

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 4TH NOVEMBER 2015**

PRESENT: Councillor Cottrell - in the Chair
Councillors R.Cruse, Burden, M.Cruse, Huffadine-Cooper,
Lord, Oyns, Koops, Pasley*
(*arrived 7.33pm)
Sharon Sherborne - Assistant Clerk

APOLOGIES: Councillors Mason, Clark, Mitchell

There were 4 members of the public present and 1 representative from the North Somerset Times paper.

PL398 DECLARATIONS OF INTEREST

None.

PL399 PUBLIC PARTICIPATION

There were no members of the public registered to address the committee.

**SECTION 1 – TO BE CONSIDERED BY THE PLANNING &
REGULATORY COMMITTEE**

PL400 PLANNING APPLICATIONS

15/P/2307/F 60 BRAMPTON WAY, PORTISHEAD, BS20 6YR

First floor side extension over existing garage

The meeting viewed the online existing and proposed plans. There were no online objections from neighbours and the meeting believed that properties nearby had undergone similar developments.

Assistant Clerk note: Councillor Pasley enters the meeting.

It noted the comments made by the Highways Department in that there were no concerns in relation to parking but was confused by the statement that it crosses an unadopted highway.

Councillor M. Cruse proposed no objection.

Councillor Burden seconded the proposal.

Vote recorded: all in favour.

RESOLVED that no objection.

15/P/2330/F 4 BEACH ROAD WEST, PORTISHEAD, BS20 7HR

Erection of single storey rear and two storey side extensions with first floor balcony to the front elevation

The meeting noted that this application has only just appeared on North Somerset Councils website in the last day or so (02.11.15) and felt therefore that the consultation dates (October) were totally unrealistic.

Assistant Clerk note: *The meeting was informed that North Somerset Council had apologised for the delay and had enquired as to whether Portishead Town Council required additional consultation time.*

The meeting viewed the online plans and understood that an objection had been received from an immediate neighbour. A discussion took place regarding the size of the extension, which appeared to double the size of the house and the possible affect to the neighbouring property in terms of loss of light to three habitable windows. Concerns were also raised regarding the street scene as a result of the property extending forward of the building line.

The meeting viewed Earthlight to establish the direction the property faced in order to consider the impact in loss of light.

Councillor Cottrell permitted a local resident and neighbour, Mr Jenkins (2A Beach Road West), to address the meeting. He spoke on behalf of his neighbour (Mr Cole of 2 Beach Road West) who was unable to attend the meeting, to object to planning application 15/P/2330/F. Mr Jenkins referred to the size of the extension, which is double the size of the house. He feels that it will encroach on the West side of the neighbouring property: any windows or doors will be overlooking the neighbour (no.2, Mr Cole).

Councillor Pasley suggested that the extension would have an overbearing impact on the neighbour.

Councillor Lord proposed objecting on the grounds that a two storey extension is overbearing and will lead to a loss in light to the existing windows of the neighbouring property (No. 2).

Councillor Koops seconded the proposal.

RESOLVED that object on the grounds that a two storey extension is overbearing and will lead to a loss in light to the existing windows of the neighbouring property (No. 2).

Vote recorded: Majority in favour, Cllr Burden abstained.

**15/P/2334/F 46 LOWER DOWN ROAD, PORTISHEAD, BS20
6PE**

Erection of a two storey rear extension and a first floor window to side elevation

The meeting viewed the online existing, proposed, elevation and location plans. There were no objections from neighbours but the proximity of windows on the neighbouring property was discussed.

Councillor Koops proposed no objection subject to no valid objections from neighbours.

Councillor Lord seconded the proposal.

Vote recorded: All in favour.

RESOLVED that no objection subject to no valid objections from neighbours.

15/P/2336/F 69 FENNEL ROAD, PORTISHEAD, BS20 7AR

Erection of single storey side and rear extension

The meeting viewed the location and elevation plan. There were no online objections.

Councillor Koops proposed no objection subject to no valid objections from neighbours.

Councillor Lord seconded the proposal.

Vote recorded: Majority in favour, Cllr Cottrell abstained.

RESOLVED that no objection subject to no valid objections from neighbours.

15/P/2343/WT 117 HIGH STREET, PORTISHEAD, BS20 6PT

T1 - Cherry - fell; T2 - Holly - reduce crown by up to 4 m; T3 - Magnolia - clear crown to gain clearance of property up to 2 m.

The meeting viewed the online location plan and noted that there were no objections registered. It discussed the comments made by the Portishead

Tree Warden, Norma Parfitt. There appeared to be no evidence why the Cherry tree, which is in a conservation area, should be felled.

Councillor Burden felt that the works described, other than pruning, were unnecessary. He felt that the trees were important to the street scene.

Councillor Burden proposed objecting on the grounds that the trees form an important part of the street scene in this conservation area.

