

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 November 2007

Present: Cllr P Gannicliff Ctte Vice Chairman - in the Chair
Cllrs C Francis-Pester, P Gannicliff, R Garner, C Hall, S Vyce, C Wring

In Attendance: Cllrs C Arnold, A Cotton, J Dagnall, D Hendra, D Jones, L Little, P McNeill (all part of the meeting)
Cllrs T Morgan, D Shopland (for the whole meeting)

Apologies: Cllr J Norton-Sealey - illness.

7.30 pm INFORMAL BUSINESS - CLEVEDON HALL - see Appendix 'A' attached. Reported in full, on this occasion, to assist Mr Tate in his discussions with the Developer on Friday, 30 November 07.
Cllr C Arnold left at 9.00 pm Cllr J Dagnall left at 9.20 pm

9.00 pm FORMAL BUSINESS

E/07/232 MINUTES Environment & Planning Ctte meeting held on 12 November 2007 were approved and signed.

E/07/233 DECLARATIONS OF INTEREST

233.1 Cllr D Jones declared a personal and prejudicial interest in the Pine Trees on Blind Yeo Riverbank

Min No		Action
Part 1 items - REQUIRING APPROVAL BY COUNCIL		
E/07/234	<p>07/P/2672/F Clevedon Hall - Erection of 123 dwellings, residential care facility, associated works, revisions to access arrangements, hard and soft landscaping car parking, integral open space and internal roads and paths.</p> <p>Councillors raised the following concerns;</p> <ul style="list-style-type: none"> • Concern about public access to this amenity area and retention for the people of Clevedon. Public access was lost following the Hawthorns development. • Overdevelopment and density • Retaining wall on Elton Road is currently leaning/listing. • Parking regulations for a development of this size and type. • Security of businesses should be addressed before land opened up to public. Suggestion of 'Ha Ha'. • Position of access on Elton Rd, visibility issues at junction Elton Rd and Old Church Rd • Lack of affordable housing in the town. • Major effect on the adjacent Conservation Area, Listed Building and heritage seafront. • Amenity land and historic park and garden • Site partly developed already - need to get best development possible. • Listed Building used for commercial purposes. • Some trees along Elton Rd should be retained to protect the garden from wind damage. • Queries about the statement under Sequential Test in the Flood Risk Assessment. • Suggestion that the land is brought as public open space for the town is not realistic as current cost of building land would prohibit this - who would maintain it? • Lack of building land in Clevedon could mean development south of the river. • Strong argument against the development as seen by number of residents attending. • Planning Officer has to act within planning law. Objections need to be valid and consistent to enable the decision to be defended effectively at appeal. <p>Mr Tate confirmed English Heritage and the Environment Agency had been consulted on these applications. Also Spring had met with English Heritage and Conservation Officers.</p> <p>VOTE OF 6 AG.</p> <p>RESOLVED: TO RECOMMEND REFUSAL for the following reasons;</p> <ul style="list-style-type: none"> • Contrary to the adopted North Somerset Local Plan, Planning Policy Guidance 15: Planning and the Historic Environment and Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66 • The development would have a detrimental impact on the Listed Building, adjacent Conservation Area, seafront and the whole local environment. • Traffic Management - Elton Road, both accesses and car parking. • Also ecological concerns. 	<p>Office to send comments after full Council</p> <p>See next page also</p>

7.30pm INFORMAL BUSINESS APP 07/P/2672/F & 07/P/2676/LB CLEVEDON HALL ESTATE, VICTORIA RD

In Attendance: Mr D Tate - North Somerset Council Planning Officer and 65 residents

Mr Tate had visited the site on a number of occasions and met some of the residents. He stated he would be happy to visit any properties in the area of the development site and view the proposed site from their homes if residents had particular concerns.

