

CLEVEDON TOWN COUNCIL
PLANNING MEETING HELD ON 25TH SEPTEMBER 2024 AT 7:30PM
IN THE COUNCIL OFFICES, CLEVEDON

PRESENT: Chairman of Planning – Cllr C Francis-Pester

Cllrs N Barton, C Lord, K'O'Brien, D Shopland (in attendance from 24/P/1674/FUL onwards) and R Westwood

IN ATTENDANCE: Miss N King – Planning Clerk, Cllr C Childs

7:32PM FORMAL BUSINESS

24/P/2329 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received and noted from Brain Chislett (Tree Officer).

24/P/2340 TO RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

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

24/P/2341 TO AGREE THE MINUTES OF THE PLANNING COMMITTEE DATED 4TH September 2024

The minutes of the Planning Committee meeting held on 4th September 2024 were received and approved as a true record.

**24/P/2342 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS
EAST WARD**

24/P/1717/HHPA - 14 Sheldon Close - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.70 metres; 2) have a maximum height of 3.70 metres and 3) have eaves that are 2.35 metres high.

DECISION – NOTED as North Somerset Council have already REFUSED this application.

24/P/1672/TRCA – The Knoll, Chapel Hill – T1-3 - 3 x Sycamores - Re-pollard back to previous points T4 - Holm Oak - 1 metre crown reduction, T5 - Dead Sycamore- Monolith to 4 metres, T6 - Lime - 2 metre cut back from school sign, T7 - Yew - 1 metre reduction. Recommend reduction back to previous points. T8 - Sycamore - Dead wood anything over 25mm T9 - Ash - Fell to ground level. T10 - Dead Elms - Fell to ground level. T11 - Dead Sycamore - Fell ground level. T12 - Dead Sycamore - fell to ground level. T13 - Holm Oak - Crown raise 2.5m. T14 - Ash - Fell to ground level. T15 - Ash - Fell to ground level.

DECISION – NOTED as North Somerset Council have already decided there is NO OBJECTION (TREE/HED) UNCONDITIONAL to this application.

7:38pm – Cllr David Shopland joined the meeting.

24/P/1674/FUL – B And M Bargins Limited, The Triangle - Application to vary conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 26, 27 and 32 and to remove condition 29 (Car Club) of the approved planning permission 20/P/1673/FUL (reconfiguration and two

storey extension to the existing retail unit to include a gym (use class E) and additional ground floor retail space to create two units (Use Class E); and erection of a food retail unit (use class E/sui generis) and 39no. senior living apartments (use class C3); to include reconfiguration of the car park, public realm and landscaping works) to allow for the phased construction of the site and at the same time seek to discharge a number of conditions (conditions 4, 10, 20 and 27).

DECISION – REFUSED all variations of conditions and requested that North Somerset Council address any drainage issues.

24/P/1471/CM2A – 5A The Triangle – Change of use from retail (Use Class E(a)) to 1no. dwelling (Use Class C3)

DECISION – APPROVED

24/P/1863/CM2A – First Floor, 11 Old Church Road – Prior approval for the change of use of the first floor from an office to 1no. one bedroom residential flat (Use Class C3).

DECISION – APPROVED

24/P/1838/FUH – 5 Clover Close – Proposed replacement of existing front porch with new, larger porch.

DECISION - APPROVED

SOUTH WARD

24/P/1695/FUH – 165 Kenn Road - Proposed creation of 2no. dormers and 1no. rooflight to the South elevation, removal of 1no. window to the East elevation and replacement of 1no. window to the West elevation.

DECISION – NOTED as North Somerset Council have already APPROVED this application.

24/P/1751/FUL - Land At 173-175 Kenn Road – Personal variation of condition 7 (restricting occupancy to over 70's) of appeal decision APP/D0121/W/21/3285415 on application 21/P/1955/FUL (Variation of condition 12 of permission 20/P/2411/FUL (Variation to conditions 2 (plans) to planning permission 18/P/4846/FUL (redevelopment of the site to form a retirement living plus (Extra Care) development of 54 units (C2 Use), a children's nursery and associated parking, landscaping. New vehicular and pedestrian access from Kenn Road) for Apartment 51 for a temporary period until 21/07/2026.

DECISION – REFUSED the variation of condition 7 (restricting occupancy to over 70's).

24/P/1752/FUH – 12 Dawes Close – Proposed erection of a two storey rear extension.

