

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 12 February 2007.

Present: Cllr J Norton-Sealey (Ctte Chairman) in the Chair
 Cllrs C Francis-Pester, P Gannicliff, R Garner, L Knott, D Shopland from 7.35 pm, C Wring.
 Apologies: Cllr G S Morris - illness.

E/07/25 MINUTES of the Environment & Planning Committee meeting held on 29 January 2007 were approved as a true record and signed as such by the Chairman.

E/07/26 DECLARATIONS OF INTEREST

- 26.1 Cllr Shopland declared personal interest in app 07/P/0180/F and took no part in the discussions.
- 26.2 Cllrs Gannicliff and Wring declared personal interests in app 07/P/0289/F known to the Architect.
- 26.3 Cllr Garner declared personal interest in app 07/P/0246/WT known to the applicant.

Min No		Action
Part 1 items- REQUIRING APPROVAL BY COUNCIL		
E/07/27	<p><u>06/P/0372/MP CONSULTATION DRAFT DEVELOPMENT BRIEF CLEVEDON HALL ESTATE</u> Pre decision amendments as set out in letter attached as Appendix 'A' and revised consultation brief available in the Town Council Office. Deadline for comments 22 February 2007. Following lengthy discussions concerning the changes to the original document, use and ownership of land included in this brief.</p> <p>RESOLVED: RECOMMEND COUNCIL make the following comments; Council is encouraged by the improvements to the original design brief but still have some reservations, the details of which are;</p> <ol style="list-style-type: none"> 1. Request consideration of separate accesses into the commercial and residential areas of the site on completion of the development. Also that separate arrangements are made during the phases of the construction works. 2. Pleased to see the designated amenity area as an essential element of the brief and wish to seek assurances that it will be 'public' amenity land. Also wish to see this area of the development completed first, prior to the development of any other part of the site. 3. Further enhancement of the open aspect and amenity facilities on this important seafront site by dedicating the road side area in Area A as an additional landscaped amenity area 4. Do not consider four storey dwellings are appropriate, maximum of 3 storeys are in keeping on the site. 5. Do not wish to see the continuation of the pedestrian access to the site from Old Church Road and request the door located in the wall is closed up (current parking issues). 6. Adequate car parking facilities for both commercial and residential areas. 	Office to send comments on 22 February 07 after Council
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/28	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u> 07/P/0175/CA, 07/P/0176/ADV & 07/P/0177/F 53 Hill Road - Replacement of existing shop façade and non-illuminated shop fascia sign. 07/P/0192/F 9 Dawes Close - Conservatory. 07/P/0194/F 6 Edward Rd - Front & rear dormer windows. 3no roof lights in NE elevation. 07/P/0201/F 1 Clynder Grove - Side conservatory and infill porch to front. 07/P/0226/F 5 Bradford Close - Side porch. 07/P/0238/F 18 Ruddymead - 2 storey side extension & part demolition of boundary wall. 07/P/0260/F 8 Patch Croft - Attached garage to side and rear single storey sun room. 07/P/0261/F 36 Windsor Close - Rear conservatory. 07/P/0300/F 30 Coleridge Vale Road - Single storey rear extension.</p> <p>RESOLVED: NO OBJECTIONS to the above eleven planning applications.</p> <p>07/P/0180/F 91 Old Street - Conversion existing house and barn into 4 no flats. RESOLVED: RECOMMEND REFUSAL considered to be overdevelopment of a restricted site which could have an adverse effect on neighbouring properties. Concern about the lack of parking, only one parking space provided and limited on-street parking. Suggest alternative use for Barn as a viable studio/workshop.</p>	Office to send comments within 21 day deadline

E/07/28 cont.....	<p>07/P/0284/F Harley House, Nortons Wood Lane - Change of use from agriculture to residential cartilage with barn conversion to granny annexe ancillary to Harley House including erection of single storey extension to west of barn and relocation of vehicular access. VOTE: 2 FOR 3 AGAINST RESOLVED: RECOMMEND REFUSAL the barn is considered to be a separate dwelling rather than annexe.</p> <p>07/P/0289/F Oaklands 28 Castle Road Demolition of side building, two storey extension RESOLVED: NO OBJECTIONS however request the views of the Conservation Officer.</p> <p>07/P/0291/O Land to west of Kenn Road bound by former railway, M5 & Colehouse Lane. RESOLVED: To meet with Kenn and Yatton Councillors on 26 February 2007 to look at the plans together as agreed in min E/07/07.</p>	Page 758 Office to send invitations.
E/07/29	<p><u>TREE WORKS</u> 07/P/0236/TPO 5 Friary Close - Holm Oak x 1 - 30% crown reduction and balance. 07/P/0246/WT 4 Marine Hill - Works to Yew, Holm Oak, Leylandi, Bay and 2 Sycamores. 07/P/0279/WT 7 Melbourne Ter - Conifer fell. Members felt there were few trees here. RESOLVED: NO OBJECTIONS provided no objections from Mr Quinney.</p> <p>07/P/0296/T2 64 Stonebridge - Willow x 2 re-pollard. As this is a five day notice the application had been approved.</p>	Office to send comments within 21 day deadline Noted
E/07/30	<u>NSC LOCAL DEVELOPMENT FRAMEWORK STATEMENT COMMUNITY INVOLVEMENT</u> NSC had now adopted this document following a lengthy consultation period.	Noted.
E/07/31	<p><u>CLEVEDON TREE WARDEN'S REPORT YEAR ENDING 31 DECEMBER 2006</u> 31 Sites visited in respect of proposed tree works. Activities involving the Woodcutters for Wildlife included; Blind Yeo Wood 303 hrs. 5 yr contract to maintain wood finishes April 07 awaiting Environment Agency decision. Millennium Orchard 41 hrs. Ring road trees 63 hrs. Community School 110 hrs. Mr Quinney will contact NSC re Yew tree near the Bandstand. RESOLVED: In appreciation of all Mr Quinney's efforts as Tree Warden over the past few years to award him a small honorarium of £50.</p>	Office to Action
E/07/32	<p><u>RUBBISH OR RESOURCE</u> Information compiled by the four Unitary Authorities on how best to deal with waste in the future including a survey asking for views on this subject. North Somerset public meeting on 5 March at 6.00 pm at the Winter Gardens WSM.</p>	All Councillors to note
E/07/33	<p><u>WASTE SOLUTIONS FOR NORTH SOMERSET</u> The Environmental Network of North Somerset are hosting The West of England Waste Management Consultants at a public meeting on Monday 19 February at 7.30 pm in the Council House, 44 Old Street.</p>	All Councillors to note
E/07/34	<u>SUSTAINABLE COMMUNITIES BILL</u> The Bill had passed its second reading. Members asked to write to MP to keep up momentum.	Noted
E/07/35	<p><u>WEEKLY GENERAL MARKET</u> Due to the affects of the building works on the Queen Square the agreement had lapsed. RESOLVED: To investigate an agreement with the current market provider.</p>	Office to action
E/07/36 36.1 36.2 36.3 36.4 36.5	<p><u>FOR INFORMATION</u> The Committee received and noted; PLANNING APPLICATIONS determined since 29 January 2007. APPEAL - App 06/P/0742/F Arriva Vauxhall - CANCELLED. N SOM REPLACEMENT LOCAL PLAN FURTHER MODIFICATIONS - Acknowledgement of Town Council's recent comments. E/06/272 REVOCATION OF TREE PRESERVATION ORDER - 53 Dial Hill Road AVON WILDLIFE TRUST - Magazines.</p>	
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 8.55 pm DATE:.....</p>		