

**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, 14 January 2008

Present: Cllr J Norton -Sealey Ctte in the Chair Cllrs C Francis-Pester, R Garner, C Hall, G Morris, S Vyce.

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

Apologies: Cllrs P Gannicliff - in hospital, C Wring - another commitment.

7.30pm **INFORMAL BUSINESS – APP 07/P/3126/F CRABTREE FARM**

In attendance: 3 residents; Crabtree Farm owners/residents; Representative from NSC/Knightstone Housing.

Mr J Bright of Crabtree Farm highlighted the following;

**Access;** it had been stated the 2005 application for outline permission had included two accesses. The driveway from Tweed Road had not been part of that application and there had been no intention to open up the driveway as this could be used as a short cut to Fosse Way. **92 Fosse Way;** Mr Bright owns this property and is willing to provide a dropped kerb to allow off street parking and extend the zig zag lines across the frontage of this property to improve visibility from the access to Crabtree Farm. He reported the Planning Officer had recommended approval of the previous application but North Area Committee had refused it. Knightstone Housing had responded to the changes requested and hoped Councillors would support the new application.

Mrs A Wadsworth of 15 Stickland felt the major change to the new plans were, construction materials and design of the roofs. Density, issues of highway safety and environmental concerns with the adjacent coachworks and industrial site (with an apparent lack of acoustic survey) had not been addressed. A major problem was site access which, according to information from Mr Sneider (NSC Highways) did not meet minimum width requirements of 4.1m. She felt the drawing showing 2 cars passing was misleading. Also the width for access by fire engines could be comprised and the distance for a parked fire engine on Fosse Way may not be feasible. 2 accesses had been shown on the outline plan and Mrs Wadsworth felt it had not been made clear both accesses would not be part of the development. She felt extending the zig zag lines would not address vehicles still having to reverse out of the access road because passing was not possible. The additional dropped kerb would also mean less parking spaces at school times. Mrs Wadsworth and the adjacent residents asked the application 'go no further'.

E/08/01 **MINUTES** of Environment & Planning Ctte meeting held on 19 December 07 were approved and signed.

**E/08/02 DECLARATIONS OF INTEREST**

07/P/3126/F Cllrs C Hall & J Norton-Sealey declared personal interests - known to applicant and objectors.

**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 2 items - Actions taken by the Committee under delegated powers</b>		
E/08/03	<p><b>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</b></p> <p>07/P/3126/F Crabtree Farm, Tweed Rd - Demolition of house/outbuilding. Erection of 4 x 3 bedroom houses and 4 x 1 bedroom self contained flats. Members felt amendments to the design/materials were positive but there were still concerns regarding access, parking, density, bin store located on access. Cllr Hall to discuss this with NSC. Vote: 4 Ag, 2 Abst  <b>RESOLVED:</b> RECOMMEND REFUSAL, (1) concerns about access onto Fosse Way at school times, passing point too narrow and vehicles may have to reverse onto Fosse Way. (2) Siting bin store on entrance road further restricts access/egress to the site. Also limited access for delivery and emergency vehicles, particularly fire engines. (3) Environmental issues, close to industrial estate &amp; coachworks. (4) Overdevelopment of site and inadequate off street parking.</p> <p>07/P/3138/F Unit 14 Hither Green Trading Est - Change of use from warehouse to unit to manufacture biodiesel &amp; ancillary sales using 1 pump, include air, tank vents and boiler flue.  <b>RESOLVED:</b> NO OBJECTIONS subject to waste being adequately dealt with.</p> <p>07/P/3144/F 25 Valley Road - Erection of two storey front extension and first floor roof extension on rear and both sides with replacement roof including roof lantern.  <b>RESOLVED:</b> RECOMMEND REFUSAL considered to be overdevelopment of the property by virtue of height design and scale of the extensions, therefore, out of character with the existing dwelling and the surrounding area.</p> <p>07/P/3159/F The Barn, Weston View, Farm, Nortons Wood Lane – Retrospective; to rebuild existing barn, form storage compound of secure containers for distribution of fireworks.  <b>RESOLVED:</b> NO OBJECTIONS subject to confirmation before permission is granted all necessary safety checks and risk assessments have been carried out.</p> <p>07/P/3190/F &amp; 08/P/0007/LB Land off Dial Hill Rd, rear 13 Wellington Ter – Construct hardstanding, vehicular access, 3 no piers and gates for parking 5 vehicles.  <b>RESOLVED:</b> NO OBJECTIONS subject to use of permeable hardstanding to protect the roots of adjacent trees.</p>	Office to send comments within 21 day deadline

E/08/03	<p><u>PLANNING APPLICATIONS - Committee Observations continued....</u></p> <p>07/P/3103/F 29 Dial Hill Rd – Rear retaining wall; railings, lamppost, lighting blnds, decking. Ward Cllr had 1 objection; Hill Rd resident concerned lighting would be seen from Hill Rd.</p> <p>07/P/3110/F Unit 12, Hither Green Trading Est - Change from B1/ B2 to B1(business) and B2 (general industrial) and B8 (storage).</p> <p>07/P/3127/F 23 Edward Rd South - Side first floor extension and loft conversion.</p> <p>07/P/3152/F 15 Edgarley Court - Convert front 1<sup>st</sup> &amp; 2<sup>nd</sup> floor voids to underground levels, 1<sup>st</sup> floor rear extension. Insert 2 windows to NE, replace balcony railings with safety glass.</p> <p>07/P/3204/F 23 Dial Hill Rd - Single storey rear extension.</p> <p>08/P/0003/F 65 Cambridge Rd - Sun lounge, convert part of garage to living space with pitched roof &amp; front dormers, replace sash window to SW, replace most windows to SE.</p> <p>08/P/0009/F Auma Actuators Ltd - Refurbish office, reclad external walls, add 2<sup>nd</sup> flr office.</p> <p>08/P/0014/F 160 Old Church Rd – Convert loft, side &amp; rear dormers. Concerned at toilet and wash basin arrangements 1 Vote AGAINST</p> <p>08/P/0019/F 18 Wellington Terrace - Retrospective application for replacement windows and doors to front elevation and door to side elevation.</p> <p>08/P/0020/F 13 Wellington Terrace - Replace roof tiles with replica natural welsh slates.</p> <p><b>RESOLVED:</b> NO OBJECTIONS to the above 10 planning application.</p>	Office to send comments within 21 days
E/08/04	<p><u>TREE WORKS</u></p> <p>07/P/3188/WT 11 Wellington Ter - Conifer hedge remove. 07/P/3200/TPO Stancliffe, 11 Wellington Ter - Beech x 1 - fell. 08/P/0015/WT 23 Victoria Rd - unknown species x 1</p> <p><b>RESOLVED:</b> NO OBJECTIONS unless Mr Quinney advises the office of any concerns.</p>	Office send comments within 21 days
E/08/05	<p><u>07/P/3126/F CRABTREE FARM – POSSIBLE SECTION 106 FUNDING</u></p> <p>A sum had been requested to assist with the traffic calming outside St John's School, this was only £1300. Members were concerned that the Police had been consulted on to these works. NOTE: NSC Highways Officer has confirmed Police are in favour of the scheme.</p>	Noted
E/08/06	<p><u>NOTICE OF APPEAL</u></p> <p>07/P/2019/F Clarence House, 10 The Beach - Erect 3 houses. District Cllrs reported the appeal by written representations was against the time taken to determine the application.</p> <p><b>RESOLVED:</b> To enquire why the application had not been determined within the time limit.</p>	Office to action
E/08/07	<p><u>07/P/2311/F 2 STRODE RD E/07/245</u></p> <p>Confirmed £20,000, Sec 106 money is available for junction works to Strode Rd/Old Church Rd to improve visibility. Members asked the highway work plans are checked by Transport &amp; Highways Ctte to ensure what is provided is as Town Council has asked for since 2000.</p>	T/H Ctte
E/08/08	<p><u>07/P/3088/TPO 63 CAMBRIDGE RD - TREE WORKS E/07/254</u> Tree Warden, Mr Quinney felt 'it would be a severe action to fell a mature healthy lime tree to save a hedge'.</p> <p><b>RESOLVED:</b> To forward Mr Quinney's report to NSC Tree Officer.</p>	Office to action
E/08/09	<p><u>STRATEGIC HOUSING LAND AVAILABILITY</u></p> <p>3 sites had been highlighted for Clevedon; Pennywell Inds Est, Beach Ave &amp; Strode Rd. Members were concerned about use of car parks in North Somerset for potential dwellings.</p> <p><b>RESOLVED:</b> To make the following comments; Generally considered a good report but wished to know how the possible use of car parks for housing had arisen.</p>	Office to action
E/08/10	<p><u>BLIND YEO PINE TREES E/07/235</u></p> <p>Environment Agency confirmed branch removal from 8 Monterey Pines is scheduled for the beginning of March, subject to specialist advice on the trees long term health and stability.</p>	Noted
E/08/11	<p><u>FLOOD RISK ACTION GROUP FOR NORTH SOMERSET</u></p> <p>Kingston Seymour Parish Council invitation to attend a meeting on 21 February 08, 8.00pm at their Village Hall. It was observed that after recent flooding in Easton in Gordano NSC hoped to look at problems with culverts and gullies in the district on a case by case basis.</p>	Noted
E/08/12	<p><u>WAYS TO TACK CLIMATE CHANGE:</u> obtain another copy of the publication from DEFRA.</p>	Office
E/08/13	<p><u>FOR INFORMATION</u> The Committee received;</p> <p>13.1 PLANNING APPLICATIONS determined since 19 December 2007.</p> <p>13.2 SPATIAL STRATEGY GYPSIES &amp; TRAVELLER - No reply on T/P Council representation.</p>	Noted
<p>APPROVED AS A TRUE RECORD                      CHAIRMAN:.....</p> <p>The meeting finished at 9.05pm                      DATE:.....</p>		