

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, 23 July 2007.

Present: Cllr P Gannicliff (Ctte Vice-Chairman) in the Chair Cllrs C Hall, S Vyce, C Wring

In Attendance: Cllr A M Gregory, D Hendra until 8.25pm D Shopland

Apologies: Cllrs C Francis-Pester, J Norton-Sealey - other meetings.

7.30pm **INFORMAL BUSINESS** 19 residents in attendance. Prior to the meeting there had been Site Visits to the following application sites when residents had been give the opportunity to raise their objections.

1. APP 07/P/1595/F - 208 KENN RD – Mrs J Scammell of 204 Kenn Rd Concern only 3 Councillors had attended attended the site visit and therefore would not have time to pass on their opinions prior to a decision being taken It was observed one Councillor had visited the site on another occasion.
2. APP 07/P/1594/F - 2 KENN RD – Mr T Trapnell of 2 Arundel Rd Concern letters of objection sent to NSC did not appear on their web site. Requested date of NSC North Area Ctte meeting. Club representatives who attended the site visit were not involved in drawing up the plans. Cllr Hall offered to mediate between residents and Club.
3. APP 07/P/1698/F CRABTREE FARM - Mrs A Wadsworth of 15 Stickland objections include; access from Fosse Way only, previous permission for 6 dwellings included 2 access roads the other being from Tweed Rd, access too narrow, problems emergency vehicles, dustcarts and safety issues with the primary school immediately next to the site. Design of building out of keeping with other dwellings in the area and very high density; concern the development will be next to industrial unit therefore high fire risk.

Cllr Hall offered to arrange a meeting between the residents and Knightstone Housing Association.

7.40 pm **FORMAL BUSINESS**

E/07/139 **MINUTES** of the Environment & Planning Committee meeting held on 9 July 2007 were approved as a true record and signed as such by the Chairman.

E/07/140 **DECLARATIONS OF INTEREST**

140.1 Cllr D Henda declared a personal interest in App 07/P/1594/F – known to residents.

140.2 App 07/P/ 1594/F Cllrs Hall & Vyce not members of the Club at 2 Kenn Rd but went to meetings in building.

Min No		Action
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/141	<p>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</p> <p>07/P/1595/F 208 Kenn Rd – 9 no dwellings, demolition of existing dwelling. VOTE: 3A 0F RESOLVED: RECOMMEND REFUSAL ; Overdevelopment of this site. Contrary to Policy T6 of the Local Plan - insufficient off street parking.</p> <p>07/P/1594/F 2 Kenn Rd – Seating area with pitched roof, demolish north elevation/roof, to provide smoking area. Construction fenced, terraced seating areas. Extension to access driveway and access gates to side elevation. RESOLVED: RECOMMEND REFUSAL Not appropriate to develop the outdoor use of this Club which is surrounded by residential properties who would be affected by noise nuisance.</p> <p>07/P/1698/F Crabtree Farm, Tweed Rd – Demolition of house/outbuilding, erect 4 x 3 bed houses and 4 x 1 bedroom self contained flats. VOTE: 3A 0F RESOLVED: RECOMMEND REFUSAL Overdevelopment of this site. Concern about narrow access onto Fosse Way at school times, safety issues as there is no passing point vehicles may have to reverse onto Fosse Way. Access difficulties for refuse, emergency and delivery vehicles. Consider design and materials used for dwellings not in keeping with the other residential properties in the area. Insufficient off street parking. Environmental concerns regarding the adjacent coach works and the use of solvents.</p> <p>07/P/1717/F Baycliff, 31 Victoria Road - Replacement porch. RESOLVED: RECOMMEND REFUSAL design considered to be out of keeping with the Victorian character of this house, which is in a Conservation Area.</p> <p>07/P/1721/F Land adjacent to 62-64 Walton Road - 2 semi detached dwellings with parking. RESOLVED: RECOMMEND REFUSAL request a composite plan of development for the whole site ie future use of the existing dwellings.</p> <p>07/P/1742/F 17 Ladycroft - Boundary fence and gates (retrospective) RESOLVED: RECOMMEND REFUSAL concern this will set a precedent on this open plan estate.</p>	Office to send com'nts within 21 day deadline

