

CLEVEDON TOWN COUNCIL
PLANNING MEETING HELD ON 22nd MAY 2024 AT 7.30PM
IN THE COUNCIL OFFICES, CLEVEDON

PRESENT: Chairman of Planning – Cllr C Francis-Pester
Cllrs N Barton, C Lord & D Shopland

IN ATTENDANCE: Mrs S Howard – Acting Proper Officer

7.30PM FORMAL BUSINESS

24/P/2297 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received and approved for Cllr Culblaithe (family), Cllr K O'Brien (via Cllr Barton) & Cllr Westwood (family).

24/P/2298 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no declarations of interest for items on the agenda

24/P/2299 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

SOUTH WARD

24/P/0805/LDP – 18 Porlock Close – Certificate of lawful development for the proposed erection of a single storey rear extension.

DECISION – APPROVED.

WALTON WARD

24/P/0686/FUL – 8 Hill Road - Erection of first floor extension with new mansard roof to the existing banking hall. New external cast iron staircases to the front and side elevations. New stone porch added to the rear and to match host property. Roof lights added. New timber windows to north elevation. Alterations to windows and doors to lower ground floor east elevation and addition of new door to first floor east elevation. Change of 2no. windows to doors to west elevation.

DECISION – APPROVED, subject to a query concerning whether the material zinc is permitted on the roof, due to the property being in a Conservation area.

24/P/0790/LBC – Toll House, Clevedon Pier – Replacement of Landing Stages existing timber fenders with rubber fenders with non-slip nosings.

DECISION – APPROVED.

24/P/0802/LDP – 42 Kings Road - Certificate of lawful development for the proposed erection of a single storey side extension, small single storey rear extension and 2no. new dormers on the rear elevation. Remodelling of existing front dormer and new windows in existing openings.

DECISION – The Committee members NOTED the application.

24/P/0810/FUH – 27 Castlewood Close – Proposed erection of a single storey rear extension.

DECISION – APPROVED

24/P/0813/FUH – 1 Hill Road – Proposed installation of 3no. rooflights and 1no. sun tunnel alongside the replacement of existing windows and entrance door with new.

DECISION – APPROVED, subject to a query as to whether replacing timber windows with UPVC windows is permitted due to the property being in a Conservation Area.

24/P/0254/FUH – 16 Clynder Grove – Proposed erection of a single storey rear/side extension, conversion of existing garage and single storey front extension. Landscaping alterations to the front and rear alongside the placement of a solar array to the rear/South elevation.

DECISION – REFUSED – Committee members noted the comments on the NSC planning portal. Concern was raised that the proposed plans are out of character, over development of the site, height and scale, loss of car parking spaces and draws the property out to the front with the proximity to the road.

24/P/0881/TRCA – Herbert Gardens, Herbert Road - Yew Tree (T1) - Crown Lift over road to 5 metres max and over pavement to 3 metres. Robinia (T2 - Growing from inside boundary of Herbert Gardens) - Remove. This sapling is of low value as self-seeded. Beech Tree (T3) - Crown Lift over road to 5 metres max and pavement to 3 metres. Bay Tree (T4) - Crown Lift over Road to 5 metres max and over Pavement to 3 metres. Holly Tree (T5) - Crown Lift over pavement to 3 metres. Ash Tree (T6) - Crown Lift over Road to 5 metres max and clear around Lamp. Ash Tree (T7) - Crown Lift over Road to 5 metres max. Oak Tree (T8) - Remove lowest Limb back to sub-lateral over pavement OR Crown lift to 5 metres by removing sub-laterals over the road to remove weight. Holm Oak (T9) - Crown Lift to 5 metres max over road and 3 metres over pavement. Holm Oak (T10) - Crown Lift over path to 3 metres. Sycamore (T11) - Crown lift over Road to 5 metres max and pavement to 3 metres. Yew Tree (T12) - Crown Lift over Roadside to 5 metres max and pavement 3 metres. Mixed Bay/Bramble Group (G1) - Cut back to boundary wall away from road.

DECISION – Committee members NOTED the application as it has been submitted by Clevedon Town Council who are Trustees of Herbert Gardens.

24/P/0893/FUH – 44 Rippleside Road - Proposed extension to the side of the existing garage and increase in height of garage by 500mm.

DECISION – APPROVED.

WEST WARD

24/P/0807/FUH – 6 Coleridge Vale Road West – Proposed demolition of existing detached garage and erection of a single storey wraparound rear/side extension. Alterations to vehicular access including partial demolition of boundary wall and extension of dropped kerb.

DECISION – APPROVED.

24/P/2300 NSC Consultations and information**2300.1 To receive and agree for a representative to attend the NSC Town & Parish Planning Workshop (online) on Thursday 23rd May 2024.**

Cllrs Barton and Lord to attend the NSC Town & Parish Planning Workshop (online) including the Planning Clerk, Ms N King. A report by the Planning Clerk to follow at the next Planning Committee meeting in June 2024.

2300.2 NSC Consultations – None to report - checked on 14th May 2024

Committee members **NOTED** that there were no NSC Consultations to consider.

24/P/2301 Chair's items for Information only**2301.1 NSC Determinations – No conflicting cases to report.**

The Committee Chairman confirmed that only those cases where the decision by the Town Council differs to that of NSC will be recorded and reported to future Planning meetings.

The Council Clerk also confirmed that an Enforcement Case list from NSC is expected.

2301.2 Conygar Quarry – Appeal Notification

Committee members **NOTED** the appeal.

A query concerning 'passing points' has been made, in that the 'pull in' areas are residents driveways, not specified 'drive bys'.

Committee members debated the matter with Cllr Shopland stating he is prepared to arrange a meeting with residents that are still concerned about the planning application.

Action – Cllr Shopland

2301.3 Hill Road – Parklets

Cllr Lord enquired whether the parklets on Hill Road shopping area are licenced and paid for by the Traders?

Enquiries to be made with NSC as to what basis the parklets have been agreed, consideration for insurance and how permanent are the parklets?

Action – Planning Clerk

The meeting finished at 8.04pm

APPROVED AS A CORRECT RECORD

CHAIR

DATE:

Date of next meeting – 12th June 2024

Ratified at Full Council on the 26th June 2024