

Minutes of the Environment & Planning Committee meeting held in the Council House, 44 Old Street, Clevedon at 7.30pm on Wednesday, 30 May 2007.

Present: Cllr P Gannicliff, (Ctte Vice-Chairman) in the Chair
Cllrs C Francis-Pester, R Garner, G Morris, J Norton-Sealey from 8.05pm, S Vyce, C Wring.

7.30pm INFORMAL BUSINESS – APP 07/P/0482/F TESCO STORES

Two Year 10 Geography students from Clevedon Community School were in attendance they are looking into the possible effects the new store would have on Clevedon. The Chairman read out the Town Council's comments on this application. They were provided with the addresses of the North Somerset planning web site and the Government's planning website. Also in response to a question from them about consultation they were given the details of replies to the Town Council's newsletter invitation to residents to comment (E/07/102 below).

7.40pm FORMAL BUSINESS

E/07/96 MINUTES of the Environment & Planning Committee meeting held on 16 May 2007 were approved as a true record and signed as such by the Chairman.

E/07/97 DECLARATIONS OF INTEREST

Cllr J Norton-Sealey declared a personal interest in App 07/P/1243/F – known to the applicant.

Min No		Action
Part 2 items- ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		
E/07/98	<p><u>PLANNING APPLICATIONS - COMMITTEE OBSERVATIONS</u></p> <p>07/P/1148/F 24 Princes Road - Erection of detached dwelling. VOTE 4F 2AG 1 ABS Some concern about the access being close to the crossroads also that the development would detract from the spatial setting of the area.</p> <p>07/P/1185/F 4 River Mead - Two storey rear extension following demolition of conservatory. 07/P/1224/F 24 Cambridge Road - Two storey side extension following demolition of garage. Installation of 2 no dormer windows on front elevation. Objection received from adjacent residents concerned that the dormer windows alter the appearance of the property and that a new additional floor in the roof space will follow.</p> <p>07/P/1226/F 30 Old Church Road - Change of use of first and second floors from mixed use (Class B1 and A2) to residential accommodation.</p> <p>07/P/1234/F 31 Kings Rd - First floor rear extension & conversion of garage into study/utility. 07/P/1239/F Woodside Cottage, Nortons Wood Lane - Replacement front porch, renovation & re-roofing of rear outbuildings, single storey extension to east, decking.</p> <p>07/P/1243/F 9 Robin Lane - Rear conservatory. 07/P/1266/F 12 Rushmoor - Single storey rear extension and detached garage. RESOLVED: NO OBJECTIONS to the above eight planning applications.</p> <p>07/P/1162/F 7 Kenn Road - Conversion and alteration of dwelling to create 3no dwellings. RESOLVED: To arrange a Site Visit with access to the area for 7.00pm on Monday 11 June 2007 prior to the next Committee meeting.</p> <p>07/P/1191/F 99 Cannons Gate - Two storey side extension, single storey rear extension. RESOLVED: NO OBJECTIONS however concern that the extension is close to the boundary of 98 Cannons Gate. There may be issues about access for maintenance also light taken from the adjacent property if windows overlook where the new extension is proposed.</p> <p>07/P/1219/F Colehouse Farm - Change of use of existing touring caravan field (50 pitches/ 10 month season) to use by 42 static caravans for 11 month season. This application is for information as the application site is just outside the boundary; RESOLVED: NO OBJECTIONS however request the 11 month season is enforced.</p>	<p>Office to send comments within 21 day deadline</p> <p>Office to arrange access for site visit.</p>

E/07/99	<p><u>TREE WORKS</u> 07/P/1200/WT Highcliffe Hotel, Wellington Terrace Fell - Thorn x 4, Sycamore x 10, Lime x 1, Nut x 4 Works to - Holm Oak x 4, Lime x 2, Sycamore x 4</p> <p>RESOLVED: To inform NSC of Members concern about the number of trees being felled and the reasons given for this work; land improvement, tree maintenance and reclaiming sea view. The application does not indicate the reason for the work to individual trees. Mr Quinney to be asked to comment on this application.</p>	Office to Action
E/07/100	<p><u>NSC TOWN & PARISH COUNCIL DEVELOPMENT CONTROL WORKSHOP</u></p> <p>RESOLVED: To suggest the following topics for discussion;</p> <ol style="list-style-type: none"> 1. Guidelines on the impact of the Government's proposed new planning legislation. 2. NSC Local Plan policy H7 encouraging local businesses to prevent out commuting. With the low level of unemployment when these businesses expand staff will presumably be drawn from other areas necessitating commuting into the area ie Rok development. How can this be enforced? 	Office to submit items
E/07/101 101.1	<p><u>APP 07/P/0291/O LAND TO WEST OF KENN ROAD (Rok) E/07/62</u> NSC CENTRAL AREA SITE MEETING 11 JUNE 2007 AT 9.30am. Notification of another site meeting at Mill Farm, Kenn Road (opposite side to Rok dev.) on the same day at 10.15am. An observation was made that there needs to be a Planning Authority policy relating to proving a need for employment, as in this type of development it is always stated as a positive aspect to such applications. However, as Clevedon has low employment, then commuting from other areas will result in order to staff the businesses on these sites.</p> <p>RESOLVED: Cllrs Norton-Sealey, Gannicliff and Wring hope to attend the site meeting if possible.</p>	Report of site visit on next agenda
101.2	<p><u>EMPTY BUSINESS PREMISES IN CLEVEDON</u> Reply from NSC indicating 101 empty non-domestic properties in Clevedon. Noted.</p>	
E/07/102 102.1 102.2	<p><u>TOWN COUNCIL NEWSLETTER</u> APP 07/P/0482/F TESCO STORES Replies from residents; 3 for development, 29 against. APP 07/P/0291/O ROK Replies from residents; 2 for development, 14 against.</p>	Office to forward to NSC
E/07/103 103.1 103.2 103.3	<p><u>FOR INFORMATION</u> The Committee received and noted; PLANNING APPLICATIONS determined since 16 May 2007. HERITAGE MATTERS NEWSLETTER SEVERN ESTUARY PARTNERSHIP 2ND Severn Estuary Forum 7 June 2007 Walton Park Hotel. Programme available.</p>	
E/07/104	<p><u>TOWN COUNCIL COMMENTS NOT AVAILABLE ON NSC WEB SITE</u> An observation was made that the Town Council's comments had not been uploaded to an application on the North Somerset Council web site, therefore, people visiting the site where not able to know the views of the Council.</p>	Office to make enquiries.
<p>APPROVED AS A TRUE RECORD CHAIRMAN:.....</p> <p>The meeting finished at 8.37 pm DATE:.....</p>		