

**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 16 April 2007.

Present: Cllr P Gannicliff, (Ctte Vice-Chairman) in the Chair Cllrs R Garner, G Morris, D Shopland.

Apologies: Cllrs L Knott - holiday, J Norton-Sealey - another commitment, C Wring - holiday.

7.30pm INFORMAL BUSINESS - APP 07/P/0833/F - CLEVEDON CONSERVATIVE CLUB

Eight residents were in attendance. The following residents spoke; Jo Callaghan 5 Griffin Road, Tim Trapnall 2 Arundel Road, Mike Thie 11 Griffin Road, Peter Goodyear 13 Griffin Road, Janice Gardner 4 Parnell Road, Jenny Bernard 7 Griffin Road, Heather Sharrock 3 Parnell Road. The following objections were raised to the proposal for outdoor recreational areas and alterations to vehicular access;

- Additional noise nuisance to the adjacent residential properties with the use of this new outdoor facility all year. Problems with noise experienced at present; residents had to keep rear windows closed on four occasions last summer where music was playing past midnight, with noise emanating from the Club when doors are opened.
- Adjacent residential properties unable to enjoy their gardens. A large number of these properties have young children who will be affected.
- A retrospective planning application had been approved in April 2006 for the erection of fencing around an area of NSC land alongside the public footpath on a long term lease to the Conservative Club. Previously this had been amenity land. It was reported the Conservation Officer had not been happy with the fencing and the Tree Officer had concerns. However the flora and fauna had not been conserved and the area had been cleared with the exception of one tree. At the time of the previous planning application the Planning Officer had been assured this land would not form an outdoor drinking and smoking area. However access gates have been erected and the land is being used to allow access to the new outdoor area.

7.55pm FORMAL BUSINESS

E/07/65 MINUTES of the Environment & Planning Committee meeting held on 16 April 2007 were approved as a true record and signed as such by the Chairman.

E/07/66 DECLARATIONS OF INTEREST

Cllr G Morris declared a personal interest in app 07/P/0833/F - member of the Conservative Club and left the meeting when this application was considered.

Min No		Action
<b>Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b>		
E/07/67	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u></p> <p>07/P/0754/F 21 Kenn Rd - Replace 8 wooden frame windows and rear doors with pvcu ones.</p> <p>07/P/0755/F 16 Argyle Road - Erection of a rear conservatory.</p> <p>07/P/0764/F 3 Fearnville Estate - Single storey rear extension, side porch and erection of dormer extension to west elevation.</p> <p>07/P/0791/F 16 Castle Road - Single storey rear &amp; side extensions, front porch &amp; bay window.</p> <p>07/P/0800/LB 12 Elton Road - Re-render part of wall on east elevation.</p> <p>07/P/0858/F 39 Shelley Avenue - Two storey side extension following demolition of garage.</p> <p>07/P/0867/F Old Rose Cottage, Nortons Wood Lane - Replacement existing flat roof with pitched roof to include two rooflights. Replace existing porch.</p> <p>07/P/0898/F Crabtree Park - Retail floor space extension, service yrd/car parking/landscaping.</p> <p><b>RESOLVED:</b> NO OBJECTIONS to the above eight planning applications.</p> <p>07/P/0741/F 10 Hill Rd - Single storey &amp; loading bay extension to side of existing shop unit with extended car parking area. Existing cellar/basement extended with new opening accommodate vehicular access doors. New external stair for 21 Hill Road.</p> <p><b>RESOLVED:</b> RECOMMEND REFUSAL considered to be over development of this limited site, concern proposal would obstruct and overshadow the existing older property to the rear of the site.</p> <p>07/P/0833/F Clevedon Conservative Club, 2 Kenn Rd - Vehicular access altered. Proposed outdoor recreation areas. Extension to roof over outbuildings, re-cladding of fire escape stair, create smokers canopy. VOTE: 2 Against – Cllr Shopland abstained</p> <p><b>RESOLVED:</b> RECOMMEND REFUSAL residential area with properties backing onto 4 sides of the Club. Concern about noise nuisance. Consider the proposal is changing the characteristics of the Club similar to that of a public house. Conditions on previous approval have not been enforced.</p>	Office to send comments within 21 days

