

Minutes of the Environment & Planning Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.30pm on Monday, 10 March 2008

- Present: Cllr J Norton-Sealey in the Chair
 Cllrs C Francis-Pester, R Garner, C Hall, G Morris, C Wring.
- In Attendance: Cllrs D Hendra until 8.23 pm, T Morgan.
- Apologies: Cllrs P Gannicliff - in hospital, S Vyce – work commitment.

7.30 pm INFORMAL BUSINESS

1. APP NO 08/P/0429/F 21 Braikenridge Close – Erection of detached dwelling
 - Mr N Tuttiett of 20 Braikenridge Close spoke against this application; (1) the new dwelling would be adjacent to his boundary fence, (2) 3 properties would be sharing one driveway, (3) overdevelopment of the site, (4) on-street parking is already a problem at this end of the close, which has dropped kerbs installed.
 - Mr R Pryce of 19 Braikenridge Close endorsed these objections and highlighted; (1) possible access problems for emergency vehicles; (2) the rhyne at the back of the property has been fenced into the site but, in his opinion, should not be within the property’s legal boundary.

2. 7-8 STATION ROAD

Mr P Guy of Sercombe Park highlighted to Members his view that the current refitting of these premises, formerly a clothing shop, were to make it into yet another café/coffee shop. This is despite NSC having refused an application for change of use to A3 in July 07. Another application for a similar change had also been refused for 2 Station Rd. The reasons given for refusal of these applications being another food outlet in the town centre would not benefit the area. He observed 7-8 Station Rd was one of the largest retail units left in the town centre.

Mr Guy was concerned that if the business opens, then planning permission is sought and fought through an appeal it will be difficult for NSC Enforcement Team to issue a cease trading notice, as they could become liable for compensation claims if permission is granted via an appeal.

Members asked what interest Mr Guy had in this issue? He replied he had none other than an interested local resident. The Chairman informed Mr Guy this item could not be considered as no planning application had been submitted at this stage and it would appear enforcement action could only be taken if the premises opened.

E/08/41 MINUTES of Environment & Planning Cttee meeting held on 25 February 08 were approved and signed.

E/08/42 DECLARATIONS OF INTEREST

08/P/0421/F Cllr Wring declared a personal interest – Family members live adjacent to the application site.

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.

Min No		Action
Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/08/43	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u></p> <p>08/P/0395/F 18 West Way – Single storey side/rear extension.</p> <p>08/P/0424/F 25 St Michaels Avenue – Single Storey rear extension.</p> <p>08/P/0438/F 22 Halswell Road – Rear conservatory.</p> <p>08/P/0464/F The Lodge, Nortons Wood Lane – Extension & refurbishment to fire damaged 3 storey store/garage.</p> <p>NSC Councillor for East Ward had indicated his concern this could become a dwelling. Members felt they could only consider the application as submitted.</p> <p>08/P/0495/F 12 Thackeray Avenue – Single storey side and rear extension.</p> <p>RESOLVED: NO OBJECTIONS to the above five planning applications.</p> <p>08/P/0480/O Land adjacent to 88 Teignmouth Road – Outline application for detached house with all matters reserved for subsequent approval.</p> <p>RESOLVED: RECOMMEND REFUSAL the close proximity of the proposed dwelling to the adjoining residential properties would have a detrimental effect on the amenities of the occupiers of those properties and is detrimental to the visual amenity of the area. The proposal would thus harm the character and appearance of the area and is contrary to Policy H/7 of the North Somerset Replacement Local Plan.</p>	Office to send comments within 21 days

E/08/43 cont....	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u> continued</p> <p>08/P/0421/F 12a Old Street – Change of use from A1 retail shop to A5 hot food takeaway. Extraction fan to the side elevation. Both the NSC and Town Councillor for East Ward were against the application. VOTE: 3F 4 A (on Chairman’s casting vote)</p> <p>RESOLVED: RECOMMEND REFUSAL for the following reasons;</p> <ul style="list-style-type: none"> • Next door to existing hot food takeaway. • Additional A5 use in this location will lead to a demand for short term parking which will be likely to result in manoeuvres and congestion which will be detrimental to highway safety on a classified road. • The proposed loss of the existing retail use in this primary shopping area would be harmful to the vitality and viability of the town centre and contrary to policies RT/1 and RT/3 of the North Somerset Replacement Local Plan. <p>08/P/0429/F 21 Braikenridge Close – Detached dwelling following demolition of garage.</p> <p>RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of the site, the proposed development would constitute a cramped form of development which does not respect the appearance and spatial setting of the Close.</p> <p>08/P/0470/F 31 The Leys – Change of use from open space to residential curtilage for single storey side extension.</p> <p>West Ward Town Councillor reported part of the now enclosed garden is public open space. The property had been sold in July 07 and NSC had been asked to sell the area in question but the Council policy was not to sell public open space in residential areas. There are strict guidelines for ascertaining whether public open space is surplus to requirements prior to sale and it was felt these were being disregarded. Also any extension to the property should be on land in the ownership of the occupiers. Concern this application may set a precedent for other grassed areas that make up the ‘green lung’ of this residential estate.</p> <p>RESOLVED: RECOMMEND REFUSAL request the disposal of the public open space land is carried out prior to any development and in accordance with NSC policies.</p>	Office to send comments within 21 days
E/08/44	<p><u>NOTICE OF APPEAL</u></p> <p>07/P/2548/F Oakwood Cottage, Nortons Wood Lane – Removal of hedge</p> <p>This appeal to be decided by written representations.</p> <p>RESOLVED: To reiterate the Town Council’s comments on the planning application.</p>	Office to action
E/08/45	<p><u>APPLICATION FOR STREET TRADING CONSENT – STRODE ROAD</u> E/08/18</p> <p>Notification the North Somerset Planning & Regulatory (Licensing) Sub Committee has resolved to refuse this application on grounds there are concerns of loss of amenity to neighbouring residents. The Street Trading consent will cease after 13 April 2008.</p>	Noted
E/08/46 46.1 46.2	<p><u>OTHER ITEMS</u></p> <p>7-8 STATION ROAD See Informal Business above</p> <p>RESOLVED: Chairman to enquire at NSC Enforcement Dept and respond to Mr Guy.</p> <p>NOTE: NSC Enforcement replied; ‘The concerns, as expressed, have already been taken up with the developer, whose response was that this is not the case. The Enforcement Department will continue to monitor the situation’.</p> <p>ROYAL PIER HOTEL Ward Councillor request for an update from NSC Development Control as their appears to be a lack of progress and the building continues to deteriorate, allowing access to weather, pigeons and vandals, all of which has a detrimental affect on Clevedon’s Grade I Listed Pier. Planning permission was granted in September 2006.</p> <p>RESOLVED: To agree to this request.</p>	Ctte Chairman Office to action
E/08/47	<p><u>FOR INFORMATION</u> The Committee received;</p> <p>PLANNING APPLICATIONS determined since 25 February 2008.</p>	Noted
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 8.35 pm DATE:.....</p>		