

CLEVEDON TOWN COUNCIL
PLANNING MEETING HELD ON 1st MAY 2024 AT 7.30PM IN THE
COUNCIL OFFICES, CLEVEDON

PRESENT: Chairman of Planning – Cllr C Francis-Pester
Cllrs N Barton, B Culblaithe, K O’Brien, D Shopland & R Westwood

IN ATTENDANCE: Chairman of Council, Cllr T Morgan, Cllr A Gardner & Cllr H Young (7.35pm)
Mrs S Howard – Acting Proper Officer & Ms J Ford – NSC Assistant Director
for Placemaking and Growth
Members of the public - 8

7.30PM INFORMAL BUSINESS

CASTLEWOOD UPDATE

The Assistant Director of Placemaking and Growth for NSC provided Committee members and the Civic Society who were in attendance, an update on the Castlewood development, Tickenham Road. The Officer stated that she was attending the meeting in the capacity of the landowner as NSC own the building. The Officer also made it clear that all aspects of the proposed plans for the building and site will need to be submitted via the NSC Planning Department.

In January 2023, the meeting of Full Council approved for the redevelopment of the Castlewood site to consist largely of housing and some employment. The Castlewood building is now viewed as very expensive to maintain and run.

There will be different stages of the planning process to get through with regards to the development, Stage 1 – 2 – Early Summer 2024, with Stage 2 – 3 – Spring 2025. The building will need to be vacated fully by this time.

NSC are working with a company called Aequus, owned by Bath and North East Somerset Council. Work currently is being done on testing layouts before plans can be drawn up. The design plans will see high quality materials being used with an urban green space created and consideration for Clevedon Court nearby. The current projection is for 40% of the housing to be affordable housing. There are no planned layouts of the site yet.

The Civic Society Conservation and Planning Committee members raised their views of the proposals to the NSC Officer, who advised that she can provide further information to them throughout the process.

The scheme will ensure that Clevedon residents are prioritised for housing and employment needs.

The Officer is also willing to attend any future Civic Society or Town Council meetings to provide further information and updates.

To be Ratified at Full Council on the 29th May 2024

15 CHIPPING CROSS PLANNING APPLICATION

Residents attended the Planning meeting to object to the proposals for 15 Chipping Cross. The number of small buildings proposed would create a small ghetto. The plot is very small, with a lot proposed. The side extension they can accept, but the rear garden plans are overbearing.

The Chairman of the Committee confirmed that District Councillor Blades was not in attendance, but will be speaking to NSC to ask for the application to be 'called in' by the Executive Committee.

Another resident also stated that they have no issue with the proposed side extension, but the rear plans will affect around eight properties that have boundary fences attached to the residence. The plans are not appropriate, out of character and overdevelopment of the site. The house has already been extended in the past too. The dimensions will see the building being some 3.70 metres high, so well above fence height. House numbers 7,9 and 21 have requested a shadow report to be completed by NSC. The extensive office/gym arrangement could potentially be converted into a 'granny annex' in the future. There will be very little green space left in the back garden if the proposals are agreed, which is not in line with NSC's climate policy. Concern was also raised that the development could devalue neighbouring properties. The noise will increase if approved, which will impact on neighbour's mental health. There are also eleven objections registered online at the time of the meeting. NSC's policies DM52 and DM38 are also not met by the planning application being submitted. Why have their not been any notices erected on the local lampposts to advice of the planning application being submitted.

8.25PM FORMAL BUSINESS**24/P/2291 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received and approved for Cllr C Lord.

24/P/2292 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no declarations of interest for items on the agenda

24/P/2293 TO RECEIVE AN UPDATE FROM THE NSC OFFICER CONCERNING THE CASTLEWOOD PROPOSALS

The Chairman confirmed that questions and answers were taken in the Public Participation section of the meeting.

24/P/2294 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**EAST WARD**

24/P/0684/FUH – 22 Bennetts Way – Proposed removal of existing chimneys and rear lean-to. Erection of single storey rear and side extensions, creation of a rear flat-roof dormer and pergola to the side elevation. Fenestration alterations, including the replacement, removal and installation of windows and doors, alongside the replacement of existing front bay-window with new. Landscaping alterations including the removal of all existing rear ponds, alteration to rear paving and placement of cycle storage to the rear of the property alongside the creation of new vehicular access and off-street parking to the front of the property.

DECISION – SUPPORTS – With a query from Committee members that are seeking confirmation of the number of parking spaces allocated to the property. Currently there is only one off street space and with the increase in bedrooms there should be more off street parking allocated to the property.

24/P/0701/CM2A – Sud Building, 22A Griffin Road - Prior approval for the conversion of the existing commercial business and service building into 14no. one bed and studio apartments with associated access and parking.

DECISION – REFUSED – Committee members have noted the online comments on the NSC portal. Concern was raised that there is an insufficient number of car parking spaces allocated and the area is already congested with vehicles on narrow roads.

It was also raised that the plans do not show any consideration with regards to the volume of water and disbursement for the site.

24/P/0712/AOC – 31 Old Street - Request to discharge condition numbers 6 (Construction Method Statement) and 8 (Surface Water Drainage Details) on application 21/P/1142/FUL.

DECISION – There is insufficient details on the application to be able to make an informed decision.

24/P/0727/FUH – Conygar Cottage, Nortons Wood Lane - Proposed erection of a single storey extension to the East elevation alongside canopies to the front and rear. erection of a first floor extension to the South elevation and expansion of existing hard standing.

DECISION – SUPPORTS.

SOUTH WARD

There are no applications for this ward.

WALTON WARD

24/P/0654/TPO – 33 Edgehill Road – Holm Oak (T1) – Re-pollard back to older pollard points.

DECISION – SUPPORTS.

24/P/0670/TRCA – 23 Hill Road – 1. Medium Holm Oak, reduce crown by 3 metres. 2. Large Holm Oak Crown reduction 4m. 3. Crab apple tree – fell.

DECISION – SUPPORTS with 1 Abstained. The Town Council would ask that the any tree being felled is replaced.

24/P/0726/TRCA – 4C Gardens Road – Pine Tree – trim to boundary with neighbouring property.

DECISION – SUPPORTS.

24/P/0370/FUH – 67 Cambridge Road – Proposed replacement of 9no. existing windows to the front and rear elevations and existing front door with new double glazed units and a new front door.

DECISION – NEUTRAL – Committee members noted that the proposed window replacements for the property are to be UPVC. The residence is located in a Conservation Area and is questioning whether UPVC is permitted.

WEST WARD

There were no applications for this Ward.

YEO WARD

24/P/0475/FUH – 15 Chipping Cross - Proposed erection of a two-storey side extension, single storey rear extension with 2no. rooflights, single storey outbuilding to the rear of the site and link-extension to the side of the site to house an enclosed pool.

DECISION – **REFUSED** – Committee members have observed the objections on the NSC portal and during the public participation section of the meeting. The proposal will have an impact on several residents in close proximity with the size and scale of what is being proposed. Committee members view the plans to be overdevelopment of the plot. Concern also raised that the office/gym at the end of the garden could be created into a ‘granny annex’ in the future. The use of the swimming pool should be retained for private use only.

24/P/0531/TPO – Byways Caravan Park, Strode Road – T1-T3 ash - fell

DECISION – **SUPPORTS** – Committee members noted that works to the trees have already commenced before a decision has been made by the District Council.

24/P/0620/FUH – 69 Bryant Gardens - Proposed demolition of existing conservatory. Erection of a single storey rear extension and part-single, part-two storey side extension over existing attached garage alongside the installation of 1no. window to the North elevation.

DECISION – **SUPPORTS**.

24/P/0747/TEN – Land Off Strode Road and Colehouse Lane – Notification under Regulation 5 of the Electronic Communications Code of the intention to install Electronic Communications Apparatus comprising; the removal of 3 x ATR4518R6 antenna at 24.8m and the removal of 3 x ADu4518R11 antenna at 24.8m plus the removal of 6 x Huawei RRU’s at 24m from the existing 30m lattice tower; these will be replaced by the installation of 3 x R3ZZV4-65B-R9 antenna at 24.8m installed upon the existing face frame of the tower; Ancillary works will see the installation of 9 x o-RU’s at 24m, the removal of 12 x feeder cables, 3 x 3-way Bob Boxes 3 x DC

Cables, 3 x Multicore fibres cables, the installation of 3 x new Multicore Fibre cables, 3 DC Cables, 3 x 3-way Bob Boxes, 1 Earthing cable Clamp and 3 x Earth Bars;
Ground level works will see the installation of 1 x GPS Module at 3m off an existing gantry pole plus refreshment works within the equipment cabin.

DECISION – SUPPORTS.

24/P/2295 NSC CONSULTATIONS AND INFORMATION

2295.1 To receive and agree for a representative to attend the NSC Town & Parish Planning Workshop (online) on Thursday 23rd May 2024

2295.2 NSC Consultations

There were no Planning Consultations to report - checked on 25th April 2024

24/P/2296 CHAIRS ITEMS FOR INFORMATION ONLY

2296.1 NSC Determinations

Committee members noted the report and commented that although the Town Council had refused the B&M application (23/P/2793/NMA), that this had been approved by NSC.

The meeting finished at 9.00pm

APPROVED AS A CORRECT RECORD

CHAIR

DATE:

Date of next meeting – 22nd May 2024