The previous Development Brief had been withdrawn a month ago and consideration should now be given to the application for 123 dwellings including a 50 bed residential care home and the Listed Building application for alterations to the listed wall at the entrance to the site and modifications to the garden wall access to the Nursing Home. Mr Tate emphasised he was not the Developer or acting for the Developer, he was the representative from NSC who would be preparing a report for the NSC North Area Committee who would determine the applications. He would take into account all planning policies - Regional, Structure and North Somerset Local Plans. Twenty external bodies have been consulted about these applications together with internal consultation on ecology, housing, highways, design, landscape, conservation etc. This process of consultation has now reached the half way stage and replies and comments will be made available on the North Somerset planning web site.

Mr Tate is preparing a short report for the North Area Committee on 13 December 2007 suggesting a Site Meeting as many of the Councillors elected this year have not visited the site. This Meeting will take place December/January and residents may wish to join the Site Meeting and raise their concerns. If all the consultation replies have been received and no significant changes are required the applications may then be considered on 10 January 2008, if it is necessary to re-consult on the development then the plans will be deferred to the February North Area Committee.

Mr Tate is meeting the Developer this Friday for the first time since he has considered the detailed plans and has many questions to ask and will take queries arising from this meeting to the Developer. The Developer will be encouraged to make amendments to resolve issues like windows overlooking other properties etc to ensure the submission is as reasonable as possible, however the amendments may not address policy issues such as whether it is an appropriate development in the grounds of a Listed Building, the impact on the Listed Building or Amenity Area and the density of the housing. Any amendments will not prejudice the final decision to be made by the North Area Committee. If the application goes to Appeal it will be determined by a Government Planning Inspector.

QUESTIONS FROM RESIDENTS

Unnamed How will traffic be prevented from leaving the site from Victoria Road access?

- *Highways Engineer and Mr M Sneider NSC investigating a scheme to address this problem. Existing problems should be taken up with the NSC Enforcement Officer.*

Mr B England 4 West Way - Concern building materials construction vehicles will not access the site from Victoria Road entrance.

- *No decision taken as yet may consider a condition that construction traffic use Elton Road access only.*

Hawthorn Resident Concern at access onto Elton Rd opposite public house, will there be improvements to Elton Rd?

- *Mr Sneider NSC Highways investigating prefer ghost island (2 islands and bollard in centre) rather than miniroundabout at junction with Elton Road to avoid overtaking at junction. Elton Road exit has good visibility both ways as it is on the straight part of the road.*

Mrs J Baillie 113 Hawthorns Disappointed proposed apartments on Clevedon Hall site will look directly into apartments at the rear of the Hawthorns. Spoil ambience of Hawthorns. Queried privacy law.

- *Minimum distance window to window 22m or 70ft. Mr Tate agreed to visit the Hawthorns. Confirmed Donkey Path and trees will remain. Mr Tate had concerns of his own about the proximity of proposed apartments to Listed wall.*

Mr D Lovering 47 Hallam Rd Also queried distance between Hawthorns and proposed apartments. *Approx 35m*

Mr C Lock 101 Old Church Rd Lower field on Clevedon Hall Estate was used for drainage - ponds bridge. Field slopes down towards the road which is on the flood plain and when it rains his garden has standing water. Concern additional hard landscaping of the site will exacerbate the problem.

- *The applicant (Spring) is aware of topography and drainage layout and has consulted Wessex Water and drainage engineers have been working with Spring to resolve any problems. Should be sufficient drainage system included. Will be raised with Drainage Engineer.*

Mr R Thackery 19 Pyne Point Cited major planning concerns as detailed on appendix 'B' to these minutes. He felt the development did not reflect the importance of the site and subsequently would not be a credit to the town rather it would be a housing estate which could be built on any 10 acres of ground.

