

CLEVEDON TOWN COUNCIL**ENVIRONMENT & PLANNING COMMITTEE**

Minutes of the Environment & Planning Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.30pm on Monday 3 September 2007

Present: Cllr J Norton-Sealey (Ctte Chairman) in the Chair

Cllrs C Francis-Pester, P Gannicliff, R Garner, C Hall, C Wring

In Attendance: Cllrs A Cotton (part), AM Gregory, D Hendra (part), D Jones (part), P McNeill, D Shopland.

7.30 pm **INFORMAL BUSINESS**

1. APP 07/P/1971/F - WM Morrisons Supermarket - Installation of security roller shutters. Mr J Godwin, WCEC Architects and agent for the planning application had been invited to attend. He had obtained information from Morrisons concerning vandalism to the Clevedon store; 5 broken window panels and 18 panes of glass in the glass canopy over the covered walkway damaged over last year. Morrisons were not installing shutters on all their stores only where there had been recurring vandalism. The shutters would only be used when the store is closed from 10.00pm until 6.00am. He also reported staff were sometimes nervous leaving the store also night shift working in the closed store, also observed that Boots, Superdrug and the Puzzle Shop in Queens Square all had shutters.

Members drew attention to the CCTV cameras and the CCTV direct scheme. Partly open shutters which allowed some light through would be preferred, although it was understood there could be problems if such shutters were used to climb up to the covered way. Mr Godwin agreed to look at possible alternative designs. A resident present also asked for further pressure to be put upon DTZ to ensure all the lights in the Square are in good working order.

2. APP 07/P/2019/F - Land to rear of Clarence House, 10 The Beach - Objections from;

- *Mr C Smith 31 Copse Road* - Concern his property will be overshadowed by the development. Consider the access adjacent to the Royal Oak Pub dangerous. Increase in parking on Copse Road.
- *Mr M Cresty 33 Copse Road* - Reiterated Mr Smith's objections.
- *Liscensee of Royal Oak, Copse Rd* - Concern about the access and noise and vibrations if lorries use this access during the construction period. Consider the access not suitable for three additional dwellings. Following the smoking ban customers have to smoke outside the premises some exiting onto the access.

There were also concerns about the access road being a Public Right of Way, however this is not a planning issue.

E/07/169 **MINUTES** – Environment & Planning Cttee meeting held on 21 August 2007 were approved and signed.

E/07/170 **DECLARATIONS OF INTEREST**

170.1 Cllrs J Norton-Sealey & C Wring declared a personal interests in 07/P/1986/F known to the objectors.

170.2 Cllr P Gannicliff declared a personal interest in 07/P/1986/F known to the objectors and applicant.

170.3 Cllr C Wring declared a personal interest in 07/P/2151/F known to the Architect.

170.4 Cllr R Garner declared a personal interest in 07/P/2019/F resides in road & known to the objectors.

170.5 Cllr R Garner declared a personal interest in 07/P/2203/F & 2205/LB resides in road.

170.6 Cllr D Hendra declared a personal interest in 07/P/2147/F neighbour.

170.7 Cllr D Jones declared a personal and prejudicial interest in the Pine Trees on Blind Yeo Riverbank.

Min No		Action
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/171	<p>SITE VISITS PRIOR TO MEETING</p> <p>07/P/1986/F 29 Dial Hill Road Convert loft to 1st floor with dormers. 2 storey SE extension. Single storey lwr ground floor extension with balcony over and at 1st floor level. Members generally felt the proposed development would not affect the properties on Dial Hill Road and would be an improvement of the property. VOTE: 3FOR 0 AGAINST</p> <p>RESOLVED: NO OBJECTIONS</p> <p>07/P/2019/F Land to rear of Clarence House, 10 The Beach - 3 dwelling houses. See Informal Business above. Members considered three dwellings to be overdevelopment and were concerned about access and the number of vehicles. The access road had only just opened following building works to 11 The Beach. Letters of objection received.</p> <p>RESOLVED: RECOMMEND REFUSAL consider 3 houses overdevelopment of the site</p> <p>Concerns about the access</p> <p>If planning application approved suggest construction vehicles use access off The Beach.</p>	
E/07/172	<p>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</p> <p>07/P/1971/F Morrisons Supermarket, Triangle Centre Installation of security roller shutters. See Informal Business above. Agent investigating alternative designs.</p> <p>RESOLVED: NO OBJECTIONS to shutters, would wish to see a better design than proposed</p> <p>07/P/2221/F 6 Griffin Rd - Conversion to 2 self contained houses inc alteration of garage.</p> <p>RESOLVED: RECOMMEND REFUSAL - loss of valuable residents parking in this area close to the town centre with no off street parking for residents.</p>	

