

CLEVEDON TOWN COUNCIL**PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held in the Council House, 44 Old Street, Clevedon on Wednesday 27 May 2009 at 7.30 pm.

Present: Cllr J Norton-Sealey - Committee Chairman in the Chair
Cllrs C Hall, D Shopland. Mrs I Johnson – Committee Clerk

In Attendance: Cllrs L Knott

Apologies: Cllr C Francis-Pester – another commitment, Cllrs P Gannicliff – illness, P McNeill & C Wring - holiday,

E/09/96 DECLARATIONS OF INTEREST

App No 09/P/0732/F& 09/P/0814/F Cllrs Norton-Sealey & Hall declared personal interests – known to the agent.

App No 09/P/0767/F Cllr Norton-Sealey declared a personal interest – known to the agent.

NOTE: District Councillors will reconsider applications, taking into account all relevant evidence and representations, at North Somerset Council. Any decision taken at the Town Council does not bind them at North Somerset Council.

E/09/97 MINUTES of the Environment & Planning Ctte meeting held on 11 May 2009 were approved and signed.

Min No		Action
Part 1 items – REQUIRING APPROVAL BY COUNCIL		
P/09/98	<p><u>URGENT ITEM – SUBSTITUTION ON STANDING COMMITTEES</u> A proposal was put forward that Councillors unable to attend committee meetings regularly could nominate a Councillor as a substitute to attend in their place. RESOLVED: TO RECOMMEND TO COUNCIL that substitutes on Standing committee should be allowed. The Clerk was asked to investigate the legality of this proposal and reports as follows;</p>	
P/09/99	<p><u>GYPSY & TRAVELLER SITE ALLOCATION DEVELOPMENT PLAN</u> This document is the first major step towards preparing a report that allocates land for Gypsy and Traveller Sites. It does not identify specific sites but rather sets out factors which need to be addressed in determining the best locations for new and if necessary extended sites. The report acknowledges that finding suitable sites is difficult and asks for participation in finding solutions to the unmet need for Gypsy and Traveller Sites in North Somerset. A staffed exhibition had been held in the Town council Offices on 14 May 2009. RESOLVED: THAT COUNCIL ask North Somerset Council, as a first option, to investigate potential sites in the ownership of NSC for Gypsy and Traveller Sites.</p>	Office to action prior to deadline for comments 22 June 09

P/09/100	<p><u>APPLICATION TO VARY EXISTING PREMISES LICENCE</u> <u>BRISTOL INN, CHAPEL HILL</u> (Additional Item due to date deadline)</p> <p>The application is to permit the sale of alcohol, live music, recorded music, performance of dance, anything of a similar description, making music, dancing and karaoke as follows;</p> <ul style="list-style-type: none"> • Sunday to Wednesday from 07.00 until 00.00 hours • Thursday to Saturday 07.00 until 02.00 hours • To permit late night refreshment Thursday to Saturday from 23.00 until 02.00 hours • An additional thirty minutes drinking up time on top of the last permitted sale of alcohol. • A further additional hour into the morning following every Friday, Saturday, Sunday and Monday for each May and August Bank Holiday, Easter Bank Holiday weekend (to include Thursday also); Christmas Eve, Boxing Day, New Years Eve and New Years Day. • There will be no first entry to the premises after 23.00 hours. • To remove the following condition "A no smoking area will be provided. <p>Notice of a Hearing to determine the application had been received the previous day to be held in the Old Council Chamber, Town Hall WSM at 10.30 am on Tuesday 9 June 2008. Deadline for notification of attendance and desire to speak at the Hearing 2 June 2009.</p> <p>RESOLVED: To ask Cllrs Garner and Middleton if they would be willing to attend the Hearing and speak on behalf of the Town Council and make the following comments; TO RECOMMEND COUNCIL OBJECT to the application to vary the existing premises licence at The Bristol Inn on the following grounds;</p> <ol style="list-style-type: none"> 1. The prevention of public nuisance – The Bristol Inn is surrounded by residential properties and these residents have seen an increase in noise in recent years (music and people leaving the pub late at night) also an increase in vandalism It is therefore unreasonable to expect residents to tolerate an extension to the hours and further intrusion on this residential area. 2. The smokers area is immediately adjacent to properties on Lime Kiln Lane and the use of the garden affects the amenities of adjacent residents. 3. Prevention of crime and disorder. This area of Clevedon has three public houses, two Clubs and many restaurants and therefore ample provision for alcoholic consumption. There have recently been problems of anti social behaviour and disturbance in Queens Square resulting in the Police issuing a Dispersal Order. 4. Concern about the security controls. 	Office to send comments by deadline (prior to Council)
Part 2 items – ACTIONS TAKEN BY THE COMMITTEE UNDER DELEGATED POWERS		