E/07/141 Cont.....	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS CONTINUED...</u></p> <p>07/P/1754/F 35a Highdale Avenue - Change of use of ground floor retail premises to flat together with associated external alterations. Staircase to south elevation. RESOLVED: NO OBJECTION to the proposed change of use however OBJECTIONS to the location of the external staircase to the south elevation as this will impinge on the privacy of the neighbours and in particular 42 Old Street. Also to send these objections to the Planning Officer as an adjacent property owner.</p> <p>07/P/1792/F 46 Kenn Road - Conversion of house into 2 self contained two bedroom flats. RESOLVED: RECOMMEND REFUSAL concern about off street parking on this busy road.</p> <p>07/P/1861/F 57 Old Church Road - Detached double garage and workshop. RESOLVED: RECOMMEND REFUSAL considered out of keeping with one of the oldest buildings in Clevedon. Also request clarification of proposed workshop use.</p> <p>07/P/1716/F 24 Dial Hill Road - Single storey side extension following demolition of garage. 07/P/1753/F 15 Porlock Close - Front conservatory. 07/P/1755/F 8 Hurn Road - Single storey side extension. 07/P/1771/F 28 Baker Close - Single storey side extension 07/P/1789/F 15 Shelley Avenue - Extension to existing front dormer window. 07/P/1791/F Little Harp Inn, Elton Road - Erection of smoking canopy. 3FOR 1 AGAINST 07/P/1804/F 47 Kingston Avenue - Single storey rear extension. 07/P/1822/LB Picton House, 12 Wellington Ter - Construct 3 storey apartment block with parking, demolition of rear, buttressed retaining wall. Repairs to garden walls. North Ward Councillor felt site inappropriate for this development. VOTE 3FOR 1AGAINST 07/P/1831/F Garden Flat, Ferndene - Infill extension and entrance. 07/P/1834/F 18 Chard Road - Single storey front and rear extensions. 07/P/1844/F 61 Highdale Avenue - Two storey side extension. RESOLVED: NO OBJECTIONS to the above eleven planning applications.</p>	Office to send com'n'ts within 21 day deadline
E/07/142	<p><u>TREE WORKS</u></p> <p>07/P/1713/TPO Highcliffe Hotel - Hawthorn 9 coppice; Prunus fell, Sycamores 3 fell, 3 crown. 07/P/1767/TPO 13 Wellington Terrace - Copper Beech & Oak crown lifting & crown reduction. 07/P/1802/WT Burstead Court, Hill Rd - Sycamore fell, Lime x 3 fell. 07/P/1864/TPO 27 Walton Road - Walnut crown thin & cut back growth overhanging boundary RESOLVED: NO OBJECTIONS, unless Mr Quinney advises the office of any concerns.</p>	
E/07/143	<p><u>APP 07/P/0703/F BAY VIEW NURSING HOME</u></p> <p>Notification of NSC North Area Site Visit Thursday 26 July 2007 at 10.00 am. Adjacent property owner concerned about loss of light and impact of the enlarged building.</p>	Noted
E/07/144	<p><u>APP 07/P/0898/F CRABTREE PARK</u></p> <p>3 members of the committee had attended the recent NSC Site meeting. Residents' main concerns were noise from deliveries particularly on Sundays and fencing.</p>	Noted
E/07/145 145.1 145.2 145.3	<p><u>NOTICES OF PLANNING APPEALS</u> To be decided by written representations;</p> <p>07/P/0754/F 21 Kenn Road Replace wooden windows and rear doors with pvcu windows. 07/P/0289/F Oaklands, 28 Castle Road Two storey side extension. 07/P/0685/F Land adjoining 64 Old Church Road 4 one bedroom flats with parking. RESOLVED: To reiterate the comments of the Town Council to the Planning Inspectorate.</p>	Office to action
E/07/146	<p><u>OLD CHURCH ROAD BOUNDARY WALLS</u> E/07/135</p> <p>The plans and planning permission did not appear to define whether the material from the boundary wall should be used in the construction of the replacement wall. RESOLVED: Refer the resident to the NSC Planning Officer that dealt with this application.</p>	Office to action
E/07/147	<p><u>NORTH SOMERSET FUTURES – 2026</u></p> <p>Cllr Gannicliff reported on his and Cllr Dagnall's attendance at this workshop. NSC is required to provide 9,000 new houses outside Weston Super Mare. The Town/Parish Councils represented felt the new houses should be as near as possible to the Bristol boundary. It was pointed out Clevedon could not take more development because it was confined by the town's boundaries - motorway, river and sea. Nailsea Councillors were keen to see more development (3,000 new homes). Other sites to be developed were Long Ashton and old hospital site at Barrow Gurney.</p>	Noted

E/07/148	<p><u>NORTONS WOOD NOISE NUISANCE FROM MOTOR/QUAD BIKES E/07/127</u> NSC Environmental Health Officer has replied as follows;</p> <ul style="list-style-type: none"> • Need to monitor a property affected by the noise to establish the noise is persistent/frequent and materially affects the enjoyment of the property. • If this is established a noise abatement notice be served on persons responsible for the nuisance or if not possible the owner/occupier of the land. • There may be no further action if commercial premises can demonstrate they have taken Reasonable steps to prevent the nuisance. • Often difficult to prove persons responsible for the nuisance. • Police have powers to stop and question offenders under anti social behaviour legislation. <p>RESOLVED: To forward this information to the residents who had reported these incidents.</p>	Office to action
E/07/149	<p><u>NSC COMMUNITY ENERGY EFFICIENCY PROJECT</u> NSC hope to obtain funding from DEFRA to raise awareness of the importance of energy efficiency and affordable warmth and plan to hold a series of events across North Somerset linking with town and parish councils to provide training, information and assistance available to improve properties in the district.</p> <p>RESOLVED: To inform NSC that members would like to be kept informed of this initiative and would be willing to host an event at the Council House.</p>	Office to action asap
E/07/150	<p><u>FOR INFORMATION</u> The Committee received and noted; <u>PLANNING APPLICATIONS</u> determined since 9 July 2007. TESCO STORE withdrawal of planning application copy letter from Dan Bramwell Associates Sent to cllrs. NOTIFICATION FROM NSC OF WORKS TO TREES in Great Western Road (Morrisons). FOREST OF AVON QUARTERLY REVIEW April-June 2007. FOREST OF AVON TRUST - Request for volunteers to help create the charity and take projects forward.</p>	Noted
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 9.30 pm DATE:.....</p>		