

CLEVEDON TOWN COUNCIL

44 OLD STREET, CLEVEDON, BS21 6BU



PLANNING COMMITTEE

Members: Cllr G Hill – Committee Chairman
Cllrs N Barton, D Flint, C Francis-Pester,
A Giles-Townsend, S Hale, C Hall, B Hatch,
J Norton-Sealey, A Shopland, J West, G Watkins.

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 1st July 2015 at 7.30 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**.

AGENDA

1. To receive apologies for absence.
2. To receive declarations of interest for items on the agenda.
3. To appoint a Planning Committee Vice-Chairman for the Council Year 2015/16.
4. To approve the Minutes of the Planning Committee held on 3rd June 2015 – previously circulated with the full Council papers for 24th June 2015.
5. Amended Plans
 - 5.1 Agricultural Temporary Dwelling – App No 15/P/0740/F To receive the comments made by Committee Members and submitted to NSC prior to the deadline.
 - 5.2 22 Marine Parade (15/P/0866/NMA) - Use of render limited to the seaward facing elevation of the building (the flank walls remain to be built partially in natural stone as originally approved), and minor amendments to the bin store. New revised plans available on the NSC website.
6. List of planning applications to be considered as follows;
15/P/1174/LB 34 Copse Road - Installation of shower room in an area with existing access directly from main bedroom on the upper floor of the property. External extraction fan.
15/P/1197/HHPA 32 Bay Tree Road - Prior approval request for erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.325 metres high.

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

Members are reminded that under standing orders they are required to switch their mobile phones/devices off.

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

15/P/1208/NMA 52 Yeo Moor - Non-material amendment to planning approval 14/P/1631/F (Erection of a detached garage) to allow increase in roof pitch from 30 to 45 degrees, add 2 rooflights, replace window with side pass door and replace spar finish with painted smooth render.

15/P/1220/F 34 Tennyson Avenue - Erection of two storey side extension following demolition of existing single storey garage/utility room.

15/P/1224/F 3 Fearnville Estate - Application to remove condition 6 attached to planning permission 14/P/0121/F (erection of a chalet bungalow) to allow for removal of the requirement to construct the dwelling to a minimum Code Level 3 of the Code of Sustainable Homes.

15/P/1233/F & 15/P/1234/LB Highdale Farm West, Highdale Ave - Rear and roof extension to existing garage. New conservatory link between house and garage. Erection of new greenhouse. Erection of new garden store. Associated external works. Replacement windows to south elevation. New folding/sliding doors to north elevation.

15/P/1308/F 151 Old Street - Erection of an extension at first floor level.

15/P/1340/F Highcliffe Hotel, Wellington Terrace - Variation to Condition 3 (approved drawings) of approved planning application 12/P/0430/F (Refurbishment of two villas and construction of a full height infill extension to accommodate a change of use from a hotel into 14 no self-contained two bedroom apartments) to allow minor alterations to elevations and floorplans. Removal of Condition 12 of 12/P/0430/F (Code 3 Sustainable Homes) as the Code no longer applies.

15/P/1341/F 6 Treefield Road - Erection of a single storey rear extension and conversion of loft including installation of roof lights to front elevation.

15/P/1349/F Triangle Centre, Kenn Road - Removal of existing ground floor canopy and making good building and paved surface with associated works.

15/P/1381/F 53A Dial Hill Road - Removal of small hipped roof on south elevation and construction of replacement roof as continuation of the ridge line to the top end of gable end on south elevation. **Letter attached.**

15/P/1383/F 13 Woodside Road - Erection of a two storey rear extension , raised patio, new front dormer and new roof to existing front dormer.

15/P/1386/F Newton House, 27 Hill Road - Erection of decking to extend patio area at rear of back garden.

15/P/1387/LB Newton House, 27 Hill Road - Erection of decking to extend patio area at rear of back garden.

15/P/1393/F Cavell House, 1 Elton Road - Proposed loft conversion to provide 2no additional bedrooms. Erection of 3no dormer windows to the north elevation. Installation of 1no rooflight to both the east and west elevations. Raise the central inverted roof well and installation of a flat roof.

15/P/1398/F 8 Kelting Grove - Erection of a two storey side/rear extension.

15/P/1404/F Brackenwood, Brackenwood Road - Erection of a single storey entrance.

15/P/1409/F 6 The Hyde - Erection of a two storey side extension and a single storey detached garage following demolition of existing garage.

15/P/1424/LUP 17 Peddar Road - Certificate of lawful use/development proposed for the proposed erection of a garden outbuilding.

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3.

7. List of tree works applications to be considered as follows;
15/P/1264/WT 33 Dial Hill Road - T1xHolm Oak fell; T2-T4 x Lawson Cypress - fell.
15/P/1267/WT 22 Thackeray Road - T1xBeech-fell; T2xYew-remove bow; T3xHolm Oak-fell.
15/P/1268/WT Opposite Mount Elton, Highdale Road - T1xSycamore – fell.
15/P/1405/TPO Claremont Hall, 17 Highdale Road - T1 x Ash reduction of crown and retain previous points; T2 X Ash - reduction of crown to previous reduction points; T3 - T7 x Holm Oaks - reduce crown by up to 1.5m.
 8. Updated List of Current Enforcement Cases for Clevedon – attached.
 - 8.1 Possible Breach of App 14/P/0860/F 53a Dial Hill Road – photos available at the meeting.
 9. Street Naming & Numbering – 22 Marine Parade. Deputy Town Clerk to report.
- FOR INFORMATION
10. Planning applications determined since the Planning Committee meeting on 3rd June 2015 – attached.
 11. Land Between and to the Rear of 27-33 Albert Road – Notice of Replacement Tree Preservation Order. Available at the meeting.
 12. Chairman items for information.
 13. To determine Part I items.

Next Planning Committee meeting : 8th July 2015

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