

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 15 January 2007.

Present: Cllr P Gannicliff (Ctte Vice-Chairman) in the Chair
Cllrs C Francis-Pester, R Garner, L Knott, D Shopland, C Wring.

In attendance: Cllr R Kendall from 7.50pm (commencement of formal business).

Apologies: Cllrs J Norton-Sealey – illness.

7.30pm **INFORMAL BUSINESS – EMPLOYMENT ALLOCATION SITE AT KENN**

Mrs Sheila Naish, Vice-Chairman and Mrs Ann Holtham, Clerk of Kenn Parish Council were in attendance. Their Council has major concerns about this development and hoped Clevedon Council will support them in some of these. The Chairman had provided them with copies of the minutes of the informal discussion with ROK and it became apparent the issues raised were similar. Kenn Council highlighted the following;

- Roads inadequate for existing traffic use. A traffic impact assessment is needed. Kenn had carried out a small survey.
- Concern about the proposed entrance to the new site. Traffic from Clevedon turning right into the site in path of vehicles coming over brow of the motorway bridge from Yatton.
- Conflicts with existing junctions and entrances.
- Insufficient parking facilities on Kenn Business Park. No public transport, also footpaths and cycle lanes needed.
- A subsidised shuttle bus services between Yatton Station and Clevedon Triangle would be helpful.
- Land is on flood plain and even lower than Kenn Business Park where there are drainage problems. Proper surveys required and correct infrastructure along with detailed consultation with Environment Agency and Internal Drainage Board.
- Request feedback from the Public Consultation held earlier in the year.

Kenn Council had discussed these concerns with Cllrs Cummings, Crockford-Hawley and Kehoe, Mr Turner and a Planning Officer at NSC. Members felt with the growth of out-of-town employment, local councils needed to have more input into discussions on Local Transport Plans. Also the implications of this and other sizeable developments ie Clevedon Hall Estate, on the local infra structure.

Plans for this site have now been submitted to NSC. It was agreed, before making any recommendations to NSC, to hold a joint meeting between Clevedon and Kenn Councils and include all Clevedon and Yatton District Councillors to consider the plans together. Also invite the NSC Planning Officer.

E/07/01 **MINUTES** of the Environment & Planning Committee meeting held on 18 December 2006 were approved as a true record and signed as such by the Chairman.

E/07/02 **DECLARATIONS OF INTEREST**

Cllr Shopland declared a personal interest in App 06/P/3069/F - relative of applicant.

Min No		Action
Part 2 items - ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/03	<u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u> 06/P/2964/F Carey Dev, Tweed Rd - Erection of security fence & gates to front boundary. 06/P/3028/F 24 Treefield Rd – 2 storey side, single storey rear extension, demolish garage 06/P/3031/F 8 Highdale Road - Construction of raised decking to rear elevation. 06/P/3049/F The Black Pearl/Crow's Nest, Ladye Bay - Split level dwelling following demolition of existing house. 07/P/0001/F Crabtree Park - Alteration and refurbishment of external elevations. Extend north elevation to from stairwell and lift and increase retail floor space (350 sqm). Extend service yard and provision of new cycle and disabled parking. Alterations to junction at Millcross and Southern Way. Members felt the existing building needed a great deal of improvement. Some concerns about roof material to be used. VOTE: 3 F 2 A 06/P/3089/LB Clevedon Court, Tickenham Rd - Installation of fire detection & alarm system 07/P/0004/F Hangstone Quarry, Old Church Road - Change of use to car sales and car hire including the siting of a portakabin. 07/P/0010/F 16 Millcross – 2 storey rear extension following demolition of conservatory. 07/P/0022/F 17 Brackenwood Rd - Raise roof to form first floor accommodation. 2 storey extension & rear dormer. Single storey extension, Conservatory & dormer inc balcony to side & front dormer. Amendments to approval 05/P/0465/F. 07/P/0030/F 42B Copse Road - 3 no windows to north elevation. 07/P/0042/F 1 Churchill Close – Divide bungalow to provide additional dwelling. Erect front porch, single storey side extension & rear dormer. Window to east & 7 rooflights. Provide 2 additional parking spaces & new access. 07/P/0045/F 12a Thackeray Rd - Single storey front, first floor single storey rear extensions RESOLVED: NO OBJECTIONS to the above twelve planning applications.	Office to send comments within 21 day deadline

