

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

PLANNING COMMITTEE

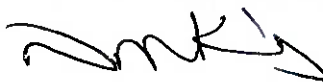
Members – Cllr Francis-Pester – Committee Chairman
Cllrs Barton, B Culblaithe, C Lord, K O'Brien, D Shopland & R Westwood



Dear Member

18th September 2024

You are hereby summoned to attend the **Planning Committee** meeting of Clevedon Town Council which will be held in the Council Chamber, Council Offices, 44 Old Street, Clevedon on **Wednesday 25th September 2024** at 7:30pm.



Signed Mr Tony Jay PP
Locum 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.

AGENDA

1. To receive apologies for absence.
2. To receive declarations of interest for items on the agenda.
3. To agree the minutes of the Planning Committee meeting dated 4th September 2024.
4. To consider the following Planning Applications:

EAST WARD

24/P/1717/HHPA - 14 Sheldon 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 3.70 metres; 2) have a maximum height of 3.70 metres and 3) have eaves that are 2.35 metres high.

24/P/1672/TRCA – The Knoll, Chapel Hill – T1-3 - 3 x Sycamores - Re-pollard back to previous points T4 - Holm Oak - 1 metre crown reduction, T5 - Dead Sycamore- Monolith to 4 metres, T6 - Lime - 2 metre cut back from school sign, T7 - Yew - 1 metre reduction. Recommend reduction back to previous points. T8 - Sycamore - Dead wood anything over 25mm T9 - Ash - Fell to ground level. T10 - Dead Elms - Fell to ground level. T11 - Dead Sycamore - Fell to ground level. T12 - Dead Sycamore - fell to ground level. T13 - Holm Oak - Crown raise 2.5m. T14 - Ash - Fell to ground level. T15 - Ash - Fell to ground level.

24/P/1674/FUL – B And M Bargins Limited, The Triangle - Application to vary conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 26, 27 and 32 and to remove condition 29 (Car Club) of the approved planning permission 20/P/1673/FUL (reconfiguration and two storey extension to the existing retail unit to include a gym (use class E) and additional ground

floor retail space to create two units (Use Class E); and erection of a food retail unit (use class E/sui generis) and 39no. senior living apartments (use class C3); to include reconfiguration of the car park, public realm and landscaping works) to allow for the phased construction of the site and at the same time seek to discharge a number of conditions (conditions 4, 10, 20 and 27).

24/P/1471/CM2A – 5A The Triangle – Change of use from retail (Use Class E(a)) to 1no. dwelling (Use Class C3)

24/P/1863/CM2A – First Floor, 11 Church Road – Prior approval for the change of use of the first floor from an office to 1no. one bedroom residential flat (Use Class C3).

24/P/1838/FUH – 5 Clover Close – Proposed replacement of existing front porch with new, larger porch.

SOUTH WARD

24/P/1695/FUH – 165 Kenn Road - Proposed creation of 2no. dormers and 1no. rooflight to the South elevation, removal of 1no. window to the East elevation and replacement of 1no. window to the West elevation.

24/P/1751/FUL - Land At 173-175 Kenn Road – Personal variation of condition 7 (restricting occupancy to over 70's) of appeal decision APP/D0121/W/21/3285415 on application 21/P/1955/FUL (Variation of condition 12 of permission 20/P/2411/FUL (Variation to conditions 2 (plans) to planning permission 18/P/4846/FUL (redevelopment of the site to form a retirement living plus (Extra Care) development of 54 units (C2 Use), a children's nursery and associated parking, landscaping. New vehicular and pedestrian access from Kenn Road) for Apartment 51 for a temporary period until 21/07/2026.

24/P/1752/FUH – 12 Dawes Close – Proposed erection of a two storey rear extension.

WALTON WARD

24/P/1633/FUL - 49 Hill Road - Retrospective application for the change of use from first floor shop storage to a 1no bed holiday let.

24/P/1702/MMA – 6 Cambridge Road – Minor material amendment to permission 23/P/2046/FUH (Demolition of existing single storey rear facing lean to and replacement with proposed two storey extension (east elevation) Existing front dormer extended. Existing garage reconstructed. Solar panels added to south and east roofs) to remove the proposed two storey rear extension and erect a single storey rear extension.

24/P/1696/FUH – 27 Dial Road – Proposed replacement of existing hallway/extension between the dwelling and garage with a new connecting extension and reduction of garage size. Extension of existing rear raised terrace and creation of new external stairway alongside the erection of a small infill extension to the North-East elevation. Roofing alterations including the creation of dual gables to the East/West elevations, creation of flat-roof terrace at the South-most point with external spiral staircase and the installation of 9no. rooflights and 12no. PV panels. Fenestration alterations including the removal of non-structural wall below existing rear bay-windows, alongside the removal/replacement/installation of windows, doors and glazed balustrade to all elevations.

24/P/1763/TRCA – 9 Marine Parade – T1: Fell and remove Sycamore Tree. T3: Side up limbs on Holm Oak tree overhanging boundary dry stone wall by 1.5 metres. T4:Side up limbs on Sycamore tree overhanging dry stone wall by 1.5 metres.

24/P/1769/TRCA – 1 The Zig-Zag – Ash Tree (T1) fell.

24/P/1771/TRCA – 17A Linden Road - Bay Tree (T1) - Crown Reduce by approximately 2.5 metres.

24/P/1613/FUH – 42 The Avenue - Proposed demolition of existing conservatory. Erection of a single storey side extension and first floor front extension. Fenestration alterations to the rear elevation including the removal and replacement of windows and doors.

24/P/1797/TRCA – 19 Linden Road - 2 x Magnolia Trees (G1) - Crown Reduce both trees back to previous pruning points, removing approximately 1.5 Metres of growth.

24/P/1824/TRCA – 45 Princes Road - Holm Oak (T1) Crown reduction by up to 4mtrs. Holly (T2) Crown reduction by up to 2mtrs.

WEST WARD

24/P/1678/TPO – Ground Floor Flat, 3 Victoria Court, 21 Albert Road - Oak (T1) - Crown Lift by approx. 0.75 metres, Crown Reduce Upper Canopy by approx. 0.5 Metre, Crown Reduce Lateral spread by Approx. 1 metre.

YEO WARD

24/P/1780/FUL - Unit 21, Five C Business Centre, Concorde Drive – Proposed installation of 3no. external air source heat pump units.

24/P/1886/HHPA – 17 The Tynings - 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 4.00 metres; 2) have a maximum height of 3.70 metres and 3) have eaves that are 2.40 metres high.

5. NSC Consultations and information

5.1 – NSC Consultations – None to report - checked on 18th September 2024.

5.2 – Planning Appeals – None to report as of 18th September 2024

6. Chair's items for information only

NSC Determinations –None to report as of 18th September 2024.

Date of next meeting – 16th October 2024