E/07/172 Cont....	<p>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</p> <p>07/P/2037/F The Reading House, 11 Alexandra Rd Alterations to roof to form 2 one bed flats Ward Cllr had received objections - overbearing, overdevelopment, parking and view. RESOLVED: NO OBJECTIONS - but some concern at the apparent lack/difficulties with regard to fire escape. VOTE: 3 FOR 2 AGAINST</p> <p>07/P/2039/F Moon & Sixpence & 18 The Beach - Change use no 16 to holiday accom assoc with public house. 1st floor balcony, doors to front. Single storey rear extension. Ward Councillor had received objections from the immediate neighbour. VOTE: 4 F 2 AG</p> <p>07/P/2043/F 15 Yeoward Road - Rear conservatory.</p> <p>07/P/2048/F 11 The Paddock - Single storey rear extension and front lobby.</p> <p>07/P/2053/F 10 Gardens Road - Single storey side extension.</p> <p>07/P/2073/F 44 Cambridge Road - Single storey rear extension.</p> <p>07/P/2135/F The Crab Apple Inn - Erection of smoking canopy.</p> <p>07/P/2137/F 16 Edward Rd South – 1st floor living accom in roof space & 2 storey rear exten.</p> <p>07/P/2147/F 56 Old Street - Conversion of barn into two bedroom dwelling.</p> <p>07/P/2149/F 104 Chipping Cross Two storey side and rear extension and conservatory.</p> <p>07/P/2151/F 36 Ash Grove - Detached garage.</p> <p>07/P/2160/F 6 Woodside Rd - Demolish garages, rear extension, garage, single stry side infill.</p> <p>07/P/2167/F 43 Old Street - Extension to provide storage and enlarged office space. Concern development was less than 20ft from the river.</p> <p>07/P/2177/LB Flat 6b, 30 Dial Hill Road - Internal alterations.</p> <p>07/P/2188/F Moon Fleet, Strawberry Hill - Terrace with steps and alterations to bay window.</p> <p>07/P/2192/F 18 Kings Road - Single storey rear extension with balcony and garage.</p> <p>07/P/2199/LUE 45 Old Park Road - Use of room rear of garage as living room.</p> <p>07/P/2200/F 20 Fairleigh Road - Single storey side extension, conservatory, 2m fence.</p> <p>07/P/2203/F & 07/P/2205/LB 47 Copse Road - Erection of greenhouse in courtyard.</p> <p>07/P/2212/F 1 Orme Drive - Two storey rear extension.</p> <p>07/P/2213/F 38 Alexandra Road - Single storey rear extension (amendment 07/P/1442/F) RESOLVED: NO OBJECTIONS to the above 21 planning applications.</p>	Office to send com'nts within 21 day deadline
E/07/173	<p>TREE WORKS</p> <p>07/P/2077/TPO 27 Walton Road - Walnut - fell. 07/P/2095/TPO Highdale Farm E - Ash - fell. RESOLVED: NO OBJECTIONS, unless Mr Quinney advises the office of any concerns.</p> <p>13 Wellington Terrace - Report from Mr Quinney. Current applications to go ahead.</p> <p>Discussions with NSC concerning future management of copse which backs onto Dial Hill Rd.</p>	

PINE TREES - BLINDYEO RIVERBANK 8.00pm Suspension of Standing Orders to allow Cllr Jones and 7 residents from Longacre to address the meeting. Cllr Jones read out a statement reiterating her concern about the height of the Monterey pine trees on the riverbank adjacent to the houses at Longacre and provided a list of objectors (8 residents), photographs of the trees taken in 1986 and 2007 and details of all correspondence with the Environment Agency. Other residents spoke about the number of trees along the riverbank and the fact that the deciduous trees growing in the area could soon take the place of the pines if they were felled. There was also apprehension these very tall trees could damage properties. It was noted willow trees, not causing a problem, had recently been pruned back.

8.10pm Cllr Jones and the residents left the meeting.

E/07/174	<p>PINE TREES - BLIND YEO RIVERBANK E/07/167 See also Informal business above Mr Quinney, Clevedon Tree Warden, had submitted a report, the conclusion of which stated; 'All that can be done is to request the Environment Agency correct the matter in the interests of good relations and improved conservation ie allowing sunlight to perform its natural function providing light/warmth to the houses'. Members were keen to see work carried out by winter. RESOLVED: To seek a reply from the Environment Agency as soon as possible. If no reply to invite a representative from the Agency to a Committee meeting.</p>	Office to action
E/07/175	<p>BIODIVERSITY DUTY FOR PUBLIC BODIES Under the Natural Environment and Rural Communities Act (Oct 2006) a new duty to conserve and enhance biodiversity has been placed on all public bodies North Somerset event planned for 28 September at the Winter Gardens to mark progress of North Somerset Biodiversity Action Plan - Action for Nature. RESOLVED: To circulate this information to local Churches with Churchyards.</p>	Office to action
E/07/176	<p>FOR INFORMATION - PLANNING APPLICATIONS determined since 21 August 2007.</p>	Noted

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 9.00pm

DATE:.....