

**CLEVEDON TOWN COUNCIL****Minutes Planning Committee meeting of Clevedon Town Council held in The Council Office, 44 Old Street, Clevedon at 7.30pm on Wednesday 26<sup>th</sup> September 2012**

**PRESENT:** Vice Chairman – Cllr G. Hill  
Councillors, C. Francis –Pester, B Garner, C. Hall, L Knott, J Middleton, C Wring  
In Attendance Cllr D Shopland  
Town Clerk - Ms P Heath; Ms S Howard, Administration Assistant.

**PUBLIC SESSION**

30 members of the public attended the meeting. Cllr Hill explained the procedure to the audience in that there would be 20 minutes for those members of the public who had registered to speak, after that time the members of public could only listen. The list of those speaking is on file.

The points raised by residents adjacent to Clevedon Hall in respect of 3 planning applications in front of the Council tonight.

- School entrance drive – this is a one way, into the development, except for the access to the 2 houses currently on site which is two way. How will this be policed to stop the vehicles on site using this as a rat run?
- Security on the site and to adjacent buildings – the large open space at the front of the development accessible from Elton Road could become an area of antisocial behaviour for local or on site residents. Concern was expressed that the occupiers of the 28 homes will not walk the long way round to access/egress the site when going into town but would find a way across adjacent gardens.
- Traffic – 48 new homes on site plus hotel traffic will generate greater vehicle movements between the site and Elton Road which is narrow at that point and adjacent to a small roundabout already a traffic hazard.
- Flooding – surface water already collects in the South Field which is the proposed site for the 28 affordable homes. Creating a hard surface at this point will displace the water to adjacent properties and on to Old Church Road. Both Wessex Water and The Environment Agency have raised issues on the management of environment.
- Concerns were raised as to the impact on the wildlife on the site badgers, deer, owls, and bats all have homes on the site. Recent tree and shrub clearance by the owners has already caused problems. And it's unclear from the plans what further work would be done on the trees and shrubs. Residents asked that mature trees are replanted and an undertaking to maintain and replace any lost trees for a specific time span, before the houses are occupied
- Water pressure and services on site – it is reported that the site water system could not sustain the 48 homes and the hotel. Recent emergency call outs for fires on the site had been problematic as the water pressure was too low.
- Noise – the hotel/conference centre already has regular fireworks displays concern was expressed that the increase in rooms could see displays every Friday/Saturday night to the detriment of nearby neighbours. The fallout from these displays can include Morrison's garage forecourt.

- Car Parking – concern was expressed that vehicles would choose to park on the street when attending an event rather than in the car parks due to the problems of exiting the site.
- Planning points – Local planning frameworks give community right to be consulted this has not been done. Last application in 2007 was refused by the planning inspector, those reasons have not changed. The development is contrary to NS core strategy policy CS5 and CS9

**P/12/390 RECEIVE APOLOGIES FOR ABSENCE.**

Apologies were received and accepted from A. Giles-Townsend (family commitment) Cllr B Hatch (illness), J Norton-Sealey Chairman (illness). Mrs I Johnson Committee Clerk (family commitment)

**P/12/391 RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA.**

12/P/1556/F Cllr Wring declared a personal interest as a family member lives adjacent. There were no other declarations of interest on item on the agenda.

**P/12/392 APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 5 SEPTEMBER 2012 –**

Proposed, seconded, and resolved to approve the minutes of the 5<sup>th</sup> September 2012 and that the Chairman signs them as a correct record.

**P/12/393 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA.**

There were no updates.

**P/12/394 LIST OF APPLICATIONS TO BE CONSIDERED.**

12/P/1536/LB – Clevedon Hall – Walled Garden

It was noted that some work had already been undertaken on the site. No engineers or site survey report was available with the application papers sent by NSC. Due to the large size of the file the plans and documents could not be downloaded at the meeting. **REFUSED** pending reports on the materials used and the structural need.

12/P/1539/F – Clevedon Hall – Erection of 48no dwellings

Members discussed the development in consideration of comments made by the public at the meeting and in writing to the Council.

**REFUSED** – being overdevelopment of the site; inappropriate development under CS5 & CS9; inappropriate development and loss of Victorian Ornamental Park; Traffic management in the site failure to include improved access to Elton Road, ability for lorries/large vehicles to pass at the gate and inside the site

12/P/1540/LB – Clevedon Hall Walled Garden opening

**DEFERRED** – pending resolution of 12/P/1536/LB

*Cllr Francis Pester Arrived during the following deliberation.  
Cllr Wring left the meeting*

12/P/1487/F – 2a – 3a Station Road – change of use  
**APPROVED**

12/P/1507/MMA – Land 60 -62 Walton Road – Amendments  
**REFUSED** by 4 votes to 2 – Alterations to an already agreed and constructed building so not amendment; Possible intrusion on to neighbours creating a loss of privacy

12/P/1525/F – Unit 3 Tweed Road – change of Use  
**APPROVED**

12/P/1533/LB – 79 Walton Road – Replacement of windows  
**APPROVED**

12/P/1556/F – 16 Old Street – Change of Use  
**APPROVED**

12/P/1557/WT – Pembroke Court - Tree works  
**APPROVED** subject to the Arboriculture report

12/P/1558/WT – Highdale Farm – Tree works  
**APPROVED** subject to the Arboriculture report

12/P/1565/F - 23 Coleridge Vale Road South - Extension  
**APPROVED**

12/P/1566/F – 7 Coleridge Vale Road West – Extension  
**APPROVED**

12/P/1581/F – 30a Ruddymead – Extension  
**APPROVED**

12/P/1582/F – 110 Strode Road – Extension  
**APPROVED**

12/P/1588/F – 4 Pizey close – Extension  
**APPROVED**

12/P/1589/F – 10 Edgarley Court – Extension  
**APPROVED**

12/P/1509/F Staddons Timber Yard Parnell Road – 7 new units  
**APPROVED** subject to clarification of access required by the Environment Agency

### **P/12/395 COMMENTS ON NSC CONSULTATION ON GAMBLING STATEMENT OF PRINCIPLES**

Members noted the consultation. Members asked that North Somerset Council consider passing the no casino resolution as outlined in the consultation paperwork.

**P/12/396 PLANNING APPLICATIONS DETERMINED SINCE 5 SEPTEMBER 2012.**

A copy of a schedule of applications determined since 5<sup>th</sup> September had been circulated with the agenda and **NOTED**

**P/12/397 APP NO 12/P/0481/F 12 KINGS ROAD**

Members were informed that the appeal has now been withdrawn and that no further action would be taken by the Planning Inspectorate.

**P/12/398 BREACH OF PLANNING CONTROL – 34 BROOKFIELD WALK**

A copy of the letter from North Somerset Council as to enforcement action had been circulated with the Agenda. The East Ward District Councillor believed that it was an established lawful use.

**P/12/399 APP 12/P/1048/F 12 ALL SAINTS LANE ERECTION OF BOUNDARY WALL AND NEW GATES –**

Members were informed that a copy of a letter sent to NSC with enclosures to Clevedon School highlighting safety concerns for schoolchildren using this road had been received and NOTED.

**P/12/400 CHAIRMAN ITEMS FOR INFORMATION.**

There were no Chairman’s items for information

**P/12/401 TO DETERMINE PART I ITEMS.**

There were no Part 1 items

Meeting closed at 09.20 pm

APPROVED AS A TRUE RECORD

CHAIRMAN.....

DATE.....