rear. New balustrade at side and rear.

P/11/57 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS CONT...

11/P/0453/F 13 Dial Hill Road – Second floor flat roof extension with 2 rear dormers, two storey front extension with gable, single storey rear extension, replace garage roof, balcony, widen access and driveway and erection of raised decking area to rear. To include further amendments to applications 08/P/0644/F, 08/P/1838/F and 09/P/0420/F.

RESOLVED: NO OBJECTIONS to the above eight planning applications.

P/11/58 TREE WORKS

11/P/0466/WT 4 Herbert Road T1 Ginko reduce by 30%. T2 Oak reduce by 30%.

11/P/0467/WT 19 Lime Kiln Lane T1 Eucalyptus remove

No objections received from the Clevedon Tree Warden.

RESOLVED: NO OBJECTIONS to the above works to trees.

P/11/59 AMENDMENT TO PLANNING APPLICATION

11/P/0014/O Clevedon Hospital, Old Street – Outline application for erection of 14 no dwellings and associated works including new access.

Change of the description of the development removing reference to the demolition of the hospital buildings.

RESOLVED: NO OBJECTIONS – look forward to receiving detailed plans in due course.

P/11/60 DRAFT RESIDENTIAL DESIGN GUIDE

Members welcomed the Guide to be used as a basis for giving pre-application advice to applicants and to form material consideration in the determination of any subsequent planning applications.

RESOLVED: To welcome the Guide and other guides that would assist with consistency in planning applications and the subsequent determination of these planning applications.

P/11/61 FOR INFORMATION To receive and note the following items;

61.1. PLANNING APPLICATIONS determined since 16 March 2011.

P/11/62 CHAIRMAN'S ITEMS FOR INFORMATION

There were no Chairman's items for information.

P/11/63 TO DETERMINE PART I AND PART II ITEMS

There were no Part 1 items.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.40 pm

DATE: