

# CLEVEDON TOWN COUNCIL

44 OLD STREET, CLEVEDON, BS21 6BU

## PLANNING COMMITTEE

**Members:** Cllr G Hill – Committee Chairman

Cllrs N Barton, C Francis-Pester, S Hale, C Hall,  
B Hatch, J Norton-Sealey, K O'Brien, A Shopland,  
C Starr, 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 15<sup>th</sup> November 2017 at 7.30 pm.**

Signed Ms P. J. Heath MILCM  
Town Clerk

**7.30 pm 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 approve the Minutes of the Planning Committee held on 25<sup>th</sup> October 2017 – attached Committee members only.
4. **17/P/2435/O Land at Court Farm, All Saints Lane** - Hybrid planning application - Outline permission for the erection of six new dwellings (Plots 4-9) following demolition of the remainder of the existing buildings across the site with all matters reserved for subsequent approval apart from access. Full permission for the retention and conversion of two existing traditional buildings into three dwellings (plots 1-3) with associated infrastructure, including parking and landscaping. **Report of Site Visit at 8.45 am on 9<sup>th</sup> November to follow. Information from Planning Agent attached.**
5. To consider the following Planning Applications;  
**17/P/2481/F Hillside, Nortons Wood Lane** - Loft conversion to include front and rear dormers.  
**17/P/2496/F 43 Coleridge Vale Road North** - Proposed new rear "Orangery" single storey extension.

*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*

**17/P/2497/F Land at 1 Brackenwood Road** - Erection of 1 no detached three bedroom dwelling with intergral garage. Creation of new vehicular access into Brackenwood Road.

**17/P/2513/F Courtlands, Lower Strode Road** - Two storey side extension.

**17/P/2539/F Kelston House, Tickenham Road** - Erection of a detached double garage.

**17/P/2576/F 43 Hill Road** - Change of use of property from shop (A1) to a micro-pub (A3). No external alterations are proposed.

**17/P/2578/ADV 43 Hill Road** - Advertising consent for 1 No. non-illuminated sign.

**17/P/2580/F 7A Hill Road** - Erection of a single storey front extension with balcony over and decking to side with new access steps.

6. To note Planning Applications on Register but not requiring consultation;
- 17/P/2519/HHPA 11 Churchill Avenue** - 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 4.0 metres; 2) have a maximum height of 3.85 metres and 3) have eaves that are 2.78 metres high.
- 17/P/2545/HHPA 26 Dial Hill Road** - 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 5.2 metres; 2) have a maximum height of 3 metres and 3) have eaves that are 3.0 metres high.
- 17/P/2591/NMA 22 Thackeray Road** - Non-material amendment to application 17/P/0371/F (Erection of a first floor extension to both side elevations. Single storey extension to the rear elevation) to be able to remedy the situation associated with inaccurate plans referred to in condition No 2.
7. To consider the following tree works applications;
- 17/P/2450/WT The Shrubbery, Highdale Farm, Highdale Avenue** - 1 x horse chestnut – fell.
- 17/P/2475/TPO 45 Bryant Gardens** - Oak - remove dead branches, reduce canopy facing 35 Bryant Gardens by 2m.
- 17/P/2550/TPO Mount Elton Nursing Home, 25 Highdale Road** - T1 - Holm Oak - Reduce all stems to a height of 6m.
- 17/P/2599/WT Wellington Court, Wellington Terrace** - Gingko (T1) - reduce height by 3m, reduce over sub-station by 1.5m, reduce northern side by 1m, lift off road and clear street light.
- 17/P/2601/WT 15 Herbert Road** - Ash (T1) - reduce to previous points; Oak (T2) - crown reduce by 1.5m and crown lift by 4m; Holly (T3) - crown reduce by 1m
- 17/P/2605/TPO 10 Walton Road** - Spruce (T1) - fell. Beech (T2) raise crown to 5.5m.

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8. Consultations for consideration and comment.
  - 8.1 NSC Draft Local Planning Application Requirements Part 1 – Supporting information required to be submitted with applications  
The only change since the previously adopted in 2016 is the Community Infrastructure Levy additional information requirement form.  
Document available on NSC website
  - 8.2 North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document. Available on NSC website.
9. To receive Notification of Planning Appeal App 17/P/0691/F 16 Long Avenue.
10. To consider a report by Cllr Hatch of Severn Estuary Forum 2017 on 5<sup>th</sup> October 2017 –attached.

#### FOR INFORMATION

11. Planning applications determined since the Planning Committee meeting on 25<sup>th</sup> October 2017 – attached.
12. Correspondence emailed to Councillors since the last meeting;
  - 12.1 ALCA Report on the Planning for the Right Homes in the Right Place Consultation Proposals. Deadline 9<sup>th</sup> November 2017.
  - 12.2 New planning system at NSC – new computer system to be operational from 13<sup>th</sup> November 2017. No weekly register
13. Chairman items for information.
14. To determine Part I items.

**Next Planning Committee meeting: Wednesday 29<sup>th</sup> November 2017**

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