

**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, 11 February 2008

Present: Cllr R Garner in the Chair, Cllrs C Francis-Pester, C Hall, G Morris, C Wring.

In Attendance: Cllr A-M Gregory – District Cllr for South Ward

Apologies: Cllrs P Gannicliff - in hospital, J Norton-Sealey – ill, S Vyce – another commitment.

7.30pm PUBLIC PARTICIPATION Mr Thackery, 19 Pyne Point was spokesman for 9 residents in attendance to hear the debate and decision on the Clevedon Hall agenda item. He advised they were not entirely sure what was being put forward for discussion by the developer. New documents had been posted on NSC's web site but the public in the near vicinity had not been yet notified. He observed, with regard to this proposed development, 17 areas of concern had been raised – it appeared only one was being addressed. It seemed, in his view, the developers where try to progress the view the open space area has been neglected and/or available for public access.

Members gave information on aspects and efforts being made in regard to this application. They were concerned the response document stated 'an amendment', but they only appeared to be views being expressed on some issues.

2 other residents were in attendance; they wished to listen to the debate on another issue but did not wish to speak.

7.50pm FORMAL BUSINESS

E/08/23 MINUTES of Environment & Planning Cttee meeting held on 28 January 08 were approved and signed.

E/08/24 DECLARATIONS OF INTEREST

08/P/0164/ADV Cllr C Wring declared a personal interest – member of the Clevedon United Benefice.

08/P/0198/F Cllr C Hall declared a personal interest – development is near to his place of residence.

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
<b>Part 1 items – REQUIRING APPROVAL BY COUNCIL</b>		
E/08/25	<p><u>MOON &amp; SIXPENCE LICENSING APPLICATION</u> – E/08/21.1 The application includes proposals to; change hours of opening, sell retail alcohol, provide late night refreshments. Provide regulated entertainment including; performance of live music, playing of recorded music, facilities for making music and facilities for dancing.</p> <p>With regard to the licence application it was;</p> <p><b>RESOLVED:</b> RECOMMEND TO COUNCIL the following comments are approved;</p> <ul style="list-style-type: none"> <li>• Object strongly to proposed retail sale of alcohol in a designated Alcohol Free Zone</li> <li>• It is not appropriate to extend the opening hours with residential properties in the near vicinity of the premises, especially days prior to working days eg Sunday, therefore,</li> <li>• Object to all seasonal variations Bank/Public Holidays and all other opening hour extensions being applied for– 12:30 after midnight is too late on week days and Sundays</li> <li>• Saturdays to 12:00 midnight is acceptable and the one-off annual New Years Eve.</li> <li>• Object to everything relating to music (live or recorded) and dance – this is a semi detached property attached to a residential property, noise levels would be unacceptable</li> </ul> <p>Concern was expressed that viewing this, or any other, licence application was only possible in Weston super Mare – there should be a local facility, perhaps in the Library. Also the size of the newspaper notice was too small and the font size almost unreadable.</p> <p><b>RESOLVED:</b> To pass on these comments to the Licensing Authority.</p>	Comments to be conveyed by the deadline of the 14.02.08
<b>Part 2 items - Actions taken by the Committee under delegated powers</b>		
E/08/26	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u></p> <p>08/P/0152/F 13 Somerton Rd - Single storey side extension and pitched roof front porch</p> <p>08/P/0164/ADV St Andrews Church – Display of freestanding sign</p> <p>08/P/0165/F 39 Old St – 2 story rear extension after demolition of existing structure</p> <p>08/P/0187/F 138 Old Church Rd – Convert loft into flat, plus construct dormer to south.</p> <p>08/P/0215/F 9 Woodside Rd – Construct dormer to front elevation</p> <p>08/P/0224/F, 08/P/0227/LB Stancliff, 11 Wellington Ter – Change from 4 flats to 1 dwelling.</p> <p><b>RESOLVED:</b> NO OBJECTIONS to the above seven planning applications.</p> <p>08/P/0158/F 12 Saxby Close – Convert 1 dwelling into 2, with associated works VOTE: 1A</p> <p>Members were concerned a S52 agreement had been applied to a previous application for this property and were unsure what this referred to. <u>NOTE:</u> S52 is the past reference/term for a S 106</p> <p><b>RESOLVED:</b> NO OBJECTIONS subject to clarification of the previous condition applied</p>	<p>Office to send comments within 21 day deadline</p> <p>Office to research S52 – see note.</p>

E/08/26 continued	08/P/0198/F 10 Bay Rd – Convert house into 4 flats and erect 3 storey side and single storey rear extensions. It was felt the property numbering was incorrect. <b>RESOLVED:</b> NO OBJECTIONS subject to identification that the number is correct. Moon & Sixpence – under E/08/25 above it was noted the current works were putting a strain on the existing sewer infrastructure. AGREED to ask Building Regs to check this.	Cllr Hall offered to check nos.
E/08/27	<u>TREE WORKS</u> 08/P/0173/WT 37 Hill Rd – 1 Holm Oak prune, 1 Arbutus remove low limb & reduce crown. 08/P/0194/TPO 63 Cambridge Rd – 1 Lime reduce crown and thin <b>RESOLVED:</b> NO OBJECTIONS unless Mr Quinney advises the office of any concerns.	Office send comments within 21 days
E/08/28	<u>APPLICATION CONSIDERED ON THE 14.01.08</u> 07/P/3138/F Hither Green Trading Estate – Manufacture Bio-diesel, ancillary sales. A letter of objection was reported, the resident's main concerns; fumes/chemicals from these works, along with storage issues. Noise from delivery lorries, also vehicles involved in the sales aspect of this proposal.	Noted
E/08/29	<u>PRE DECISION DETAILS FOR COMMENT – APP 07/P/2672/F – CLEVEDON HALL</u> Members considered documents sent to NSC's Planning Officer as provided by; 1) The Principle Transport Planner of Colin Buchanan – regarding potential highway contributions and provision of a residential travel plan 2) An Associate of Montague Evans – addressing comments and concerns raised by English Heritage and NSC's Conservation Officer 3) Copies of a Supplementary Planning Statement – dealing specifically with policies EHC/1 and EHC/5 of the North Somerset Local Plan. Members expressed dissatisfaction at this way of dealing with a large development which will have a far-reaching impact on the town; ie. piecemeal additional details sent out for comment without being put into context as to the whole development. It was recalled there were still outstanding/unresolved issues from past large developments and, as a result, it was felt there was a need to ensure all aspects are resolved and safeguards in place. In response to; (1) above; concern was expressed that no details were provided of the road improvements or mention, with regard to Old Church Road whether this was the same junction proposals as was refused last year. Furthermore, it was noted ' <i>When consent is granted, a Travel Plan detailing appropriate measures will be prepared.</i> ' It was felt this information needed to be known in advance – also concern at the inference 'consent' will be granted. (2) above; it was felt this document did not add anything and provided nothing to allayed the concerns and/or issues raised about the landscape, open space and grounds. (3) above; there was still no mention in the document, should officers be minded to approve the application, at what stage the Secretary of State will be contacted for an amendment to the Local Plan. Furthermore, PPG 15 issues still have not been addressed. <b>RESOLVED:</b> RECOMMEND NSC ARE ADVISED; <ul style="list-style-type: none"> <li>• The comments of Clevedon Town Council remain unchanged by these documents</li> <li>• Therefore, objections already conveyed by the Town Council still stand with regard to this application</li> <li>• To further advise, the Town Council considers all changes, observations on issues, conditions being applied which form the final proposal, must be consolidated into a single document, giving the full details in the context of/within the development as a whole to enable final comment – before any planning permission can be granted.</li> </ul>	Office send comments within deadline
E/08/30	<u>APPEAL AT 10 THE BEACH – 07/P/2019/F</u> E.08/06 The Planning Officer advised he, following a meeting with the applicant and architect, had been waiting for a revised scheme to be submitted. This had not yet been received, however, an appeal had been submitted.	Noted
E/08/31	<u>CLEVEDON TREE WARDEN – REPORT ON WORKS AT HIGHCLIFFE HOTEL</u> Following a complaint at the level of works Mr Quinney had visited the site. He reported the work had been completed to a good standard and to the satisfaction of NSC Tree Officers.	Noted
E/08/32	<u>FOR INFORMATION</u> PLANNING APPLICATIONS determined since 28 January 2008	Noted
APPROVED AS A TRUE RECORD                      CHAIRMAN:.....		
The meeting finished at 9.00pm                      DATE:.....		