

**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 October 2007

Present: Cllrs R Garner, C Hall, S Vyce from 7.50pm, C Wring.

Apologies: Cllrs J Norton-Sealey out of Clevedon; C Francis-Pester NSC Commitment, P Gannicliff holiday, G Morris - family commitment.

E/07/198 MINUTES Environment & Planning Cttee meeting held on 1 October 2007 were approved and signed.

E/07/199 DECLARATIONS OF INTEREST - Cllr C Hall declared a personal interest in 07/P/2542/F3 known to the Clevedon United Football Club.

E/07/200 APPOINTMENT OF CHAIRMAN FOR THE MEETING

**RESOLVED:** Cllr R Garner appointed Chairman for the meeting in the absence of the Committee Chairman and Vice Chairman.

Min No		Action
<b>Part 1 items - Requiring approval by Council</b>		
<u>E/07/201</u>	<p><b><u>NORTH SOMERSET LOCAL DEVELOPMENT FRAMEWORK CONSULTATION</u></b> It was agreed to defer full consideration of the Core Strategy document until the next meeting when all Members will have had an opportunity to look at the Issues and Options Consultation report. In order to meet the deadline for comments, 30 November 07, it was;</p> <p><b>RESOLVED:</b> 1. Ask Council for delegated powers to comment on the Core Strategy Document. 2. Not to comment on Weston super Mare Town Centre Area Action Plan.</p>	
<b>Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b>		
<u>E/07/201</u>	<p><b><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u></b> 07/P/2437/RM Land Adjoining 43 Old Park Road - Erection of detached dwelling with garage with access to existing and proposed dwellings (outline permission 06/P/2259/O). <b>RESOLVED:</b> NO OBJECTION however note the siting of the garage is forward of the building line and there are concerns about road safety and visibility.</p> <p>07/P/2502/LUE 6 Lower Queens Road Certificate of Lawfulness for existing use as 2 flats. <b>RESOLVED:</b> CONFIRM existing use, cannot recall date when this use began.</p> <p>07/P/2548/F Oakwood Cottage, Nortons Wood Lane - Removal of condition 14 to allow for removal of hedge (retrospective). <b>RESOLVED:</b> RECOMMEND REFUSAL of removal of condition 14 however do not expect to see full hedge re-planted but request some form of planting to soften the wooden fencing and some reduction to the height of the fencing.</p> <p>07/P/2473/F 15 Byfields - Erection of rear conservatory. 07/P/2514/LB 19 Hill Rd - Repair external stone with plastic repair, repoint front stone wall. 07/P/2519/F 17 Melbourne Terrace - Change of use of first floor from residential to 2 treatment rooms and extra storage space. 07/P/2522/F 15 Linden Rd - Change of use from nursing home to 7flats for older persons. 07/P/2534/F 119 Yeolands Drive - Rear conservatory. 07/P/2542/F3 Strode Sports Centre, Strode Rd - Retention of existing changing room. 07/P/2549/F 24 Ash Grove - Single storey front and rear extensions. <b>RESOLVED:</b> NO OBJECTIONS to the above seven planning applications.</p>	Office to send com'nts within 21 day deadline
<u>E/07/202</u>	<p><b><u>TREE WORKS</u></b> 07/P/2507/WT Flat 1, Claremont Court, Park Road - Works to two Yew trees. <b>RESOLVED:</b> NO OBJECTIONS unless Mr Quinney advises the office of any concerns.</p>	
<u>E/07/203</u>	<p><b><u>NORTH SOMERSET BIODIVERSITY EVENT</u></b> Cllr Wring felt this had been a well planned day, explaining how the Natural Environmental and Rural Communities Act is relevant to all planning applications as of October 2006. The Act covers wildlife foraging areas and not just wildlife habitats. Architects from a Devon practice explained how they had managed wildlife issues around a large development. The afternoon had been spent visiting sites and seeing actual examples.</p>	Noted

E/07/204	<u>PINE TREES - BLIND YEO RIVERBANK</u> E/07/196 As yet no date agreed with the Environment Agency for the proposed Site Visit.	Office to follow up
E/07/205	<u>QUEENS SQUARE/STATION ROAD ENHANCEMENT</u> E/07/46 The Clerk is investigating quotations for planters with seating.	Office to action
E/07/206	<u>GENERAL WEEKLY MARKET - AGREEMENT</u> E/07/161 Previously agreed amendments to the Agreement now completed. <b>RESOLVED:</b> Contract period from September 2007 to September 2012.	
E/07/207	<u>WAYS TO TACKLE CLIMATE CHANGE PARISH &amp; TOWN COUNCILS ACT ON CO2</u> The Committee received the DEFRA Guide which offers advice on how parish and town councils can play a role in the drive to combat and mitigate climate change. The Climate Change and Sustainable Energy Act 2006 gives local councils specific powers to support local energy saving measures.	Noted
E/07/208 208.1 208.2 208.3 208.4	<u>FOR INFORMATION</u> The Committee received and noted; 208.1 PLANNING APPLICATIONS determined since 1 October 2007. 208.2 TREE PRESERVATION ORDER for Highcliffe Hotel, Wellington Terrace now confirmed. 208.3 UNAUTHORISED ACCESS INTO MARSHALL'S FIELD - POLICE ACTION E07/163.2 The Town Council's letter to Chief Superintendent Wozniak has been passed to Inspector Steve Date. He will be in attendance at the Committee meeting on 12 November 2007 to reply to the questions raised in the letter. 208.4 07/P/2378/EIA CLEVEDON HALL - The Chairman of Council and District Councillor for North Ward has arranged a meeting with David Turner, Director Development & Environment to discuss this application.	208.3 West Ward & all Cllrs invited.
<p>APPROVED AS A TRUE RECORD                      CHAIRMAN:.....</p> <p>The meeting finished at 8.30 pm                      DATE:.....</p>		