

**CLEVEDON TOWN COUNCIL**  
**PLANNING MEETING HELD ON 3<sup>RD</sup> JULY 2024 AT 7.30PM**  
**IN THE COUNCIL OFFICES, CLEVEDON**

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

**IN ATTENDANCE:** Cllr A Gardener, Mrs S Howard – Acting Proper Officer, Members of the public - 11

**7:30PM PUBLIC PARTICIPATION**

Residents of Salisbury Grove attended the Planning Committee meeting in order to voice their opinions and feelings concerning the amended plans received regarding the Clevedon Hall, Victoria Road Estate (22/P/P2127/FUL & 22/P/2128/LBC).

The original plans were submitted in 2022 and the residents objections have not been addressed.

If the parking arrangements go ahead to support the increase in events held at the venue, there will not be sufficient parking available on site to support this.

The residents live in a quiet area now, but can envisage an increase in noise pollution due to music, voices, deliveries, including waste collection which will be unbearable.

A resident advised the committee he was attending the meeting wearing two hats. The resident is the Director of the Hall Gardens Limited as well as being a resident and confirmed to the Committee that there has been standing water within the residents gardens, often affecting Old Church Road residents too. The revised proposal does not provide any provision for the drainage across all areas of the estate.

The revised proposals are architectural in nature and do not support the core issues. Residents fear that the enjoyment of their homes will be ruined if the proposals are delivered.

Since Clevedon Hall estate opened as a wedding venue, there has been an increase with noise, fireworks, drumming and fireworks. Whilst some residents are not opposed to the expansion of the estate, it needs to be proportionate.

Residents are disappointed that neither the applicant or North Somerset Council (NSC) have engaged with residents in relation to the proposals of this application.

The application shows that all outdoor spaces will be heavily used, and with some entertainment areas close to the boundary of the housing estate the noise and light pollution will have an impact.

It has been identified by NSC's drainage team that the pond area within the estate is at risk of flooding.

The Chairman of the Planning Committee made a suggestion that a site visit is arranged between the Town Council, residents on the estate, the applicant and NSC. This will provide the opportunity to address with the planners the anomalies being raised in respect of the amended plans.

The Chairman also confirmed that the Council contact the District Councillor with the view of calling the application in to the P&R Committee at NSC.

***Members of the public left the meeting.***

### **7:45PM FORMAL BUSINESS**

#### **24/P/2306 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received and approved for Mr B Chislett – Town Council Tree Officer.

#### **24/P/2307 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

There were no declarations of interest for items on the agenda.

**24/P/2308 TO CONSIDER THE AMENDED PLANS FOR; 22/P/2127/FUL & 22/P/2128/LBC - CLEVEDON HALL, VICTORIA ROAD** - Remodelling and expansion of accommodation and event space, to include minor renovation works to the east elevation of the main Hall. Works to include demolition of Hughes Building and Shearwater House; erection of Mews Accommodation, Glass Barn, Bridal Garden Suite, Breakfast Barn; extension to Cottage; Car Parking and landscaping. Listed building consent for minor renovation works to the east elevation of the main Hall to include the rationalisation of rainwater goods and replacement of plastic pipework and overhaul of existing cast-iron pipework including painted downpipes. Further works within the estate to include remodelling and expansion of accommodation and event space. These works will include demolition of Hughes Building and Shearwater House; erection of Mews Accommodation, Glass Barn, Bridal Garden Suite, Breakfast Barn; extension to Cottage; Car Parking and landscaping.

**DECISION - REFUSED - The Town Council stands by their previous decision made to refuse the applications.**

#### **24/P/2309 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

##### **EAST WARD**

**24/P/0504/FUL** – The Bungalow, Court Lane – Demolition of the existing detached single storey dwelling and proposed construction of a new 1.5 storey replacement detached dwelling.

**DECISION – SUPPORTS**

**24/P/1108/TRCA** – 24 Princes Road - Holm Oak – Remove Sycamores x 3, Remove some self seeded and small, 4 Bay - Reduce height by 3m, Small Bay – Remove, Sycamore – Remove.  
**DECISION – REFUSED – There is no valid reason given on the tree works application to support reasons for felling trees.**

**24/P/1231/FUH** – 8 Court Lane – Proposed extension and conversion of the existing detached double garage to form a habitable annex.  
**DECISION – SUPPORTS with the condition that the extension is tied to the original property.**

#### **SOUTH WARD**

**24/P/1146/FUH** – 52 Treefield Road - Proposed erection of a single storey rear extension and two storey side extension with additional bedroom.  
**DECISION – SUPPORTS**

#### **WALTON WARD**

**24/P/0506/FUL & 24/P/0507/LBC** – Copse Road Chapel, Seavale Road – Listed Building Consent and the conversion and change of use of existing Chapel building (Class F1) to residential use (7 dwellings) and ancillary development.  
**DECISION – REFUSED – there is a concern with parking issues in this area. It is already congested, if seven dwellings are approved this will increase the number of vehicles in this area across the whole week, not just on a Sunday when the chapel is in use.**

**24/P/1125/FUH** – 22 Edward Road South - Construction of a first floor extension, including raising ridge height by approx 1m, with two storey rear extension and rear terrace.  
**DECISION – SUPPORTS**

**24/P/1170/FUH** – 27 Thackeray Avenue - Proposed erection of a two storey rear extension and single storey front porch including material alterations to the front elevation.  
**DECISION - SUPPORTS**

**24/P/1245/FUH** – 3 Seavale Road – Proposed erection of a single storey rear extension.  
**DECISION – SUPPORTS**

#### **WEST WARD**

**24/P/0298/FUL** – Flat 3, 35 Victoria Road - Replacement of 6no. existing sliding sash timber windows in the bedroom and living room with Sapele Hardwood sliding sash windows painted white.  
**DECISION – SUPPORTS**

**24/P/1148/TPO** – 37 Hallam Road - Sycamore (T1) - Crown lift to approx. 4.5 metres by removing the two low hanging sub-lateral branches ONLY within garden boundary of 37 garden Hallam Rd to allow more light onto future patio/recreational area.  
**DECISION – SUPPORTS**

**YEO WARD**

**24/P/1147/FUH** – 39 Bryant Gardens - Demolition of existing rear conservatory and proposed erection of a larger replacement single storey rear/side extension.

**DECISION - SUPPORTS**

**24/P/2310 NSC CONSULTATIONS AND INFORMATION**

**2310.1 NSC Consultations**

There were no Planning Consultations to report - checked on 24<sup>th</sup> June 2024.

**2310.2 Planning Appeals**

There were no Planning Appeals to report - checked on 24<sup>th</sup> June 2024.

**24/P/2311 CHAIRS'S ITEMS FOR INFORMATION ONLY**

**2311.1 NSC Determinations**

There were no conflicting determinations as of 24<sup>th</sup> June 2024.

The meeting finished at 8:25pm

APPROVED AS A CORRECT RECORD

CHAIR .....

DATE: .....

**Date of next meeting – 24th July 2024**