

Minutes of the Environment & Planning Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.30pm on Monday 26 February 2007.

- Present: Cllr P Gannicliff (Ctte Vice-Chairman) in the Chair
 Cllrs R Garner, L Knott, D Shopland, C Wring (until 9.05pm).
 In Attendance: Cllr A Cotton (until 8.35pm)
 Apologies: Cllr C Francis-Pester - another commitment, J Norton-Sealey - illness.

7.30 pm INFORMAL BUSINESS

1. LAND TO WEST OF KENN ROAD – In attendance Wendy Griggs – Yatton District Cllr, Jean Watson – Yatton Parish Cllr, John Griffin & Sarah Clarke – Kenn Parish Cllrs, Ann Holtman – Clerk to Kenn Parish Council. The Chairman read out the observations made on the proposed Business Park at the previous meeting with representatives of Kenn Parish Council. All Councils represented were particularly concerned about the additional traffic and access arrangements to the site. Cllr Griffin had been involved in a small traffic survey of the existing Kenn Business Park and observed 647 vehicle movements between 7.00 - 9.15am. This would increase considerably if the target of 900 employees on the new site was reached. There were also serious reservations about the access to the site and it was felt a roundabout would be the best option. It was generally considered the proposals were premature and a better road system was required prior to the establishment of a new business park – at least a spur road off the motorway junction. Members also queried whether a new business park could be justified as there appeared to be empty units on many of the industrial sites in Clevedon. The need for better public transport between Clevedon and Yatton to link in with the railway was raised.

Cllrs Shopland and Cotton had approached NSC; (1) because Kenn is in Central Area, however, the most traffic impact would be in Clevedon, which is in North Area. (2) Therefore Clevedon Councillors cannot take part in the decision although Clevedon is likely to be most affected by this proposal.

They had put forward 2 suggestions; a joint meeting of Central and North Area Committees to consider this application and their recommendations be considered by the Planning & Regulatory Committee who would make the final decision. It was suggested Clevedon, Kenn and Yatton Councils write to NSC in support of these requests.

2. CLARENCE HOUSE, 10 THE BEACH - APP NO 07/P/0368/F 7 residents in attendance
 Mr Chris Smith, 31 Copse Road raised the following objections;

- Detrimental affect on 9 The Beach, 31 & 33 Copse Rd. East wall will obscure west of 31 Copse Rd restricting light and view.
- Overdevelopment of the site.
- Plans submitted not drawn to scale.
- Out of character with the Conservation Area. Both 9 & 10 The Beach are Grade 2 Listed Buildings. 9 The Beach has additional buildings but these are part of the Listed Building which is in keeping with the period of the building.
- Proximity of parking to the footpath used as a public right of way could be hazardous.
- Access from Copse Road narrow. Copse Road has perpetual on street parking and the road is also narrow.
- Concern that trees and hedge will need to be removed.

8.20pm FORMAL BUSINESS

E/07/37 MINUTES of the Environment & Planning Committee meeting held on 12 February 2007 were approved as a true record and signed as such by the Chairman.

E/07/38 DECLARATIONS OF INTEREST

App 07/P/0368/F Cllr L Knott declared a personal interest – known to objector. Cllr R Garner declared a personal interest – lives in Copse Road. 7/P//0399/F Cllr R Garner declared a personal interest – known to neighbour
 07/P/0428/F Cllr P Gannicliff declared a personal interest – known to the applicant.

| Min No | | Action |
|--|---|----------|
| Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS | | |
| E/07/39 | <p>07/P/0291/O Land to West of Kenn Rd – Outline for Business Park B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution)</p> <p>While appreciating this application is not within the boundary of Clevedon it will have a major affect on the town, therefore, to make the following comments;</p> <ul style="list-style-type: none"> • It is strongly felt there are a lot of redundant commercial premises on various sites around Clevedon and it is requested these brownfield sites are utilised before any further development of this greenfield site. <p>Consider these outline plans to be premature in view of the inadequacy of the existing road network and access to the site on the basis of current traffic use, without the inevitable increase in traffic the development of this site would cause.</p> <p>There is major concern about increased traffic along Central Way in Clevedon in the form of;</p> <ul style="list-style-type: none"> • Heavy goods vehicles servicing the site, both during the development stage and afterwards • Vehicles of employees and visitors to the site following development | Cont.... |

