

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON WEDNESDAY 2<sup>ND</sup> JANUARY 2014**

**PRESENT:** Councillor Mrs Koops – in the Chair  
Councillors Mrs Knight, Mrs Lord, Clark, Burden, Walters, Terry  
Sharon Sherborne – Assistant Clerk

**APOLOGIES:** None

There were no members of the public present at the meeting.

**PL247 DECLARATIONS OF INTEREST**

- Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.
- Councillor Walters  
Personal Interest in Planning Application 13/P/2399/F  
Erection of two semi-detached cottages with associated gardens, vehicular access and car parking.  
Reason – lives very close to the development
- Councillor Mrs Koops  
Personal Interest in Planning Application 13/P/2318/F  
Erection of a dwelling and garage following demolition of existing dwelling.  
Reason – acquainted with an objector
- Councillor Clark  
Personal Interest in Planning Application 13/P/2390  
Certificate of lawful development for two proposed rear single storey extensions.  
Reason – acquainted with Agent
- Councillor Mrs Lord  
Personal Interest in Planning Application 13/P/2383/F  
Change of use from warehouse/industrial use to mixed use of D2 (pool facility) and A3 (café facilities) use.  
Reason – trustee of Portishead Youth Centre, which has a café

**PL248 PUBLIC PARTICIPATION**

There were no members of the public present to participate.

**PL249 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

**PLANNING APPLICATIONS**

**13/P/2318/F 3 QUEENS WAY, PORTISHEAD, BS20 8HR**

Erection of a dwelling and garage following demolition of existing dwelling.

It was noted that there were three comments on line. The meeting was unable to determine any height implications for neighbours from the documents available. It also noted comments from a neighbour regarding access to and from their property.

Councillor Mrs Lord proposed objecting to the proposal on the grounds that there are concerns relating to the overall height of the proposed building and that there may be a loss of access to and from neighbouring properties during any development.

The meeting agreed with the proposal and Councillor Mrs Koops seconded the proposal.

**RESOLVED that:-**

Object - on the grounds that there are concerns relating to the overall height of the proposed building and that there may be a loss of access to and from neighbouring properties during any development.

**13/P/2383/F UNIT 14, OLD MILL ROAD, PORTISHEAD, BS20 7BX**

Change of use from warehouse/industrial use to mixed use of D2 (pool facility) and A3 (café facilities) use.

The meeting noted that there were no on line comments.

Councillor Mrs Knight informed the meeting that she had liaised with businesses on the estate. It was apparent that access to existing business units, especially for HGV's, had become more difficult as a result of the increase in on-street parking since the opening of the stores.

Councillor Mrs Knight informed the meeting that the installation of yellow double lines in this area is being revisited.

The meeting discussed opinions relating to the type of use for the units along Old Mill Road and believed that A3 (café facilities) should not become the primary use for this particular unit.

Councillor Terry proposed not objecting to the change of use subject to the A3 use (café facilities) being ancillary to D2 (pool facility), e.g. the café not becoming the primary use in this unit.

The meeting agreed with this proposal and Councillor Mrs Knight seconded the proposal.

**RESOLVED that:-**

No objection subject to the A3 use (café facilities) being ancillary to D2 (pool facility), e.g. the café not becoming the primary use in this unit.

**13/P/2390/LUP      76 COMBE AVENUE, PORTISHEAD, BS20 6JT**

Certificate of lawful development for two proposed rear single storey extensions.

The meeting noted that there were no on line comments but a previous application (13/P/1563/F) at the site was refused by North Somerset Council. The meeting felt that it could not be tasked to establish whether or not this (13/P/2390/LUP is a lawful development under new Planning legislation.

Councillor Burden proposed no comment be made. Councillor Mrs Knight seconded the proposal.

**RESOLVED that:-**

No comment.

**13/P/2399/F      LAND ADJACENT TO 1 ST PETERS ROAD,  
PORTISHEAD, BS20 6QY**

Erection of two semi-detached cottages with associated gardens, vehicular access and car parking.

The meeting noted that there were no comments on line.

A discussion took place regarding the overbearing size of the proposed development, inadequate parking and access due to the design.

