

Minutes of the Environment & Planning Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.30pm on Monday 1 October 2007

Present: Cllr P Gannicliff (Ctte Vice Chairman) in the Chair
Cllrs R Garner, C Wring.

In Attendance: Cllr AM Gregory

Apologies: Cllrs J Norton-Sealey - illness, C Francis-Pester - out of Clevedon; C Hall - holiday;
P McNeill N Ward Councillor - illness, S Vyce - work commitments.

7.30 pm INFORMAL BUSINESS - App 07/P/2378/EIA CLEVEDON HALL, VICTORIA ROAD

In Attendance: 30 residents

The Chairman made it clear the above application is not a planning application but a request to NSC for a formal screening opinion as to whether a full Environmental Impact Assessment is required. The Government sets out certain criteria to assist in deciding whether an Environmental Impact Assessment (EIA) is required. EIAs are only required on developments which have a wider impact on the environment rather than just the town and local area. The previous Consultation Draft for Clevedon Hall Estate has been formally withdrawn.

All the residents present supported the need for a full EIA before a planning application is considered. The following points were put forward;

- Under Schedule 2 of Town & Country Planning Regulations - this is an urban development over 0.5 hectares in size in fact over 5 hectares.
- Site is in an area of 'environmental sensitivity' - forms important part of the curtilage of the Grade II* Listed Building defined by English Heritage as of national and regional importance. PPS9 and PPG15 set out clear guidelines regarding Conservation Areas/Historic Environments.
- Development considered to be of significantly greater scale than previous use. Existing use private primary school only used 30 weeks a year. Proposed change of use 123 dwellings and residential care facility.
- Traffic impact assessment required - 1,000 new vehicle movements per day very significant.
- Important woodland habitat - not just bats and badgers on the site but other species ie slow worms.
- Sustainable design and construction statement is required.

Residents were concerned they had not been informed by NSC of this EIA application. A District Councillor assured them NSC notify adjacent residents as required by law and their code of conduct and post notices of planning applications, however this is not a planning application. Residents were reminded planning applications are detailed on the NSC web site. There will be further opportunities to put forward comments on any new planning application for this site via this Committee, the NSC North Area Committee, the NSC email dccomments@n-somerset.gov.uk and by letter. The Chairman emphasised that ultimately the final decision is made by NSC. The residents left the meeting.

E/07/188 MINUTES Environment & Planning Ctte meeting held on 17 September 2007 were approved and signed.

E/07/189 DECLARATIONS OF INTEREST - None were made.

Min No		Action
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/190	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u> 07/P/2378/EIAClevedon Hall, Victoria Rd - Environmental Impact Assessment for formal screening. See Informal Business above. It was felt that although many reports, surveys and assessments will be included with any planning application for this site, it is essential these are comprehensive and detailed for this important seafront development. Therefore;</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. Request a full Environmental Impact Assessment is carried out. 2. Suggest NSC should seek legal advice at an appropriate high level ie planning specialist/counsel who can consider all the arguments put forward in Stride Treglown's letter dated 13 September 2007. 3. Request any development should take into account the Natural Environment & Rural Communities Act 2006 and other new legislation. <p>07/P/2344/F 10 Sawyers Court - Single storey extension to north east elevation. 07/P/2348/LB Basnett House, 19 Hill Rd - Repairs to roof inc rooflights, replace render to side and rear; replace front third floor window; install window rear ground floor; internal work</p>	Office to send comments next day
E/07/190	<u>PLANNING APPLICATIONS</u> continued...	

	<p>07/P/2354/F 29 Old Park Road - Single storey rear extension. 07/P/2362/F Dellridge, Brackenwood Road - Two storey rear extension and front porch. 07/P/2374/LB 13 Wellington Terrace Replacement external access ramp. 07/P/2377/F 30 Coleridge Vale Road South - Single storey rear extension. 07/P/2395/F Land to rear of 12 Station Rd - Detached 2 storey dwelling following demolition of outbuilding (renewal of 05/P/1810/F) 07/P/2421/F 41 Coleridge Vale Road South - Single storey rear extension & single storey side extension.</p> <p>RESOLVED: NO OBJECTIONS to the above eight planning applications.</p>	<p>Page 792</p> <p>Office to send com'nts within 21 day deadline</p>
E/07/191	<p><u>AMENDED PLANS</u> 07/P/1005/F Clevedon Riding Centre, Clevedon Lane. Amendment comprising minor reduction in length, width and height of proposed indoor riding area.</p> <p>RESOLVED: NO COMMENTS</p>	
E/07/192	<p><u>07/P/1861/F 57 OLD CHURCH ROAD</u> Following the Town Council's objections to this planning application, the applicant had written stating;</p> <ul style="list-style-type: none"> • Only difference would be a wooden garage door, the roof of the garage will be kept as a garden as it is currently. • Only use will be as a garage. • The garage will not be visible externally and therefore not out of keeping the cottage. <p>RESOLVED: Committee Vice Chairman to speak to the applicant and suggest comments are also passed to NSC, who have yet to determine this application.</p>	Ctte Vice chairman
E/07/193	<p><u>TOWN & PARISH COUNCIL DEVELOPMENT CONTROL WORKSHOP</u> RESOLVED: 1. Cllrs Gannicliff, Garner and Wring to attend the Workshop on 8 November 07 at 9.30am in New Council Chamber, WSM and provide a report to the appropriate meeting. 2. No topics suggested for the Workshop.</p>	Office to action
E/07/194	<p><u>NSC LOCAL DEVELOPMENT FRAMEWORK</u> Consultation beginning this week. Documents on NSC website and at libraries. Planning Officers will be available to answer questions at events on Saturday 6 October at Long Ashton Library and Monday 8 October at the Winter Gardens in WSM. RESOLVED: Councillors unable to attend. Request exhibition in Clevedon. Note: Information obtained after the meeting from NSC. Exhibition in Clevedon Library from Friday 12 October - Tuesday 16 October 2007. Planning Officers will be present on 16 October to answer questions.</p>	Office to action
E/07/195	<p><u>QUEENS SQUARE - TREE</u> A Councillor had been concerned the large tree in the Square was creaking in high winds in the last week. Mr Quinney, Clevedon Tree Warden had looked at the tree and felt it was healthy, he would however inspect the tree again on a windy day.</p>	Noted
E/07/196	<p><u>PINE TREES - BLIND YEO RIVERBANK E/07/184</u> There had been no response from the Environment Agency regarding the proposed Site Visit. The Officer had been on leave.</p>	Office to follow up
E/07/197 197.1 197.2 197.3	<p><u>FOR INFORMATION</u> The Committee received and noted; PLANNING APPLICATIONS determined since 17 September 2007. NOTICE OF TREE PRESERVATION ORDER 13 Wellington Terrace - three trees. CIDER APPLES - Mr Quinney had reported a good harvest this year. RESOLVED: Next year to write an article in the Newsletter to ascertain whether any local people have an interest in cider making.</p>	Cllr Wring
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 8.50 pm DATE:.....</p>		