

**PRIOR TO THIS MEETING MEMBERS OF THE PLANNING COMMITTEE
ARE INVITED TO A SITE VISIT AT THE SALVATION ARMY PREMISES
37 OLD STREET AT 7.30 PM**

CLEVEDON TOWN COUNCIL
44 OLD STREET, CLEVEDON, BS21 6BU



PLANNING COMMITTEE

Members: Cllr G Hill – Committee Chairman
Cllrs C Bussey, C Francis-Pester, R Garner,
A Giles-Townsend, C Hall, B Hatch, L Knott,
J Norton-Sealey, A Shopland, G Watkins, C Wring

Dear Member

You are hereby summoned to attend the **Planning Committee** meeting of Clevedon Town Council which will be held in Council House, 44 Old Street Clevedon on **Wednesday 30th July 2014 at 8.10 pm.**

Signed Ms P. J. Heath MILCM
Town Clerk

PUBLIC PARTICIPATION - Not exceeding 20 minutes, with no more than 5 minutes per individual, dependent on the number wishing to speak, for members of the public to make comment or ask questions. Councillors may wish to advise residents in their wards to attend Planning Committee meetings when particular applications are on the agenda for consideration.

All Councillors: The Chairman wishes to remind Councillors they can **vote on applications in their wards at this Committee.**

8.10 pm INFORMAL BUSINESS App No 14/P/1450/F 26 Old Church Road - Residents have indicated they may be in attendance and speak on this application.

AGENDA

1. To receive apologies for absence.
2. To receive declarations of interest for items on the agenda.
3. To approve the Minutes of the Planning Committee held on 9th July 2014 – attached.
4. Items arising from the Site meeting at the Salvation Army Premises prior to this meeting – letter attached.
5. List of planning applications to be considered as follows;

14/P/1163/F Bellevue Mansions, Bellevue Road – Replacement of windows and doors with UPVc/aluminium to match existing. (*Omitted NSC Planning Register for Clevedon*)

14/P/1407/F 21 Closemead - Erection of a two storey side extension and single storey front extension

14/P/1420/F 3 Queens Road - Siting of a steel storage containers to rear of takeaway restaurant for temporary period of 3 years.

14/P/1437/F 114 Teignmouth Road - Erection of a two storey side extension

Continued...

Members are reminded to declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting.

5. List of planning applications to be considered continued....

14/P/1450/F 26 Old Church Road - Change of use from retail (A1) with flat over to restaurant/café/hot food takeaway - A3/A5 with flat over to include installation of new shopfront and extract to rear elevation

14/P/1464/F 164 Kenn Road - Retrospective application for a single storey front extension with a 300mm protection greater than approved on 10/P/1705/F

14/P/1473/F 4 Court Lane - Erection of a two storey rear/side extension

14/P/1488/F 20 Yeoward Road - Front bay extension

14/P/1537/NMA Westway House, Hither Green - Non-material amendment to 13/P/0837/F (proposed conversion of existing B1 (Business) and B8 (Storage & Distribution) building to A1 (Retail) use together with external and internal remodelling of building, car parking, revised vehicular, delivery and pedestrian areas, landscaping planting and related works) to amend cladding, doors and windows to east elevation change colour of eaves, fascia and shopfront and change boundary fence and access wall among other minor amendments.

14/P/1541/F Second Floor (Top Floor) 22 St Johns Road - Change of use of top floor flat (C3) to form a dental laboratory (D1)

14/P/1547/LB 79 Walton Road - Listed building consent for retention of side conservatory.

14/P/1548/MMA 60 Cambridge Road - Minor material amendment to planning permission 13/P/0513/F (Erection of a two storey extension together with a single storey extension following demolition of the existing garage) to allow 3no windows to be installed on the side (north west) elevation at basement level and the re-positioning of a window on both the ground and first floor (retrospective).

14/P/1550/RG3 North Somerset Council, Castlewood - Extension to car park

14/P/1562/LB Highdale Farm East, Highdale Avenue - Proposed loft conversion to include the installation of a new staircase and 2no rooflights to the east elevation. Internal repairs/alterations to include double glazing to windows and a stained glass windows to the north elevation. Erection of a traditional oak framed car port with photovoltaic roof panels.

14/P/1565/F Highdale Farm East, Highdale Avenue - Proposed loft conversion to include the installation of a new staircase and 2no rooflights to the east elevation. Internal repairs/alterations to include double glazing to windows and a stained glass windows to the north elevation. Erection of a traditional oak framed car port with photovoltaic roof panels.

6. List of tree works applications to be considered as follows;

14/P/1497/TPO 23A Hill Road - Small Sycamore and Ash - Fell. 3 Sycamores - crown raise over house and power lines. Selective crown thinning by max 20%.

7. Request for Tree Preservation Order made by Clevedon Twinning Association – Cllr Watkins to speak to this item.

8. Re-Structuring of NSC Area Planning Committees p/14/784 – Letter from the Leader of NSC attached.

9. Request to NSC for Notification of Premises Licence Applications – Reply attached.

Members are reminded to declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting.

10. NSC CIL and S106 Briefing– 15th October 2014 – To consider what particular information is required at the Briefing (Deferred from last meeting). See attached information provided by the NSC Councillor for East Ward concerning the legal tests for when a s106 agreed can be used.

FOR INFORMATION;

11. Planning applications determined since 9th July 2014 – attached.
12. New NSC planning web pages and contact arrangements – email attached.
13. App No 14/P/1194/F 12 All Saints Lane – Email concerning the layby.
14. App No 14/P/0169/LDE – Land at the Buildings Court Lane P/14/745 – Statutory Declaration from applicant on NSC website.
15. Chairman items for information.
16. To determine Part I items.

Next Planning Committee: 20th August 2014 reporting to Council 22nd October 2014.

Members are reminded to declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting.