

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 17 September 2007

Present: Cllr P Gannicliff (Ctte Vice Chairman) in the Chair
Cllrs C Francis-Pester from 7.48pm, R Garner, C Hall, G Morris, S Vyce.

In Attendance: Cllr AM Gregory

Apologies: Cllrs J Norton-Sealey - holiday, C Wring - family commitment.

7.30 pm INFORMAL BUSINESS

APP NO 07/P/1754/F- 35a HIGHDALE AVENUE

Mr and Mrs M Wright were in attendance following discussions with the NSC Planning Officer regarding their planning application. The only objection had been from Clevedon Town Council concerning the location of the external staircase to the south elevation and its possible effect on the privacy of 42 Old Street. The Planning Officer had suggested they meet with the Town Council to ascertain what would be acceptable. Mr & Mrs Wright pointed out that there is an existing window facing 42 Old Street and this would be replaced with a door which could have obscure glass. They pointed out that many older properties in the town have external staircases which overlook gardens of adjacent properties.

The planning application had yet to be determined by NSC.

E/07/177 MINUTES Environment & Planning Ctte meeting held on 3 September 2007 were approved and signed.

E/07/178 DECLARATIONS OF INTEREST

Cllr C Francis-Pester declared a personal interest in;

07/P/2236/F known to the applicants 07/P/2328/F known to the Architect.

Min No		Action
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/179	<p><u>APP NO 07/P/1754/F - 35a HIGHDALE AVENUE</u> See Informal Business above.</p> <p>Members viewed the proposed location of the staircase from the garden of the Council House. It was generally felt that the old school house let by the Town Council is unique in that it is part of the Council House and therefore already overlooked by people using the rooms and garden at the Council House. It was not possible to change the Town Council's previous recommendation, however the District Councillors present generally supported the application.</p> <p>RESOLVED: The Chairman of Council to speak to the East Ward District Councillor to clarify the situation is with regard to this application.</p> <p>Note: After the meeting a refusal notice for this application was received from NSC. If a new application is submitted the East Ward District Councillor is willing to discuss concerns with the applicants.</p>	
E/07/180	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u></p> <p>07/P/2311/F 2 Strode Road - Erection of 9no houses and 5no flats together with assoc parking and external works following demolition of former bus depot.</p> <p>RESOLVED: RECOMMEND REFUSAL considered over development of the site due to height (higher than two storey and overlooking terraced houses), mass and scale of development. Therefore the development would be out of character with the area.</p> <p>07/P/2236/F Land at 62 Walton Road - Conversion of existing dwelling into two cottages.</p> <p>07/P/2265/F 11 Freelands - Two storey side and rear extension.</p> <p>07/P/2279/F 7 Banks Close - Two storey side extension.</p> <p>07/P/2285/F Former Coach House, off Fearnville Estate - Partial demolition of former coach house and erection of office building with associated parking and external works. Make good wall to remaining building.</p> <p>The Central Ward District Councillor queried the number of people to be employed at the new offices. He would await this and further information prior to voting on this application at NSC.</p> <p>07/P/2328/F 39 Hill Road - Change of use from offices to residential.</p> <p>RESOLVED: NO OBJECTIONS to the above five planning applications.</p>	

E/07/181	<p><u>TREE WORKS</u> 07/P/2275/TPO 36 Edward Road - Ash - fell. RESOLVED: NO OBJECTIONS, unless Mr Quinney advises the office of any concerns. As this large tree is on the border with adjacent properties to request Mr Quinney seek the views of these neighbours.</p>	
E/07/182	<p><u>AMENDED PLANS</u> 07/P/1986/F 29 Dial Hill Road Amendment comprising a gable end to the front elevation. Letter of objection received from adjacent resident. Request:- front elevation does not extend further than existing building line; ridge height of new building same as bungalow; roof of extension remains pitched at both ends. RESOLVED: NO OBJECTIONS to the amended plans.</p>	
E/07/183	<p><u>NSC ENFORCEMENT & COMPLIANCE ENQUIRY FORM</u> The notice had been delivered to the Town Council Office by a resident who had not been named on the form. RESOLVED: No action taken on anonymous communications.</p>	
E/07/184	<p><u>PINE TREES - BLIND YEO RIVERBANK E/07/174</u> The Environment Agency had replied answering the Town Council's questions as follows;</p> <ul style="list-style-type: none"> • Typical life span of Monterey Pines 80-90 years, height trees will grow up to 30m (98ft) depending on growing conditions. • If the trees were reduced in height this would result in the trees being left out of shape and unsightly. Reducing height is not an available option. • If the trees near to Longacre were removed, all of the Monterey Pines would be removed along the Blind Yeo access track and replaced with deciduous trees. <p>Cllr Morgan had written to the Committee stating his objections to the felling of 31 healthy trees. He had also -provided photographs showing that some of the tallest trees in the area are located within the estate and private gardens not on Environment Agency land. RESOLVED: To arrange a Site Visit with representatives from the Environment Agency, Mr Flannagan, NSC Tree Officer, Mr Quinney Clevedon Tree Wardem, Ward Councillors and Committee Members.</p>	
E/07/185	<p><u>BIODIVERSITY DUTY FOR PUBLIC BODIES E/07/175</u> It was agreed not to carry out the action previously agreed as the DEFRA Guidance did not refer specifically to Churches with closed Churchyards. RESOLVED: Cllr Francis-Pester to attend the event on 28 September at the Winter Gardens and report back to the Committee.</p>	
E/07/186	<p><u>LISTOWEL NURSING HOME , LINDEN ROAD/HERBERT ROAD</u> The Chairman of Council reported that there may be a presentation concerning the proposed change of use from nursing home to seven flats. It was felt any presentation should be based on the actual planning application and any pre-application discussions should be with a NSC Planning Officer.</p>	
E/07/187	<p><u>FOR INFORMATION</u> The Committee received and noted; <u>PLANNING APPLICATIONS</u> determined since 3 September 2007.</p>	
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 8.40pm DATE:.....</p>		