DECISION – APPROVED subject to there being no window on the upper level on the road side as this would overlook other properties.

WALTON WARD

24/P/1633/FUL - 49 Hill Road - Retrospective application for the change of use from first floor shop storage to a 1no bed holiday let.

DECISION – APPROVED subject to the property being permanently residential rather than a holiday let.

24/P/1702/MMA – 6 Cambridge Road – Minor material amendment to permission 23/P/2046/FUH (Demolition of existing single storey rear facing lean to and replacement with proposed two storey extension (east elevation) Existing front dormer extended. Existing garage reconstructed. Solar panels added to south and east roofs) to remove the proposed two storey rear extension and erect a single storey rear extension.

DECISION – APPROVED.

24/P/1696/FUH – 27 Dial Hill – Proposed replacement of existing hallway/extension between the dwelling and garage with a new connecting extension and reduction of garage size. Extension of existing rear raised terrace and creation of new external stairway alongside the erection of a small infill extension to the North-East elevation. Roofing alterations including the creation of dual gables to the East/West elevations, creation of flat-roof terrace at the South-most point with external spiral staircase and the installation of 9no. rooflights and 12no. PV panels. Fenestration alterations including the removal of non-structural wall below existing rear bay-windows, alongside the removal/replacement/installation of windows, doors and glazed balustrade to all elevations.

DECISION – APPROVED

24/P/1763/TRCA – 9 Marine Parade – T1: Fell and remove Sycamore Tree. T3: Side up limbs on Holm Oak tree overhanging boundary dry stone wall by 1.5 metres. T4:Side up limbs on Sycamore tree overhanging dry stone wall by 1.5 metres.

DECISION – APPROVED

24/P/1769/TRCA – 1 The Zig-Zag – Ash Tree (T1) fell.

DECISION - APPROVED

24/P/1771/TRCA – 17A Linden Road - Bay Tree (T1) - Crown Reduce by approximately 2.5 metres.

DECISION – APPROVED

24/P/1613/FUH – 42 The Avenue - Proposed demolition of existing conservatory. Erection of a single storey side extension and first floor front extension. Fenestration alterations to the rear elevation including the removal and replacement of windows and doors.

DECISION – APPROVED

24/P/1797/TRCA – 19 Linden Road - 2 x Magnolia Trees (G1) - Crown Reduce both trees back to previous pruning points, removing approximately 1.5 Metres of growth.

DECISION – APPROVED

24/P/1824/TRCA – 45 Princes Road - Holm Oak (T1) Crown reduction by up to 4mtrs. Holly (T2) Crown reduction by up to 2mtrs.

DECISION - APPROVED

WEST WARD

24/P/1678/TPO – Ground Floor Flat, 3 Victoria Court, 21 Albert Road - Oak (T1) - Crown Lift by approx. 0.75 metres, Crown Reduce Upper Canopy by approx. 0.5 Metre, Crown Reduce Lateral spread by Approx. 1 metre.

DECISION – APPROVED

YEO WARD

24/P/1780/FUL - Unit 21, Five C Business Centre, Concorde Drive – Proposed installation of 3no. external air source heat pump units.

DECISION - APPROVED

24/P/1886/HHPA – 17 The Tynings - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 4.00 metres; 2) have a maximum height of 3.70 metres and 3) have eaves that are 2.40 metres high.

DECISION – APPROVED

24/P/2343 NSC CONSULTATIONS AND INFORMATION

2343.1 NSC Consultations

There were no Planning Consultations to report - checked on 18th September 2024.

2343.2.2 Planning Appeals

There were no Planning Appeals to report - checked on 18th September 2024.

24/P/2344 CHAIRS’S ITEMS FOR INFORMATION ONLY

2344.1 NSC Determinations – There were no conflicting determinations to report - checked on 18th September 2024.

2344.2 Tree Officer – Brian Chislett who advises the Planning Committee on tree applications will be standing down from this position as of 25th September 2024. He has offered another point of contact which the Planning Clerk will follow up on. It was decided that unless there are special circumstances the Planning Committee will no longer comment on tree applications.

2344.3 Update on 23/P/0165/FUL - Conygar Quarry, Nortons Wood Lane - Cllr Carole Lord informed the Committee that the appeal for this application has been dismissed by North Somerset Council.

The meeting finished at 8:19pm

APPROVED AS A CORRECT RECORD

CHAIR

DATE:

Date of next meeting 16th October 2024