P/09/101	<u>UPDATE ON ACTION ITEMS NOT ON AGENDA</u>	Page 879
101.1	<p>LAND AT WOODLANDS ROAD E/09/87.1</p> <p>NSC had replied that the date of the Appeal Hearing is 21 July 2009. With regard to the request for the Hearing to be held in Clevedon this has been refused as the Case Officer is concerned about the lack of parking for up to 5 Officers from NSC and a similar number representing the appellants, both sides require parking at the venue to unload files and documents. Also as this appeal raises complex issues it may be advisable for the hearing to take place in Weston where policy advice/background documents can be easily accessed.</p> <p>RESOLVED: To advise NSC that the whole car park (10 spaces) can be reserved for the Appeal Hearing on 21 July.</p>	Office to action
101.2	<p>PREMISES LICENCE APPLICATIONS E/09/87.2</p> <p>The Police had replied that no objections had been raised at the initial premises application stage for 12 The Triangle as at that time there was no reason to object as conditions were set out that the applicant had to satisfy which they did. Noted.</p> <p>There had been no further reply from the NSC Licensing Team regarding the Town Council's request to be informed direct of premises applications for Clevedon.</p> <p>With regard to the recent application discussed under E/09/100 above, notices of the application were published in local newspapers however the three local newspapers are no longer distributed to all households in Clevedon. Also at the premises concerned however these may only be seen by patrons of that establishment.</p> <p>RESOLVED: To request that although it is not a requirement under the Licensing Act, NSC adopt a policy that District Ward Councillors and Town Councils receive a notice of applications for Premises Licences in their towns. This notice could then be displayed on Town & Parish Council noticeboards.</p>	Office to action
101.3	<p>TREWORKS 29 PRINCES ROAD E/09/87.3 NSC had decided not to issue a Tree Preservation Order so a Consent to Fell both trees has been received. See also App 09/P/0766/F below.</p>	
101.4	<p>CONTINENTAL MARKET E/09/87.4 – Now under remit of Environment & Property Committee next meeting 1 July 2009.</p>	
101.5	<p>QUEENS SQUARE PARTNERSHIP GROUP E/09/93 Now under remit of Town Events & Amenities Committee next meeting 24 June.</p>	
101.6	<p>HOLLY LANE – WEEKEND PARKING E/09/94.1 Under remit of Transport & Highways Committee next meeting 10 June 2009.</p>	
P/09/102	<p><u>PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS</u></p> <p>09/P/0732/F 41 Kings Road – Single storey side and rear extension and two storey rear extension. ONE VOTE AGAINST</p> <p>09/P/0766/F & 09/P/769/A Eglinton, 29 Princes Road – Front railings, 2 pairs electric gates, widen both entrances,</p>	Office to forward comments following the

	RESOLVED: NO OBJECTIONS to this application.	
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P/09/104 P/09/104.4	<p><u>ADDITIONAL URGENT ITEMS</u> continued...</p> <p>TOWN & PARISH COUNCIL DEVELOPMENT CONTROL WORKSHOP 11 JUNE 2009</p> <p>Invitation to attend the next Workshop from 9.30 am – 12.30pm in the New Council Chamber in the Town Hall, WSM.</p> <p>RESOLVED:1. To ask Cllrs Wring and McNeill if they wished to attend.</p> <p>2. To suggest the following topic for discussion To what extent does Listed Building and Conservation Area status impose building controls on proposed developments.</p>	Office to action
P/09/105 105.1	<p><u>FOR INFORMATION</u> The Committee received and noted;</p> <p>PLANNING APPLICATIONS determined since 11 May 2009.</p>	Noted

APPROVED AS A TRUE RECORD	CHAIRMAN:
The meeting finished at 8.45 pm	DATE:.....