

**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, 26 March 2007.

Present: Cllr J Norton-Sealey (Ctte Chairman) in the Chair  
Cllrs P Gannicliff, R Garner, L Knott, D Shopland, C Wring.

Apologies: Cllr C Francis-Pester - traffic.

E/07/55 MINUTES of the Environment & Planning Committee meeting held on 12 March 2007 were approved as a true record and signed as such by the Chairman.

E/07/56 DECLARATIONS OF INTEREST

App 07/P/0685/F Cllr Shopland declared a personal interest as a riparian owner elsewhere in the town.

App 07/P/0703/F Cllr Norton-Sealey declared a personal interest, known to the management of the nursing home.

Min No		Action
<b>Part 1 items</b> REQUIRING APPROVAL BY COUNCIL		
E/07/57	<p><u>NORTH SOMERSET LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY</u> Deadline for comments 5 April 2006.</p> <p><b>RESOLVED:</b> TO RECOMMEND COUNCIL answer the questions (in capitals) as follows;</p> <ol style="list-style-type: none"> <li>1 Should Development Control policies be included in the Core Strategy? YES</li> <li>2 Is the timetable realistic? AGREE, AS FAR AS ABLE TO TELL</li> <li>3 Are there any other specific interest groups or organisations you would like to be included on our data base? CLEVEDON CIVIC SOCIETY.</li> <li>4 Are the topic papers correctly identified? Are there other sources of information we should be aware of? Are there other gaps in the evidence we should be aware of? AGREE, AS FAR AS ABLE TO TELL</li> <li>5 Do these challenges correctly identify the main issues? NOT ENOUGH KNOWLEDGE</li> <li>6 Are there other key issues which need to be included in the Core Strategy? ALL HIGH AIMS - HOPE THEY ARE ACHIEVABLE.</li> <li>7 HOPE THE STRATEGY WILL HAVE SOME REALITY BASE.</li> </ol>	Office to send comments prior to Council
<b>Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS</b>		
E07/58	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u></p> <p>07/P/0648/F 20 Kennaway Road - Rear dormer window. 07/P/0666/F 21 Turner Way - Single storey front, side and rear extension. 07/P/0673/F Units 1 &amp; 3 Kimberley Rd – 3 storey office building, showroom, car parking area. <b>RESOLVED:</b> NO OBJECTIONS to the above three planning applications.</p> <p>07/P/0654/ADV 16 The Triangle - 2 externally illuminated projecting signs and 2 internally illuminated fascia signs. <b>RESOLVED:</b> NO OBJECTIONS to signs, however, object to illumination.</p> <p>07/P/0685/F Land adjoining 64 Old Church Road - 4 no one bedroom flats with parking. <b>RESOLVED:</b> NO OBJECTIONS but concern about closeness of this development to river and recall there is a main sewer in the near vicinity. VOTE 1A</p> <p>07/P/0703/F Bay View Nursing Home, 2-6 Bay Road - 3 Storey extension to existing nursing home at 4 &amp; 6 Bay Road, plus infill to form additional bedrooms between 2 &amp; 4. <b>RESOLVED:</b> NO OBJECTIONS subject to the materials matching existing building.</p>	Office to send comments within 21 days
E/07/59	<p><u>TREE WORKS</u></p> <p>07/P/0697/TPO 25/27 Walton Road - Works to Lime and Horse Chestnut trees. <b>RESOLVED:</b> NO OBJECTIONS unless Mr Quinney raises concerns.</p>	
E/07/60	<p><u>CLEVEDON HALL DEVELOPMENT BRIEF</u></p> <p>Members were provided with copies of the following letters of objection to NSC;</p> <p>60.1 ENGLISH HERITAGE - Development in conflict with PPG 15. Object as development site forms the historic curtilage and setting of Clevedon Hall a grade II* listed building.</p> <p>60.2 THE VICTORIAN SOCIETY - The Society believes adoption of the development brief in its present form would open the way for unsympathetic and potentially devastating erosion of the historic setting of the Clevedon Hall.</p>	Noted with interest

E/07/61	<u>PLANNING APPEAL</u> 06/P/1687/RM Land to rear 17 Edgehill Road. To be determined by written representations. <b>RESOLVED:</b> Not to forward any additional comments.	Page 764
E/07/62	<u>APP 07/P/0291/O LAND TO WEST OF KENN ROAD</u> Cllrs Ganniclifft and Wring had met with Neil Underhay and Roger Wilmot, NSC Planning Officers and representatives from Kenn, Yatton and Kingston Seymour Parish Councils. The main objections related to traffic issues which would be further compounded with the other new developments ie Tesco. NSC is concerned about the cumulative affect. With regard to the use of a green field site, this could not be avoided as there is not enough brown field land available. It was felt the flood plain and sewer issues were still valid concerns. <b>RESOLVED:</b> 1. To confirm with NSC the application will be considered by both the Central Area Committee and the North Area Committee prior to consideration by the Planning & Regulatory Committee. 2. To request a Site Meeting. 3. To try and make enquiries to ascertain the number of empty business premises in the area.	Office to action
E/07/63	<u>QUEENS SQUARE/STATION ROAD ENHANCEMENT E/07/46</u> It was reported planters with seating were now available. It was agreed this may be a possibility for Queens Square where so many seats have been removed. <b>RESOLVED:</b> To follow this up and obtain prices and details of such seating.  During the consideration of this item the type of planting for both the new and existing planters was discussed. Concern was expressed about the ivy and the limited amount of flowering plants in the current planters. Observations were made that flowering plants were high in maintenance costs where as ivy and shrubs did not need so much attention, other than watering. <b>AGREED:</b> To give this further consideration at the appropriate time.	Office to action
E/07/64 64.1 64.2 64.3 64.4 64.5	<u>FOR INFORMATION</u> The Committee received and noted; 64.1 PLANNING APPLICATIONS determined since 12 March 2007. 64.2 CLEVEDON TREE WARDEN HONORARIUM E/07/31 - Acknowledgement. 64.3 APP 07/P/0482/F TESCO STORES LTD - Three letters of objection. 64.4 CLEVEDON CIVIC SOCIETY - Newsletter 64.5 CPRE Fieldwork magazine.	
APPROVED AS A TRUE RECORD                      CHAIRMAN:..... The meeting finished at 8.45pm                      DATE:.....		