Councillor Mrs Lord proposed objecting on the grounds of overdevelopment of the site, inadequate parking and access to and from the site. It is inappropriate to add extra traffic and parking on St Peters

Road and access from the site to St Peters Road should be in a forward gear. It is noted that access could be improved by using the access road to the apartments. Councillor Mrs Knight seconded the proposal.

**RESOLVED that:-**

Object on the grounds of overdevelopment of the site, inadequate parking and poor access to and from the site. It is inappropriate to add extra traffic and parking on St Peters Road and access from the site to St Peters Road should be in a forward gear. It is noted that access could be improved by using the access road to the apartments.

**13/P/2412/HHPA 108 PHOENIX WAY, PORTISHEAD, BS20 7JX**

Prior approval request for the erection of a single storey rear extension that would 1: extend beyond the rear wall of the original house by 3.60 metres; 2: have a maximum height of 2.795 metres and 3: would have eaves that are 2.10 metres high

The meeting noted that there were no on line comments.

A discussion took place regarding the viability of the Town Council making any comment. Under new Planning Legislation only a neighbour's comment can be taken into consideration.

Councillor Burden proposed that no comment be made. Councillor Terry seconded the proposal.

**RESOLVED that:-**

No comment.

**SECTION 2**  
**PLANNING MATTERS (RECOMMENDATIONS TO TOWN**  
**COUNCIL)**

**PL250 OTHER PLANNING MATTERS**

**A. DISABLED ADVISORY PARKING BAY REQUEST**

The application to North Somerset Council for a provision outside of No. 4 Lockside, Portishead, BS20 7AE was discussed and considered. The meeting noted that a similar application was previously refused. In considering the application it was felt inappropriate to provide a disabled parking bay on the narrow road, which could obstruct emergency vehicles. By the applicants own admission, using the middle allocated parking lot causes difficulties. The meeting would suggest that the applicant

approaches neighbouring parking bay owners to see if they are willing to exchange parking lots.

**RECOMMENDATION:**

Portishead Town Council object to providing a disabled parking bay on a narrow road, which could obstruct emergency vehicles, and suggests that the applicant approaches neighbouring parking bay owners to see if they are willing to exchange parking lots.

**B. THE SEA WALL COMMISSION**

Councillor Terry had no progress to report at this time.

**C. NORTH SOMERSET CORE STRATEGY - CONSULTATION**

The meeting discussed the Consultation. It was felt that an objection should be made to any increase in housing in Portishead or the surrounding area.

Councillor Burden proposed that Portishead Town Council object to any further increase in Portishead and its immediate area. Councillor Mrs Lord proposed adding that the increase Portishead has had in the last few years has put severe strain on the infrastructure; places in primary schools and roads. Community organisations are feeling the strain and we feel a period of stability is required in order for the community to recover and flourish. Councillor Burden felt it appropriate for it to be noted that the density accepted in the Town is higher than is now considered acceptable, which has caused considerable transport problems.

**RECOMMENDATION:-**

Portishead Town Council objects to any further increase in Portishead and the immediate area. The increase Portishead has had in the last few years has put severe strain on the infrastructure; places in primary schools and roads. Community organisations are feeling the strain and we feel a period of stability is required in order for the community to recover and flourish. It is the Town Council's belief that the density accepted in the Town is higher than is now considered acceptable, which has caused considerable transport problems.

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**SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

Delegated decisions made by the P & R Chairman on the attached table under delegated powers were noted.

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
13/P/2214/F	54 Severn Road, Portishead, BS20 6NQ	Retrospective application for the erection of a 1.8 metre boundary fence.	No objection – subject to no valid objection from neighbours.
13/P/2216/F	24 Nore Park Drive, Portishead, BS20 8EB	Erection of a two storey rear extension, a single storey front extension, construction of a front dormer extension and alterations to vehicular access.	No objection – subject to no valid objection from neighbours.
13/P/2245/F	238 Down Road, Portishead, BS20 8HU	Rear and side extension. New raised roof and dormer to create first floor living space	No objection – subject to no valid objection from neighbours.
13/P/2272/F	3 The Precinct, High Street, Portishead, BS20 6AH	Change of use from A3 restaurant to A5 hot food takeaway	No objection – subject to no valid objection from neighbours.
13/P/2276/F	28 Slade Road, Portishead, BS20 6BS	Erection of a two storey side extension with integral garage following demolition of existing garage	No objection – subject to no valid objection from neighbours.
13/P/2287/F	21 Merlin Park, Portishead, BS20 8RJ	Erection of a first floor extension to front elevation over garage protrusion	No objection – subject to no valid objection from neighbours.
13/P/2303/F	18 Kings Road, Portishead, BS20 8HH	Retrospective application for the construction of timber decking to rear of bungalow	No objection – subject to no valid objection from neighbours.
13/P/2311/F	60 High Street, Portishead, BS20 6EH	Installation of glazed timber shop front to existing opening.	No objection.