| | | |
|---------------------|--|--|
| E/07/39 cont.... | <ul style="list-style-type: none"> • Also the possibility of increased traffic along Northern Way accessing the site from the Nailsea and Portishead approach roads. <p>A traffic impact assessment is requested to enable an informed basis for serious negotiation for funding major road improvements under Section 106 'Planning Obligation' for either – the Town Council's preferred option – of forming a new access direct from the motorway. Or, at the very least, a significant upgrading of existing roads, which is not a preferred option as they run through largely residential areas.</p> <ul style="list-style-type: none"> • Concern about the proposed entrance to the new site. Traffic from Clevedon turning right into the site in the path of vehicles coming over brow of the motorway bridge from Yatton. Conflicts with existing junctions and entrances. Consideration of a roundabout requested. • In a further effort to reduce traffic the provision of a bus services between Yatton Station and Clevedon – both to the current Kenn Rd site and the centre of Clevedon – should be progressed. • Currently there are insufficient parking facilities on Kenn Business Park. As already stated a better public transport provision is needed to service this area, also more footpaths and cycle lanes are needed. • Land is on flood plain and even lower than Kenn Business Park where there are drainage problems. Proper surveys required and correct infrastructure along with detailed consultation with Environment Agency and Internal Drainage Board. <p>Also request feedback from the Public Consultation held earlier in the year.</p> <p>Support District Cllrs Cotton and Shopland's suggestion regarding the joint meeting of Area Committees.</p> | Page 760 Office to send comments Note; Cllrs Shopland & Cotton took no part in any votes. |
| E/07/40 | <p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u></p> <p>07/P/0310/F 8 Hill Moor - Two storey side extension.</p> <p>07/P/0321/F Ruralcraft Furniture Ltd, Kimberley Road - Portakabin at rear of premises.</p> <p>07/P/0341/F 11 Jubilee Place - Change of use from footpath to residential cartilage and erection of adjoining new dwelling & garage following demolition of garage.</p> <p><i>Some concern regarding the loss of footpath.</i></p> <p>07/P/0344/F 55 Old Park Rd - Pitched tiled roof to garage following removal of flat roof.</p> <p>07/P/0361/F 25 The Leys - 2 storey side extension and front porch.</p> <p>07/P/0374/F 14 Thackeray Rd - 2 storey side extension, demolish existing single storey ext.</p> <p>07/P/0399/F 2 The Homestead – Single & 2 storey rear extension, demolish lean to.</p> <p>07/P/0414/F 5 The Croft – 2storey side extension with dormer, demolish garage,</p> <p>07/P/0418/F Salthouse Inn & Restaurant, Salthouse Rd - Front extension, steel frame with retractable canvas cover, plus inside 6 x 60w lights & 4 heaters.</p> <p><i>Concern a canopy may detract from the integrity of an important seafront building VOTE:2A</i></p> <p>07/P/0422/F 20 Staples Close - Two storey rear extension.</p> <p>07/P/0427/F 14 Ash Grove - Single storey rear extension.</p> <p>07/P/0428/F Land at Glen House, Nortons Wood Lane - 2 no detached single storey dwellings together with road access and waiting bay. VOTE 1A</p> <p>RESOLVED: NO OBJECTIONS to the above twelve planning applications.</p> <p>07/P/0368/F Clarence House 10 The Beach - 3 dwellings with demolition of boundary wall.</p> <p>RESOLVED: RECOMMEND REFUSAL for the following reasons; VOTE 3 AGAINST This is overdevelopment of the small site and the proposal is out of keeping with its surroundings. It is an inappropriate development which will have an adverse effect in this Conservation Area & the setting of 2 listed buildings; nos 9 and 10 The Beach. Concern about access along a footpath used heavily by pedestrians, especially in the summer months with the influx of tourists, therefore, there could be safety issues if vehicles were introduced into the area.</p> <p>07/P/0378/F Arriva Vauxhall, Old Church Road - 40 Sheltered apartments for elderly, manager's accommodation, landscaping and car parking.</p> <p>RESOLVED: RECOMMEND REFUSAL Insufficient parking for the new dwellings.</p> | Office to send comments within 21 day deadline |
| E/07/41 | <p><u>TREE WORKS</u></p> <p>07/P/0353/WT St Christopher Ct, 4 Wellington Tr - works to 2 Holm Oaks and 6 Sycamores.</p> | Cont..... |

