

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 Wednesday, 19 December 2007

Present: Cllr J Norton -Sealey Ctte Chairman - in the Chair

Cllrs R Garner, C Hall, C Wring.

In Attendance: Cllr A-M Gregory.

Apologies: Cllrs C Francis-Pester - prior appointment, P Gannicliff - in hospital, G Morris - family commitment, S Vyce - work commitment.

E/07/251 MINUTES Environment & Planning Ctte meeting held on 10 December 2007 were approved and signed.

E/07/252 DECLARATIONS OF INTEREST - None were made.

Min No		Action
Part 2 items - Actions taken by the Committee under delegated powers		
E/07/253	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u> 07/P/3047/F 71 Kenn Road - Conversion to loft including front and back dormers. 07/P/3069/F Southfield Farm, Lower Strode Rd - Extension to dairy to include silage pit and slurry pit. RESOLVED: NO OBJECTIONS to the above two planning applications.</p> <p>DEFERRED FROM PREVIOUS MEETING 07/P/2863/F 52 Highdale Avenue - Conversion of garage into workshop. Clarification on workshop use - picture framing for retail outlet 'Splash', work hours 8am - 4pm, no deliveries during busy school times, no sales from premises. RESOLVED: NO OBJECTIONS</p>	Office to send comments within 21 day deadline
E/07/254	<p><u>TREE WORKS</u> 07/P/3088/TPO 63 Cambridge Road - Lime - fell; Works to crowns of Hawthorn & Magnolia RESOLVED: RECOMMEND REFUSAL of felling of Lime do not feel reason for felling (preserving hedge below) justifies this action. Seek Mr Quinney's views. NO OBJECTIONS to works to Hawthorn and Magnolia.</p>	Office to send comments within 21 day deadline
E/07/255	<p><u>AMENDED PLANS</u> 07/P/2437/RM Land adj 43 Old Park Rd. Amendment comprising re-siting of garage RESOLVED: NO OBJECTIONS</p>	
E/07/256	<p><u>NOTICE OF APPEAL</u> 07/P/0486/O 34 Highdale Avenue - Demolition of garage and erection of dwelling. This appeal to be decided by 'written representations'. The Town Council's comments had been forwarded to the Planning Inspectorate.</p>	Noted
E/07/257	<p><u>BUILDINGS IN BACK GARDENS</u> E/07/230.3 NSC had provided a copy of Class E of the Town and Country General Permitted Development Order 1995, the guidelines used to decide if a development is permitted or will require planning permission. This Class is only used if the building is further than 5 metres from the dwelling house. If closer the development is assessed as an extension. Noted to be kept for future reference. RESOLVED: Noted and kept on file for reference</p>	
E/07/258	<p><u>AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT</u> This document is intended to clarify how NSC will implement Policies H/4 and H/5 of the adopted North Somerset Replacement Plan. Copies of the full document were given to Members present. RESOLVED: To make the observation that Clevedon Town Council has always supported efforts to obtain affordable housing in N Somerset.</p>	Office to action

E/07/259	<p><u>STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT</u> The assessment will identify potential housing sources to deliver housing up to 2026. It had not been possible to view the draft assessment on the NSC web site. RESOLVED: To defer consideration until the next meeting - deadline for comments 31 January 2008. In the meantime to obtain a paper copy of the document.</p>	Office to action
E/07/260	<p><u>WEEKLY GENERAL MARKET E/07/246</u> The Clerk is researching the ancient market rights for Clevedon as this may negate the need for a Street Trading Consent.</p>	Office to action
E/07/261	<p><u>BLIND YEO OUTFALL E/07/230.1</u> At the Site Visit to view the pine trees on the Blind Yeo the Environment Agency representative had been asked about the Blind Yeo Outfall. He had stated the only flood defence work put on hold is for the Congresbury Yeo and Kingston Seymour area and this had been done because of the Severn Estuary Strategy, not the Severn Barrage. He felt the recently completed work at Marshalls Bank had produced some of the best flood defences in the area - 1:300 years. The Blind Yeo Outfall, although not as high, was still 1:200 years.</p>	Noted
E/07/262	<p><u>AVON WILDLIFE TRUST CONSULTANCY TEAM</u> The Trust has recently set up a Consultancy Services Team dealing with; Ecological Surveys; Land Management; Habitats; Protected Species; Biodiversity Benchmark Assessment; Practical Planning Advice; Community Involvement; Legislation and Funding Advice. RESOLVED: To keep for future reference.</p>	Office to action
E/07/263	<p><u>DEFRA PUBLICATION "WAYS TO TACKLE CLIMATE CHANGE" E/07/207</u> The original document was still being considered by a councillor, who would be returning it to the office soon. RESOLVED: To defer completion of the questionnaire until the next meeting when the original publication will be available.</p>	Cllr Hall Office
E/07/264	<p><u>APPEAL - 06/P/2003/F 2 STRODE ROAD</u> The Town Council had not been formally notified of this Appeal, by hearing, on 9 January 2008 to be held in Weston rather than Clevedon. NOTE: Since the meeting NSC has confirmed that this Hearing has now been cancelled and the appeal withdrawn.</p>	Noted
E/07/265 265.1 265.2	<p><u>FOR INFORMATION</u> The Committee received and noted; PLANNING APPLICATIONS determined since 10 December 2007. CPRE FIELDWORK magazine.</p>	
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 8.15pm DATE:.....</p>		