

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, 9 July 2007.

Present: Cllr J Norton-Sealey (Ctte Chairman) in the Chair
Cllrs C Francis-Pester, P Gannicliff, R Garner, C Hall, G Morris, C Wring

In Attendance: Cllr D Hendra until 8.47 pm D Shopland

Apologies: Cllr S Vyce – holiday.

7.30pm **INFORMAL BUSINESS**

Thirty two residents in attendance to discuss three planning applications – concerns highlighted;

1. APP 07/P/1543/F LAND TO REAR OF 25 EDWARD ROAD

- Mr R Haly of 8 Channel Rd (1) distance of access road from his property and concern about safety, noise etc during building works; (2) noise not reduced by acoustic hedging, (3) number of movements up and down drive and parking; (4) sight line on egress from Channel Road; (5) rubbish collection issues; (6) will prohibit the peaceful enjoyment of his property - cited the Human Rights Act,
- Mr R Hammonds of 20 The Avenue – supported the above. Highlighted reasons appeal dismissed last time (1) access road which still has same issues only new route will effect more properties; (2) tree preservation order on Beech trees, trees larger than shown on drawings. Ecology of area - with slow worms and great crested newts. Consider three large two storey houses out of character currently occupied by two bungalows. Also properties on Edward Road will be on a peninsula new access arrangement.
- Mr S Romanski of 23 Edward Road – His property will be sandwiched between two access roads. What will happen to previous proposed access – used for parking or as a through road?
- Mr D Barry of 19 Edward Road supported other speakers views. No social reason for development.
- Magenta Properties All concerns raised by the Planning Inspector have been addressed in the new application. New access wider 7m rather than 3m which will allow for traffic calming. Plot 3 now further away from TPO tree. Ecological survey submitted 26 June 07.

Councillors made the following points;

- Valid planning reasons required to object to this planning application, cannot assume any future appeal will be dismissed as before.
- Already dwellings on the site – therefore principal of development established.
- Residents were asked what level of development would be acceptable. Answered no development.
- Reference to the Human Rights Act was queried.
- Main reason for objection considered to be access to the development.
- Consider bungalows on this site rather than houses
- New development not in keeping with the spatial setting of this residential area.

2. APP 07/P/1595/F – 208 KENN ROAD

- Mrs J Scammell of 204 Kenn Road outlined past history of site and previous planning applications. In December 2006 planning permission was given for four dwellings (2 detached and 2 semi detached) following demolition of existing two bed house. Residents unhappy about development of site which is currently home to bats, slow worms, badgers etc but accepted site would be developed. New application is now for nine dwellings with only seven parking spaces and an access currently used for one dwelling. Concerns include over development of site, close proximity of parking spaces to Mrs Scammell's dining room window, a loss of light to her property from plot B. Other observations include noise, fumes, and problems with surface water. Mrs Scammell and other residents had not been notified of the application by NSC, although residents in Halswell Road had received letters.
- Mrs S Glenn of 7 Wells Road has enjoyed an open aspect over this site, consider three storey high dwellings too high and will overlook her bedroom. Concern about loss of ash tree.
- Mr T Pegler of 47 Halswell Road, Mr K Dobbs of 59 Halswell Road and Mr J Scammell of 204 Kenn Road all supported previous speakers' views. Consider Halswell Road too narrow for overflow parking from site, road difficult for emergency vehicles.
- Mr K Dobbs of 59 Halswell Road Agree overdevelopment.
- Mr J Scammell of 204 Kenn Road Narrow site, access onto Kenn Road for one dwelling. Request Councillors view the site before a decision is taken.

North Somerset Councillors to refer this application to the NSC North Area Committee. Also Councillors pointed out that if this application is refused the previous approved application still stands. At next meeting footprints of the previously approved dwellings to be compare with those on new planning application

INFORMAL BUSINESS continued...

