

# 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,  
S Hale, C Hall, B Hatch, J Norton-Sealey,  
K O'Brien, 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 15<sup>th</sup> June 2016 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.

7.30 pm Sue Turner to address the Committee regarding the proposals for St Modwen's and the possible effect of increased traffic in the area.

**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> May 2016 – attached for Committee members.
4. Planning applications to be considered;  
**16/P/0986/F 3 Pizey Avenue** - Erection of a two storey side extension to existing house to form annex accommodation for dependent relative

**16/P/1084/F19 Chard Road** - Rebuilding and enlargement of existing detached garage and remove part of front wall to increase access.

**16/P/1099/F 18 The Avenue** - Erection of a single storey rear extension, new garage/utility room following demolition of existing garages and rear conservatory.

**16/P/1108/O Garden to rear of 78 Walton Road** - Outline planning permission for the erection of a detached dwelling and garage. Access to be decided with all other matters reserved for subsequent approval.

**16/P/1111/F 40 Beaconsfield Road** - Erection of a two storey side extension and a single storey rear extension and the addition of a new vehicular entrance.

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**16/P/1116/F 23 Baker Close** - Erection of a two storey extension following demolition of existing garage.

**16/P/1128/MMA The Crow's Nest, 5 Ladye Bay** - Minor material amendment to planning permission 15/P/0163/F (Erection of a dwelling following demolition of existing dwelling (amendment to approved planning permission 07/P/2630/F) landscaping scheme to include: re-profiling ground into sections and regrading to meet retaining wall footing and platform, hardstanding area, installation of timber sleepers and timber edged gravel steps.

**16/P/1166/F 16 Bay Road** - Construction of an elevated garden platform with parking under to the front of the property.

**16/P/1196/F Garden area at Tor Na Coille, Strawberry Hill** - Erection of a two storey detached dwelling.

**16/P/1199/F Unit 6 Carey Development, Tweed Road** - Change of use B1/B8 business/storage to D2 fitness studio

**16/P/1231/F Lucki WE, Holly Lane** - Erection of a single storey detached 4no bedroom dwelling following the demolition of existing house and outbuildings with new boundary walls and fences.

**16/P/1234/LDE 2 Careys Close** - Certificate of Lawful Development existing for the erection of a rear conservatory.

**16/P/1237/F 1 Blackmoor** - Erection of a single storey side extension.

**16/P/1250/F 157 Old Church Road** - Erection of a detached chalet style bungalow following the demolition of the existing dwelling.

**16/P/1274/F18 Sumerlin Drive** - Erection of a boundary fence.

**16/P/1283/F 42 Chard Road** - Sub-division of 42 Chard Road into 2 separate dwellings. Erection of new porch to front of property and demolition of existing rear conservatory.

**16/P/1293/F 45 Hill Road** - Application for the variation of condition Nos 2,3 and 5 on application 09/P/2107/G (Change of use from shop and basement (use class A1) to incorporate café use (use class A3), whilst retaining aspects of existing A1 retail goods (to be displayed between both floors) and existing treatment room (class D2 use) in basement.) to allow a) food and drink to now include alcoholic drinks and include roasting and baking of traditional meals and incorporate the addition of roast meats and vegetables to the food already permitted b) the incorporation of an additional ventilation system and c) an extension of business opening hours to now open 8.30 am to 11.00 pm Mon to Sat and 10.00 am to 10.00 pm on Sunday.

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5. Planning applications on Register but not requiring consultation;  
**16/P/1146/HHPA Mycroft, 75 Strode Road** - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond rear wall of the original house by 3.4 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.7 metres high.

**16/P/1163/HHPA 35 Yeolands Drive** - 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 3.9 metres; 2) have a maximum height of 2.5 metres and 3) have eaves that are 2.2 metres high.

**16/P/1172/HHPA 6 Yeo Way** - 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 3.25m; 2) have a maximum height of 3.4m and 3) have eaves that are 2.3m high.

**16/P/1213/NMA 10A Coleridge Road** - Non material amendment to planning permission 16/P/1007/NMA (Erection of a single storey extension to north-west elevation and install galzed opening to ground floor west elevation) to allow the north wall to be built in timber frame construction not stone.

**16/P/1233/HHPA 24 Yeo Moor** - 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 3.2 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.

**16/P/1296/NMA Highcliffe Hotel, Wellington Terrace** - Non-material amendment to application 15/P/1340/F (Variation to Condition 3 (approved drawing) 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 14no self contained two bedroom apartments) to allow minor alterations to elevations and floor plans. Removal of Condition 12 of 12/P/0430/F (Code 3 Sustainable Homes as the Code no longer applies) to allow for roof lights above parapet level to be altered from 16.5 m2 to 7.8 m2.

6. Tree Works applications to be considered;  
**16/P/1193/TPO 39 Cannons Gate** - 3 x ash reduce height by 3m; reduce side branches (3 branches) back to fence by 2m to provide clearance to the garden of 39 Cannons Gate.

**16/P/1238/TPO 8 Wells Road** - T1 Ash Re-pollard to previous pollard points at approximately 6 m height.

**16/P/1302/WT 27B Dial Hill Road** - G1 Holm Oak - reduce height by up to 2m.

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7. Report of Site Meeting – App No 16/P/0916/F Asda, Tweed Road – Proposed service yard extension to provide improved access for delivery vehicles, relocation of access road to car park and reconfiguration of car park to allow for service yard extension.
8. Items Arising from Informal Business above;
  - 8.1 Presentation by resident, Sue Turner, concerning the proposals for the St Modwen's Site in Kenn.
9. Application for Street Café Licence – Teatro Lounge, Curzon Cinema, Old Church Road. P/16/1223 To ratify the Planning Committee's deliberations following further consultations with NSC.
10. Consultations;
  - 10.1 NSC Draft Local Development Order to simplify the planning requirements associated with certain types of development on a specific identified site within the Weston Business Quarter (Weston Airfield). Consultation ends 8 July 2016. See <http://consult.n-somerset.gov.uk/consult.ti/FoodLDO/consultationHome>
  - 10.2 NSC Core Strategy Sustainability Appraisal Supplementary Report. Consultation ends 22 June 2016. See [www.n-somerset.gov.uk/corestrategy](http://www.n-somerset.gov.uk/corestrategy)

FOR INFORMATION To receive and note the following information;

11. Planning applications determined since the Planning Committee meeting on 25<sup>th</sup> May 2016 – attached.
12. 53A Dial Hill Road – Reply from Mrs Graham 55 Dial Hill Road.
13. Chairman items for information.
14. To determine Part I items.

**Next Planning Committee meeting : Wednesday 29<sup>th</sup> June 2016**

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