13/P/2312/ADV	60 High Street, Portishead, BS20 6EH	Display of non-illuminated fascia sign	No objection.
13/P/2328/F	3 Seaview Road, Portishead, Bristol, BS20 8HJ	Extend garage and convert into bedroom/bathroom	No objection – subject to no valid objection from neighbours.
13/P/2362/F	Substation adjacent to, 20 Queens Road, Portishead, BS20 8HT	Retention of pitched roof on existing substation building.	No objection – subject to no valid objection from neighbours.
13/P/2363/F	8 George Street, Portishead, BS20 6TD	Erection of a two storey side and rear extension	No objection – subject to no valid objection from neighbours.

### **TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
13/P/2262/TPO	61 Charlcombe Rise, Portishead, BS20 8ND	6 Pines - Crown reduction and thin by 20%	No objection – subject to the approval of the North Somerset Council Tree Officer
13/P/2270/TPO	Fedden Village, Nore Road, Portishead, BS20 7HN	Various tree works as itemised on application.	No objection – subject to the approval of the North Somerset Council Tree Officer
13/P/2338/TPO	Land to the rear of , 3-11 Sage Close, Redcliffe Bay, Portishead, BS20 8EU	Various tree works as itemised on application.	No objection – subject to the approval of the North Somerset Council Tree Officer
13/P/2391/TPO	72 Nore Road, Portishead, Bristol, BS20 8DU	Various tree works as itemised on application.	No objection – subject to the approval of the North Somerset Council Tree Officer

## **OTHER PLANNING MATTERS - FOR INFORMATION**

The following were noted:

### **A. NORTH SOMERSET COUNCIL DECISIONS:**

Consent granted:13/P/0883/F Old Lodge, 1 Woodhill Road, Portishead, BS20 7ET

Erection of a single storey rear extension following demolition of existing rear extension, rebuild side boundary wall to height of 1.8m and front boundary wall.

### **B. NORTH SOMERSET STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2013 (SHLAA)**

The 2013 update has just been published. The SHLAA is an evidence document which local planning authorities are required to produce to support plan making. The purpose is to identify potential sites which could be brought forward to meet the identified need for housing over the plan period. For North Somerset this is needed to support the re-examination of the remitted Core Strategy policies in relation to the revised district wide housing requirement, and the Sites and Policies Plan in respect of detailed land allocations. The SHLAA considers housing land supply from all sources. This includes sites both within the planning system such as sites with planning permission and development plan allocations, and other possible opportunities.

Further information can be found on line [http://www.n-somerset.gov.uk/Environment/Planning\\_policy\\_and-research/localplanning/Pages/Strategic-housing-land-availability-assessment-FAQs.aspx#e](http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Pages/Strategic-housing-land-availability-assessment-FAQs.aspx#e) or alternatively a hard copy of the Assessment is available in hard copy from Portishead Town Council, The Folk Hall.

Councillor Terry advised that he would be checking the map and the proposed areas.

### **C. HOUSE NUMBERING – CONVERTED UNITED REFORM CHURCH, WOODHILL ROAD, PORTISHEAD**

The street naming and numbering in respect to the eight residential units at the above location under planning application 13/P/0116/F.

#### **D. ENFORCEMENT CASES**

Current list dated 16<sup>th</sup> December 2013 provided by North Somerset Council.

Meeting closed 8.15pm

#### **ITEMS FOR NEXT MEETING:-**

1. Disabled Advisory Parking Bay Request
2. The Sea Wall Commission