3. APP NO 07/P/1594/F - 2 KENN ROAD

- Mr J Callaghan of 5 Griffin Road. Little change from the previous application which was withdrawn. Four foot high fence screen now included but felt this would do little to lessen noise nuisance. Proposal goes beyond minimum level of provision for smokers as it appears to create a beer garden and amenity area for the Club and is therefore a change in use. Noise from this facility will have a detrimental affect on residents, many with families, in Griffin, Parnell and Arundel Roads and the new houses being constructed. Residents would be most affected in Summer months when using gardens and leaving windows open. Some residents had not been notified of the planning application by NSC and there is no planning notice on the site. Following previous application the Conservative Club had met with residents trying to reach a compromise for minimum outdoor use but residents had heard nothing further from the Club.
- Mr T Trapnell of 2 Arundel Road. Affected by smokers in the Conservative Club car park at present. Concern fence and boundary planting will not stop noise. Queried extension of concrete area for delivery lorries as it is difficult for lorries to access back of the building and most stop at side. Safety issues regarding terracing.
- Mr D Bernard of 7 Griffin Road, Mrs F Callaghan of 5 Griffin Road, Mr C Gardiner of 4 Parnell Road and Mr P Goodyear-Evans of 13 Griffin Road all supported the previous speakers' objections.

8.30pm FORMAL BUSINESS

E/07/130 MINUTES of the Environment & Planning Committee meeting held on 25 June 2007 were approved as a true record and signed as such by the Chairman.

E/07/131 DECLARATIONS OF INTEREST

- 131.1 Cllr J Norton-Sealey declared a personal interest in Apps 07/P/1515/F, 07/P/1543/F, 07/P/1654/F, 07/P/1698/F – known to the residents; 07/P/1594/F – member of the Conservative Club.
- 131.2 Cllr C Hall declared a personal interest in Apps 07/P/1515/F, 07/P/1543/F, 07/P/1667/F, 07/P/1698/F - known to residents and developer; 07/P/1594/F – member of the Conservative Club.
- 131.3 Cllr C Francis-Pester declared a personal interest in App 07/P/1654/F – known to resident; 07/P/1594/F – member of the Conservative Club.
- 131.4 Cllr R Garner declared a personal interest in Apps 07/P/1543/F, 07/P/1667/F known to residents.
- 131.5 Cllr G Morris declared a personal interest in App 07/P/1594/F – member of the Conservative Club.
- 131.6 Cllr D Henda declared a personal interest in App 07/P/1594/F – known to residents.

Information provided by Cllr Garner from NSC Legal Department concerning **North Somerset Councillors who also sit on Town and Parish Councils;**

'The Code of Conduct does not automatically prevent you from considering the same issue at more than one tier of local government, including speaking and voting at both tiers. So if for example an issue comes up for discussion at both Town/Parish Council and North Somerset Council you should;

- At the Town/Parish make it clear that you will reconsider the matter at North Somerset Council taking into account all relevant evidence and representations at North Somerset Council.
- At North Somerset Council declare a personal (but not prejudicial) interest arising from your membership of the Town/Parish Council which has already expressed views on the matter, and make it clear that the Town/Parish Council's view does not bind you and that you are considering the matter afresh.'

Min No		Action
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/132	<p>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</p> <p>07/P/1606/LB & 07/P/1607/F 13 Wellington Terrace – Replacement of existing entrance platform with weldmesh entrance deck and balustrading. Internal works. External alterations – replacement front door, re-pointing etc.</p> <p>07/P/1610/F 6 West Croft – Two storey side extension.</p> <p>07/P/1652/F 67 Corner Croft – Rear conservatory.</p> <p>07/P/1667/F 11 The Beach – Replacement of 3 No windows to front elevation with UPVC.</p> <p>07/P/1676/F 18 Fearnville Estate – Single storey side extension.</p> <p>07/P/1654/F Charlbray House, Nortons Wood Lane – Division of house into 2 dwellings. Two storey extension to east house and conservatory, extension to west house. Two detached garages, one for each house.</p> <p>The Ward District Councillor highlighted highway concerns on this rural road also the intrusion into the Gordano Valley a designated SSSI. VOTE: 4F 1AG</p>	