- *Mr Tate had received Mr Thackery's letter. The relevant policies in the adopted N Somerset Local Plan would be taken into account. Policy ECH5 Historic Parks & Gardens - Clevedon Hall not included on the*

register. Policy ECH1 Amenity Areas. Planning permission unacceptable on public space of public value, however Clevedon Hall is a closed park. Amenity areas may be improved if deemed surplus to requirements. There has to be a judgement on the value of the amenity and Members will be advised to take this into account along with concerns regarding; height of dwellings; housing density (which ranges from 100per hectare for the apartments to 2 per hectare in the area adjacent to Pyne Point); impact on the character of a Listed Building and the appropriateness of the development with regard to the Listed Building.

Mr R Thackery responded; Policy ECH5 Does not apply only to the list of registered parks and gardens but also those on the properties map - Clevedon Hall is on properties map. Policy ECH1 Refers not only to public open space but areas that may affect the character of a settlement and may or may not have public access or be seen from the highway.

Mr Golding 12 West Way Built (8) two storey houses on 11/2 acres of the Estate at West Way. Four storey buildings not in keeping. Consider development a long term misuse of public space.

Mr L Toman 12 Coleridge Rd Referred to replies to questionnaire on the Development Brief. The public had requested; Public car parking (ghost island will remove 3 car parking spaces on Elton Rd); Victoria Rd entrance suggested use by cyclists and pedestrians only as entrance is narrow also no footway on Clevedon Hall side of Victoria Rd; 50% of public wanted a public park, Clevedon Hall estate has been hidden from the residents of Clevedon behind the wall and trees it should be an asset to the community.

- *Spring had stated the existing tenants are concerned about security if site is open to the public. Possibility of security gates between employment element of site and CCTV cameras. Could remove some trees to give a better vista of Clevedon Hall from Salthouse Fields. Government initiative to promote more use of public transport by providing less car parking. 141 spaces provided for 123 dwellings. Local Plan standard 196. Consultation reply on parking suggests there should be ample on street parking for casual parking evenings and weekends. Roads on site will not be adopted will be private, responsibility of the Developer.*

Mr C Hutt Nursing Home close to West Way. Queried provision for staff/visitor car parking for Nursing Home.

- *Concern about loss of trees in this area. Discussing with Developer the type of Nursing Home planned/*

Mr B Osborne 15 Robin Lane had submitted the comments of Clevedon Civic Society (these had been applauded by Mr Thackery). Consider Victoria Rd entrance should be cycles and pedestrians only and main entrance on Elton Rd moved further south away from Little Harp, car park and start of the promenade. Request reappraisal of traffic, survey had been carried out in July 05 and appeared to be based on 2 hours observation. Design access statement refers to 71 traffic movements through gateway for 123 dwellings. What percentage of children envisaged, 2 car families etc. Concern about lack of spending on main entrance and Elton Rd.

- *English Heritage want to maintain lake frontage and past garden frontage for Clevedon Hal. No access in centre of site as this would impact on Listed Building and wall, as would a public car park for 50 cars. Donkey path to be upgraded and improved.*

Mr G Moore 28 Cambridge Rd Queried responsibility of maintenance of site when development commences/finishes.

- *Development will be phased. Once work has commenced it will be completed.*

Mr A Stainsbridge 19 West Way EIA Request. No response from NSC regarding reasons for not requesting EIA.

Mrs Pitman 26 West Way Garden backs onto driveway concerns at present with noise and air pollution. Proximity of Nursing Home and increased traffic, previously traffic only in school terms.

Question about pedestrian access from Old Church Road may be used as a short cut to the Town Centre. Also concern that Policy H7 is adhered to.

Mr D Lovering 47 Hallam Road If the application is refused and goes to appeal. How will NSC defend the appeal .

- *NSC will defend the appeal, would prefer a Public Inquiry.*

Mr Tate was thanked for attending and received a round of applause.

The residents were reminded the final recommendation of the Town Council to North Somerset Council would be considered at the full Council meeting on 5 December 2007. However residents were welcome to stay and listen to the observations of the Environment & Planning Committee. Only Committee members would be entitled to vote with the exception of Cllr McNeill who is a North Ward Town Councillor, the other two North Ward Councillors are members of the Committee.