E/07/03 cont	<p><u>PLANNING APPLICATIONS continued...</u></p> <p>06/P/3013/F Golden Grill, 27 Old Church Road - Opening hours to be amended to noon to midnight Sunday to Thursday and noon to 0130 Friday and Saturday. RESOLVED: RECOMMEND REFUSAL support the concerns raised by the Police and highlight the fact that this is a partly residential area, therefore object to extended late night opening hours.</p> <p>06/P/3045/F Clevedon Court Nursing Home, 32 Dial Hill Road - Removal of condition 10 of planning permission 04/P/0144/F. Letter of objection received from neighbour; concern the right elevation is being considered. Permission was only allowed with obscure windows. Neighbour has since planted trees. RESOLVED: RECOMMEND REFUSAL condition 10 should still be enforced. VOTE: UNANIMOUS</p> <p>06/P/3069/F Land at Manmoor Lane - Change of use of agricultural land to sport/recreational use. 3 full size & 2 half size pitches, new clubhouse, new access to Manmoor Lane and parking area. RESOLVED: NO OBJECTIONS request land revert to agricultural land should the sport/recreational use cease.</p> <p>06/P/3086/F & 4 The Triangle - Alteration to shopfront replacing door with glazed panel 06/P/3087/CA and replacement signage. RESOLVED: NO OBJECTIONS although concern re fire safety if one door is closed off. Also wish to preserve the vista of small shops in the Triangle area.</p> <p>06/P/3088/ADV 4 The Triangle - 2 internally illuminated fascia signs & 1 projecting sign. RESOLVED: RECOMMEND REFUSAL of internally illuminated signs in a Conservation Area. Concern about unnecessary illumination, energy and light pollution</p>	Page 754 Office to send comments within 21 day deadline
E/07/04	<p><u>WORKS TO TREES</u></p> <p>07/P/0041/TPO 16 Bay Road - Holm Oak x 1 - reduce height 20% crown thin. RESOLVED: NO OBJECTIONS provided no objections from Mr Quinney.</p>	Office to action
E/07/05	<p><u>AMENDED PLANS</u> – 06/P/2465/F Land to Rear 23 & 23a Old St & off Parnell Rd Comprising revised location of access & parking together with resiting proposed dwellings. RESOLVED: NO OBJECTIONS. Highlight concern regarding industrial machinery noise from Staddons Timber Yard.</p>	Office to send comments
E/07/06	<p><u>APP NO 06/P/2683/PDT - JUNCTION CLEVEDON ROAD B3124/HOLLY LANE</u> NSC had refused to grant prior approval to a 12m telecom pole, 3 antennas & 2 equipment cabinets for the following reasons; 'It would appear unduly prominent on this open rural road junction, causing substantial visual impact from the highway and surrounding area.'</p>	Noted
E/07/07	<p><u>ITEMS ARISING FROM INFORMAL BUSINESS - EMPLOYMENT SITE AT KENN</u> RESOLVED: To arrange a joint meeting when the planning application is made.</p>	Office to action
E/07/08	<p><u>SEVERN ESTUARY FORUM & SEVERN WONDERS 2007</u> RESOLVED: Due to the long agenda to defer this item to the next meeting.</p>	Consider ideas
E/07/09	<p><u>CLEVEDON COMMUNITY SCHOOL</u> E/06/277.1 Members considered the reply from NSC which stated 'the Asset Management Dept for Children & Young People's Service is reviewing options from the recommendations to remedy this situation in the very near future.' It also indicated the School's Governing Body is responsible primarily for planned maintenance of school buildings. Members felt these repairs could not be put off until the new Science Block is provided in 2008 and long term teaching in blocks with boarded up windows was not acceptable. RESOLVED: Write again to NSC & request Clevedon NSC Cllrs follow this matter up.</p>	Office to action
E/07/10	<p><u>PLANNING NOTIFICATION TO ADJACENT PROPERTIES</u> Arising from one of the applications considered under min E/07/03 above it was; RESOLVED: To write to NSC expressing concern some of the above letters were being sent to businesses that had moved years previously or wrongly addressed & request information held by different departments of NSC is amalgamated.</p>	Office to action
E/07/11 11.1 11.2	<p><u>FOR INFORMATION</u> The Committee received and noted; PLANNING APPLICATIONS determined since 18 December 2006. APP 06/P/2719/F 2 WEST WAY Further letter from objector concerning revised drawings.</p>	Noted

11.3	APP 06/P/0724/F ARRIVA VAUXHALL Appeal, Provisional date for Hearing	Page 755
11.4	APP 06/P/2939/F 91 OLD STREET - Copy letter of objection from neighbour.	
11.5	REPLACEMENT TESCO STORE - Letter from Bramwell Associates indicating the planning application has been submitted.	
11.6	ENGLISH RURAL HOUSING ASSOC - Residents' Newsletter	
E/07/12	<u>OTHER URGENT BUSINESS - LAND OLD STREET ADJACENT SALVATION ARMY</u> An East Ward Councillor highlighted the problem of piles of spoil being dumped on this development site close to a fresh water course. RESOLVED: To draw this matter to the attention of NSC's Environment and Enforcement Departments.	Office to action
APPROVED AS A TRUE RECORD CHAIRMAN:.....		
The meeting finished at 9.00pm DATE:.....		