Councillor Lord seconded the proposal.

Vote recorded: Majority in favour, Cllr M. Cruse abstained.

RESOLVED that object on the grounds that the trees form an important part of the street scene in this conservation area.

**15/P/2358/F HIGH DOWN JUNIOR AND INFANT SCHOOL,
DOWN ROAD, PORTISHEAD, BS20 6DY**

Installation of a shipping container to be used for storage and new planting introduced. Installation of new gates into existing chain link fence for maintenance access from The Downs

Councillor Cottrell reported that this is not a valid planning application. North Somerset Council has confirmed that it was registered incorrectly and Portishead Town Council is not required to consult. The correct application for works is recorded below 15/P/2359/RG3.

**15/P/2359/RG3 HIGH DOWN JUNIOR AND INFANT SCHOOL,
DOWN ROAD, PORTISHEAD, BS20 6DY**

Installation of a shipping container to be used for storage and new planting introduced. Installation of new gates into existing chain link fence for maintenance access from The Downs

The meeting viewed the online plans and noted that there were no objections. On viewing the planning application there did not appear to be any time scale defined for the shipping containers to be on site.

Councillor Burden proposed no objection.

Councillor Pasley seconded the proposal.

Vote recorded: Majority in favour, Cllr R. Cruse abstained.

RESOLVED that no objection.

15/P/2390/F

34 FALCON CLOSE, PORTISHEAD, BS20 6UT

Erection of a single storey rear extension following demolition of rear porch and part conversion of rear garage to garden room

The meeting viewed the online plans and noted that a neighbouring property had already been extended. There were no objections online.

Councillor Oyns proposed no objection.

Councillor Koops seconded the proposal.

Vote recorded: All in favour.

RESOLVED that no objection.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL401

OTHER PLANNING MATTERS

A. CAR PARKING – ALDI STORES

Councillor Cottrell informed the meeting that she had brought this item to committee on realising that 1) Aldi has imposed 90 minutes customer parking with a fine if exceeded and 2) it is necessary to step over the landscaping to make use of the crossing to Worthington's Walk or access the pavement if you are going to the health centre (Portishead Medical Centre).

Councillor Cottrell recalled that when Portishead Town Council considered the Aldi planning application it gave comment about wanting to retain free 3 hour parking and a footpath to the health centre. In addition 2 hour free parking was believed to be a covenant in the agreement made between Woodspring District Council, Portishead Town Council and the Co-operative Store when the land was sold.

Councillor Burden reaffirmed that an agreement was made between Portishead Town Council and the Co-operative Store when Portishead Town Council sold them the land. This should have been written into the agreement by Woodspring District Council who were the unitary authority at the time.

A discussion took place as to whether the current 90 minute parking restriction is imposed in the car park behind the Somerset Hall and whether the agreement/covenant is legally binding.

Councillor Koops believed that a letter should be sent to Aldi reaffirming that Portishead Town Council do not want to see restricted car parking, which could affect the longevity of the shops in the High Street.

The meeting felt it appropriate to obtain the original copy of the agreement/covenant in order to have this accessed by a legal professional and to enlist the help of North Somerset Council to ascertain a copy of the dated version.

Councillor Burden proposed that Portishead Town Council:

1. writes to Aldi to inform them that the land was originally sold with an agreement (i.e. free 2 hour parking).
2. ask that the District Councillors look into other matters. He recalls and others will too, that the only reason the Town agreed to the selling of a playing field to build a supermarket was that parking shortages within the Town could be overcome.

Councillor Lord proposed that a copy of the agreement between Portishead Town Council and the Co-op accompany the letter to Aldi.

Recommendation

That Portishead Town Council writes to Aldi to remind them of the condition on which the land was sold (2 hour free parking) and further information and support is requested from North Somerset Council.

Vote recorded: All in favour

PL402

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Delegated decisions made by the Planning & Regulatory Chairman on the attached tables under delegated powers were noted.

Councillor Burden proposed accepting the delegated Chairman's decisions.

Councillor Koops seconded the proposal.

Vote recorded: all in favour.

PL402 SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
15/P/2215/F	9 Tower Road, Portishead, BS20 8RE	Erection of a single storey side extension and front porch following demolition of attached single garage	No objection subject to no valid objections from neighbours.
15/P/2223/F	23 The Finches, Portishead, BS20 7NE	Erection of a two storey rear extension	No objection subject to no valid objections from neighbours.
15/P/2249/HHPA	43 Portland Drive, Portishead, BS20 6YQ	Prior approval request for the erection of a single storey extension to south-west elevation that would: 1) extend beyond the rear wall of the original house by 3.6 metres, 2) have a maximum height of 3.3 metres and 4) have eaves that are 2.35 metres high	<i>Assistant Clerk note: HHPA – no consultation required, deemed approval applies.</i>
15/P/2251/F	24 Springfield Road, Portishead, BS20 6LH	Erection of a two story extension to the rear of the property following demolition of existing conservatory and utility room. The extension will be located on the footprint of the existing dwarf walled conservatory and existing utility room	No objection subject to no valid objections from neighbours.

15/P/2263/F	64 Nore Road, Portishead, BS20 8DW	Create an in/out driveway	No objection subject to no valid objections from neighbours.
15/P/2287/F	3 Clockhouse Mews, Portishead, BS20 7HS	Installation of French door to rear ground floor flat	No objection subject to no valid objections from neighbours.
15/P/2416/MMA	5 Meadows Close, Portishead, BS20 8BU	Variation of condition 2 attached to planning approval 15/P/2056/F (Erection of a side extension with parking area in front garden following the demolition of a detached double garage and side porch to bungalow) to allow the size of the approved porch and ensuite extension to be increased.	No objection subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION

PL403 OTHER PLANNING MATTERS - FOR INFORMATION

1. THE FOLLOWING NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL WERE NOTED:-

A. ENFORCEMENT CASES

List of cases as at 28th September 2015 and an email from Chris Nolan regarding Planning Enforcement workloads and the information the Enforcement Team require for any future enforcement submissions.

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

The reports in respect to August and September 2015 (as tabled).

C. PLANNING CONSENT GRANTED

**15/P/1843/F CAMELLIA COTTAGE, 6A BEACH HILL, PORTISHEAD, BS20 7HT
CONSTRUCTION OF RAISED DECKING TO FRONT AND SIDE OF PROPERTY
(RETROSPECTIVE)**

Report from North Somerset Council's committee decision dated 14th October 2015 detailing reasons for approval and acknowledging the objections made by Portishead Town Council.

**15/P/1818/F LAND TO REAR OF 89 HILLSIDE ROAD, PORTISHEAD, BS20 8LJ
MINOR MATERIAL AMENDMENT FOR THE VARIATION OF CONDITION 2 (APPROVED
PLANS) OF PLANNING PERMISSION 15/P/0988/F**

Report of Case Officer approving the application on 21st September and acknowledging the objection made by Portishead Town Council.

D. PLANNING APPLICATIONS WITHDRAWN

15/P/1988/F	-	27 SOUTH ROAD, PORTISHEAD, BS20 7DU
15/P/1090/F	-	BUILDING REAR OF 117 HIGH STREET, PORTISHEAD, BS20 6PT
15/P/1091/LB	-	BUILDING REAR OF 117 HIGH STREET, PORTISHEAD, BS20 6PT

E. PLANNING APPLICATION 15/P/1977/F - NEWCOME, BATTERY LANE, PORTISHEAD, BS20 7JD

Confirmation and apology from North Somerset Council following the determination of the above application, prior to noting the comments from Portishead Town Council's Planning & Regulatory committee meeting, which was held on 7th October .

F. LICENCE APPLICATIONS RECEIVED BY NORTH SOMERSET COUNCIL

Applications received for the period 1st to 16th October 2016.

G. SITE AND POLICIES PART 1: DEVELOPMENT MANAGEMENT POLICIES

- i) North Somerset Council's response to the Inspector's main issues and questions. The supporting documents can be found on the examination web page www.n-somerset.gov.uk/sandpexamination
- ii) North Somerset Council's response to Portishead Town Council. This was submitted to Portishead Town Council with a view to providing a Statement of Common Ground for the Inspector to consider at the Hearing on 2nd and 3rd November 2015. After careful consideration, Councillors Cottrell and Mitchell felt that it was still appropriate for them to represent Portishead Town Council at the Hearing.
- iii) The copy of ED24a North Somerset Council's updated Schedule of Proposed Modifications (27 October 2015), which is also available online to view www.n-somerset.gov.uk/sandpexamination

Councillors Lord and Cottrell, who attended the Hearing to represent Portishead Town Council, took the opportunity to update the meeting. In summary the Inspector was only looking at Policies but these needed to be proportionate and effective. The points Portishead Town Council reiterated related to the cycle track and bridleway being defined on a map, a stipulation that there would be no development on the green space at West Hill and the parking needs for the new railway station to ensure parking is not displaced onto neighbouring roads (e.g. if parking is too far away from the station or a fee payable).

H. AMENDMENT TO PLANNING APPLICATION

15/P/1901/TPO WESTON BIG WOOD, OFF VALLEY ROAD, B3124 CLEVEDON TO PORTISHEAD, BS20 8JD

The change in tree species to lime and reduction in tree number from 20 to 13. The original application has been amended.

PL404 MATTERS FOR THE NEXT MEETING:

1. Aldi Development of former Co-op site.
2. Cycling and Pathways mapping.

Meeting closed 8.30pm