	<p>07/P/1678/F Kingdom Hall of Jehovah's Witnesses, 35 Hill Rd – Handrail and non-slip pavement to entrance. 1100mm high fence to rear of hall. Repair/replacement sash windows as necessary. RESOLVED: NO OBJECTIONS to the above eight planning applications.</p> <p>07/P/1594/F 2 Kenn Road – Seating area with replacement pitched roof demolition of north elevation and roof extension to provide smoking area. Construction fenced, terraced seating areas. Extension to access driveway and access gates to side elevation.</p> <p>07/P/1595/F 208 Kenn Road – 9 no dwellings following demolition of existing dwelling. 07/P/1698/F Crabtree Farm, Tweed Road – Demolition of existing house and outbuilding. Erection 4no three bedroom houses and 4no one bedroom self contained flats. RESOLVED: To visit the above three sites prior to the next Committee meeting on Monday 23 July 2007 as follows; 6.00 pm 07/P/1595/F 208 Kenn Road. See informal business above. 6.30 pm 07/P/1594/F 2 Kenn Road. See informal business above. 7.00 pm 07/P/1698/F Crabtree Farm, Tweed Road.</p> <p>07/P/1568/ADV 15 Old Street – 3 non-illuminated fascia signs and one non-illuminated projecting sign. RESOLVED: RECOMMEND REFUSAL as the business has now closed down.</p> <p>07/P/1600/F Oakwood Cottage, Nortons Wood Lane – Removal of hedge and replacement with 1.5m high fence on top of existing 1.4m stone wall fronting Walton Road. Clevedon District Councillor to refer this application to NSC North Area Committee. RESOLVED: RECOMMEND request enforcement action to ensure hedge is reinstated. Also boundary is now over the 2m high limit.</p> <p>07/P/1625/ADV Pizza Magic, 30 Old Church Road – 3 illuminated wall mounted signs. RESOLVED: RECOMMEND REFUSAL back-lit signs not in keeping with this Conservation Area. Also concern about unnecessary illumination, energy consumption and light pollution.</p> <p>07/P/1630/F Land adjoining 64 Old Church Road – Four one bedroom flats with parking. Vote 1FOR 2 AG RESOLVED: RECOMMEND REFUSAL considered to be contrary to Policy T6 of the Local Plan - insufficient off street parking.</p>	<p>Office to arrange Site visits</p> <p>Office to send com'nts within 21 day deadline</p>
E/07/133	<p><u>SITE VISITS – 4 JULY 2007</u></p> <p>07/P/1543/F Land to the rear of 25 Edward Road - 3 no dwellings with garages after demolition of bungalow. See also Informal Business above. VOTE 0FOR 5AG RESOLVED: RECOMMEND REFUSAL for the following reasons;</p> <ul style="list-style-type: none"> • consider access road too narrow and inadequate to serve four dwellings also the road will have a detrimental impact on the amenities of the occupiers of adjacent properties; • overdevelopment of the site. <p>07/P/1515/F Land adjoining 11 Dawes Close – detached bungalow and garage. Members expressed concern that there is already permission for one dwelling on an adjacent plot under the same ownership. 0FOR 5AGAINST RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site concern about the effect on neighbouring properties and the fact that this development will breach the barrier between two housing estates.</p>	<p>Office to send com'nts within 21 day deadline</p>
E/07/134	<p><u>NSC NOTIFICATION TO ADJACENT PROPERTIES OF PLANNING APPLICATIONS</u> NSC had previously stated that it exceeds the minimum requirement with regard to the above. Arising from the discussions during Informal Business, it was; RESOLVED: To investigate this matter further with NSC Planning Department.</p>	<p>Cllr Garner</p>
E/07/135	<p><u>OLD CHURCH ROAD – BOUNDARY WALLS</u> Email from resident concerning the reinstatement of the stone boundary wall to the two new bungalows currently being built opposite the cemetery. RESOLVED: To investigate the planning application and planning permission for this development.</p>	<p>Office to action</p> <p>Page 781</p>

E/07/136	<u>NSC NORTH AREA SITE VISIT</u> APP NO 07/P/0898/F Crabtree Park – 11 July 2007 at 10.00 am.	Noted
E/07/137 137.1 137.2 137.3	<u>FOR INFORMATION</u> The committee received; PLANNING APPLICATIONS determined since 25 June 2007 . CPRE COUNTRYSIDE VOICE MAGAZINE ARRIVA VAUXHALL GARAGE SITE, OLD CHURCH RD – Letters children St John’s School.	Noted
E/07/138	<u>URGENT BUSINESS - FLOODING – GULLY EMPTYING</u> Chairman of Council asked the Committee to consider sending a letter to NSC seeking Officers’ professional assurance that the frequency of gully emptying in the town is adequate to prevent flooding from blocked gullies and water run off in low lying areas of the town, ie the Triangle, Copse Road and Seavale Road,. RESOLVED: To send the letter to NSC Streets and Open Spaces.	Office to action
APPROVED AS A TRUE RECORD CHAIRMAN:..... The meeting finished at 9.37 pm DATE:.....		