

# 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 17<sup>th</sup> FEBRUARY 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.

**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 20<sup>th</sup> January 2016 – attached for Committee members.
4. List of planning applications **deferred** from the last meeting;  
**15/P/2891/F Land and Buildings at Court Lane** - Change of use of an agricultural building to equestrian use to include 5no stables and 1no tack room. Change of use from agricultural land to mixed equestrian and agricultural use. Construction of a manege.  
Due to time restraints, comments were required by 8 February 2016, the observations made at the last Planning Committee were forwarded to NSC with the proviso that they would need to be ratified at this meeting. See minute P/16/1141.
5. List of planning applications to be considered;  
**16/P/0080/MMA Lidl Food Store, Great Western Road** - Minor material amendment application to planning permission 14/P/2362/F (erection of a single storey rear extension to the west elevation and alterations to shopfront on east elevation, extending glazing to full height and re-clad remaining gable and soffits/fascia) to vary condition 2 to allow for revised Articulated Vehicle tracking plan  
**16/P/0115/F 29 Kenn Road** - Replacement of window, removal of door and installation of a roof light. Continued...

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

**16/P/0138/F 21 Old Church Road** - Conversion of ground floor under-croft into residential flat.

**16/P/0142/F 1 Conygar Close** - Retrospective application for a single storey side and rear extension and a dormer window.

**16/P/0196/F 43 Valley Road** - First floor side extension over existing playroom.

**16/P/0209/F 36 Dial Hill Road** - Replacement first floor to create 3 bedrooms, following removal of existing first floor and conservatories.

**16/P/0244/HHPA 39 Staples 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 6 metres; 2) have a maximum height of 3.85 metres and 3) have eaves that are 2.5 metres high.

**16/P/0245/F 12A Thackeray Road**- Erection of a first floor extension over the existing double garage.

**16/P/0251/MMA Unit 1 Crabtree Farm, Tweed Road** - Minor material amendment to planning application 14/P/1738/MMA (Minor material amendment to 10/P/0438/F4 - (Extension of time for outline application 05/P/1403/O - Alterations and extensions to existing dwelling to create 5 linked dwellings including associated external works and erection of a separate dwelling) and to approved reserved matters 08/P/1994/RM to change first floor window to east elevation of unit 1) to allow the leylandii trees on the western boundary to be removed and replaced with hornbeam trees.

**16/P/0254/F 91-93 Hill Road** - Change of use from shop (A1) to restaurant (A3). New shop front to include the creation of 2 no new entrance doors.

**16/P/0255/LB 91-93 Hill Road** - Change of use from shop (A1) to restaurant (A3). New shop front to include the creation of 2 no new entrance doors. Internal works to include removal of partition wall, extend raised seating area and existing opening infilled with part glazed screen.

**16/P/0259/F Campbells Land, 22 The Beach** - Erection of a first floor extension to the side elevation. Changes to the fenestration on the ground floor front elevation. 2no new door openings from existing building at first floor level, 1no new door opening off single storey extension at ground floor level. New fire escape pathway and steps from flat roof onto public pavement.

**16/P/0270/F 24 Yeoward Road** - Proposed side/front extension and replacement garage roof.

Continued...

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

**16/P/0274/F The Boat House, Ladye Bay** - Single and two storey side and rear extensions, single storey rear extension, creation of covered car port/terrace.

**16/P/0275/MMA South Field, Clevedon Hall Estate, Victoria Road** - Minor material amendment to planning permission 15/P/1538/MMA (Minor material amendment for the variation of condition 2 of 15/P/0462/F (Variation of conditions 12 and 14 and removal of condition 17 of planning permission 12/P/1539/F (Erection of 42no dwellings (use Class C3) and 8 no self-contained hotel suites (use Class C1) and associated works including hard and soft landscaping, car parking, integral open space and internal roads and paths following the demolition of the existing school buildings and hardstanding. Listed Building alterations to existing estate wall and the formation of 2 no new openings in the walled garden wall. Proposed alterations to Elton Road vehicular and pedestrian access) to allow changes to the alignment and design of the properties within the South Field) to allow tegula blocks - harvest to be used in placed of resin bounded gravel.

**16/P/0295/F 9 Seavale Road** - Single storey rear extension.

**16/P/0308/F 4 The Leys** - Single storey front extension to form wc.

**16/P/0309/F Maurice Fox Hall, 45 Old Street** - Change of use from St John Ambulance Hall (D1) to offices, storage and yard for building company at ground floor level (mixed use (B8, B1(a) and (c) Erection of 1no self-contained flat with roof terrace at first floor level (C3).

**16/P/0333/LB 10 Wellington Terrace** - Alterations and refurbishment to include: external works a new dormer window to NW elevation, erection of a lower ground and ground floor extension with stairs, ramp and veranda following demolition of existing extension on NE elevation, replace external render and down pipes, alterations to doors/windows, alterations to front boundary wall and gate posts and landscape garden. Internal alterations to include: ceiling heights raised in second floor bedrooms, remove internal partitions and open up archways, block up doors, convert stables into workshop, reinstate fireplaces, install new staircase for access between coach house and stables.

**16/P/0334/F 10 Wellington Terrace** – Erection of a new dormer window to NW elevation, erection of a lower ground and ground floor extension with stairs, ramp and veranda following demolition of existing extension on NE elevation, replace external render and down pipes, alterations to doors/windows, alterations to front boundary wall and gate posts and landscape garden. Internal alterations to include: ceiling heights raised in second floor bedrooms, remove internal partitions and open up archways, block up doors, convert stables into workshop, reinstate fireplaces, install new staircase for access between coach house and stables.

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**16/P/0339/F Lucki WE, Holly Lane** - Front, rear and side extensions following demolition of existing entrance hall.

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

**16/P/0155/TPO 29 Staples Close** - T1 Ash - fell or reduce height significantly.

**16/P/0238/WT St Christophers Court, Wellington Terrace** - T1 Holm Oak - pollard to previous pollard points reducing by 3-4m; T2 - T5 Sycamore - Fell.

**16/P/0281/WT Flat 3, 25 Victoria Road** - T1 Holly - Fell.

7. Sites and Policies Plan Part 1 Development Management Policies Deadline for comments 2<sup>nd</sup> March 2016. Documents can be viewed on NSC website [www.n-somerset.gov.uk/sandpexamination](http://www.n-somerset.gov.uk/sandpexamination) or a paper copy is available in the Town Council Office.
8. North Somerset Site Allocations Plan (Consultation Draft) Formal consultation starts on 22<sup>nd</sup> February 2017. Extracts concerning Clevedon sites attached.
- 8.1 Report of the NSC briefing session for Town and Parish Councils earlier in the day.
9. Notice of Appeal 15/P/2003/O Outline planning permission for the erection of a dwelling in the rear garden of 16 Dial Hill Road. To be determined on the basis of written representations.

FOR INFORMATION To receive and note the following;

10. Planning applications determined since the Planning Committee meeting on 20<sup>th</sup> January 2016 – attached.
11. Formal Notice of Tree Preservation Order Moor Lane Clevedon – available at the meeting.
12. NSC Licensing notification of applications made for various licences – none.
13. Chairman items for information.
14. To determine Part I items.

**Next Planning Committee meeting : Wednesday 2<sup>nd</sup> March 2016**

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