

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 14 JULY 2010

PRESENT: Cllr J Norton-Sealey – Committee Chairman
Cllrs C Francis-Pester, R Garner, C Hall, L Knott, D Shopland from
7.40 pm, C Wring, Mrs I Johnson – Committee Clerk

IN ATTENDANCE: Cllr T Morgan for part of the meeting.

7.30 pm **INFORMAL BUSINESS**

APP NO 10/P/0672/F 208 KENN ROAD 12 residents in attendance;

Mr Gibbs of 3 Southway Court drew attention to the ownership of the site which seemed to include a considerable area of land belonging to Southway Court. It would appear the applicant intends building part of Plot C on this land. The owners of Southway Court were not referred to on the ownership certificate which Mr Gibbs considers unacceptable and unlawful under section 372A of the Town and Country Planning Act 1990. Mr Gibbs considers the above points also relevant to the previous planning application.

Mrs Janet Scammell of 204 Kenn Road objected to the development and reiterated her concerns which have been reported previously under the Informal Business section of the Planning Committee minutes of 19 May and 9 June 2010.

Mr Dobbs of 54 Halswell Road concurred with Mrs Scammell's objections.

7.42 pm **FORMAL BUSINESS**

P/10/90 APOLOGIES

All Committee Members present.

P/10/91 DECLARATIONS OF INTEREST

None were made.

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/10/92 MINUTES

The minutes of the Planning Committee meeting held on 23 June 2010 were approved and signed.

P/10/93 UPDATES ON ACTION ITEMS NOT ELSEWHERE ON THE AGENDA –

There were no items.

PART 2 ITEMS ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS

P/10/94 APP NO 10/P/0672/F 208 KENN ROAD P/10/81 See Informal Business

Members considered the amended plans bearing in mind the comments made by residents. With regard to the ownership of the land and whether this is a joint venture it was felt this was not a matter for the Town Council who could only consider the plans as submitted in relation to planning law. The site had been earmarked for development and the previous plan had been approved on appeal therefore reasons for refusal would need to be justified. VOTE: 5AGAINST 2ABS

RESOLVED: RECOMMEND REFUSAL for the following reasons;

1. Considered to be overdevelopment of the site (larger footprint than previous application).
2. Level of density of housing.
2. Insufficient parking on the site and no on street parking available. (It is understood there has been an increase in the parking provision now required for new developments.)

P/10/95 APPNO 10/P/0739/F LONG ROOF, ALL SAINTS LANE P/10/83

The amended plans included the changes outlined by the applicant at the Site Visit. The amended plans also addressed the concerns of residents. VOTE 5FOR

RESOLVED: NO OBJECTIONS

P/10/96 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

10/P/1010/F Linden Road Methodist Church Flats 5 & 6 – Addition of 2 no rooflights to roof over upper first floor level of Flats 5 & 6.

10/P/1116/F 15 Lime Kiln Lane – Replacement of front and rear wooden doors with UPVC (retrospective).

10/P/1138/ADV 12 The Triangle – Display of 1 externally illuminated fascia and 1 externally illuminated projecting sign (retrospective).

RESOLVED: NO OBJECTIONS to the above three planning applications.

10/P/1032/O 6 Pizey Avenue – Outline application for erection of 2no bungalows with appearance, landscaping, layout and scale reserved.

VOTE: 4FOR 2AGAINST

RESOLVED:NO OBJECTIONS subject to;

1. Access to the properties to be as shown on the plan only.
2. The hours of construction work to be limited to normal weekday working hours.

10/P/1043/F & 10/P/1044/LB 12 Wellington Terrace – Re-creation of 2 storey summer house for use as holiday/self contained residential accommodation with associated renovated terrace and pergola. All adjacent to site of previous summer house structure.

A letter of objection had been received from a neighbour. Their concern was with the use of the summer house as holiday/self contained residential accommodation.

It was noted that a Planning Inspector had commented on a previous application for flats in this area that even a modest development on the seaward side of Wellington Terrace should not be considered in this Conservation Area. VOTE: 4AGAINST 1FOR 1ABS

RESOLVED: RECOMMEND REFUSAL for the following reasons;

- 1) Lack of amenities and parking for residential accommodation.
- 2) Inappropriate development and materials.
- 3) The development could set a precedent for future development in this Conservation Area.

P/10/96 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS cont'd..

10/P/1071/F4 Harley House, Nortons Wood Lane – Change of use from agriculture to residential cartilage with barn conversion to granny annexe ancillary to Harley House including erection of a single storey extension to west of barn and relocation of vehicular access.

RESOLVED: NO OBJECTIONS to an extension of time limit providing the application is as originally approved. If the application is different, suggest it should be resubmitted as a new application.

10/P/1072/F 15 Yeolands Drive – Erection of side and rear extensions.

A Town Councillor for West Ward raised concerns about the height and materials used for a wall which abuts an access road to garages. He felt the wall was overpowering and out of keeping with this primarily open plan estate.

RESOLVED: NO OBJECTIONS to the extension to the property
OBJECTIONS to the height and materials used for the boundary wall.
Suggest construction and materials used should conform to the street scene.

ACTION: COMMITTEE CLERK TO FORWARD COMMENTS ON ALL PLANNING APPLICATIONS (MINUTE P/10/94, 95, 96) TO NSC

P/10/97 TREE WORKS

10/P/1110/WT 71 Cambridge Road – T1 Tulip tree fell, T2 Cotoneaster 30% reduction.

10/P/1111/TPO 17a The Avenue – T1,T2 Yew reduce by 20% and cut away from neighbour's house.

10/P/1116/TPO 1 Friary Close – T1 Holm Oak – Crown lift by 1.5m.

RESOLVED: NO OBJECTIONS to the above tree works. Request the views of the Clevedon Tree Warden concerning the Tulip Tree.

ACTION: COMMITTEE CLERK TO FORWARD COMMENTS TO NSC

P/10/98 N SOMERSET CORE STRATEGY – SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT P/10/71.2

Members received the report of meeting with representatives from NSC on 1 July 2010. Items discussed at that meeting included sites for employment, housing, public open space and the need to show on the North Somerset Replacement Local Plan all the designated allotments sites.

NSC Councillors raised the need to identify sites and procedures for the evacuation of residents on the flood plain in the event of flooding. There were concerns about the recent flood warnings which had been traumatic for elderly residents.

RESOLVED: To write to NSC enquiring what contingencies the Environment Agency and NSC has in place.

ACTION: COMMITTEE CLERK TO WRITE TO NSC

P/10/99 HINKLEY POINT C CONNECTION PROJECT

99.1 STRATEGIC OPTIONEERING REPORT AND A NEW TECHNICAL FACTSHEET RELATING TO HIGH VOLTAGE DIRECT CURRENT CD available providing additional information on the subsea cables. NOTED.

P/10/99 HINKLEY POINT C CONNECTION PROJECT continued...

99.2 INCEPTION MEETINGS TO ESTABLISH COMMUNITY FORUMS;
Monday 19 July 6.30pm to 9.15pm at Scotch Horn Leisure Centre, Nailsea
Thurs 22 July 6.30pm to 9.15pm Webbington Hotel, Loxton.
Cllr Garner hoped to attend the Nailsea meeting in his own right and would report back to the Committee.

ACTION: CLLR GARNER TO REPORT BACK TO THE COMMITTEE

P/10/100 FOR INFORMATION The Committee received and noted;

100.1 PLANNING APPLICATIONS determined since 23 June 2010.

100.2 CLEVEDON HOSPITAL Date of Pre-Application Consultation Meeting
MONDAY 19 JULY 2010 AT 7.00 PM IN THE COMMITTEE ROOM.
All Councillors invited to attend this meeting. See Separate agenda.

100.3 APP NO 10/P/0269/F CHRIST CHURCH, CHAPEL HILL/HIGHDALE ROAD –
Amended plans - These were forwarded by email to Committee Members for comment before the North Area Committee on 8 July 2010. No comments were received.
It was reported that a further meeting with English Heritage had been arranged and further amended plans could be expected.

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.56 pm

DATE: