

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 4TH DECEMBER 2013**

PRESENT: Councillor Mrs Koops – in the Chair

Councillors Mrs Lord, Mrs Cruse, Burden*, Clark, Walters, Terry**
(* arrived 7.32pm, **arrived 7.35pm)

Sharon Sherborne – Assistant Clerk

APOLOGIES: Councillor Mrs Knight, Pasley

There were six members of the public present at the meeting.

PL241 DECLARATIONS OF INTEREST

There were no declarations of interest.

PL242 PUBLIC PARTICIPATION

Mr B Ford, a resident of Portishead, wished to register his objection against planning application 13/P/2077/F – 16 West Hill, Portishead. Mr Ford, a neighbour, believed that the proposed extension would result in a loss of light and privacy to his property. In addition he felt that the submitted plans were not to scale and the size of the extension was misrepresented on the plan. Another concern is that this property would become a six bedroom house and there is only parking for two vehicles.

Ms Warr, a resident of Portishead, echoed the objections made by Mr Ford relating to 13/P/2077/F – 16 West Hill, Portishead.

Mrs A Hillary, a resident of Portishead and a neighbour, gave her objections to 13/P/2077/F – 16 West Hill, Portishead. This is on the basis of intrusion (loss of privacy) into their property.

Mr C Hillary, a resident of Portishead and a neighbour, gave his objections to 13/P/2077/F – 16 West Hill, Portishead. He believed that, if you study the existing and proposed plans, it will identify that the extension is being increased in size by almost 50% and not the 25%-30% indicated.

Ms L Ward, a resident of Portishead and a neighbour of 6A Beach Hill, Portishead, gave her objections to 13/P/2184/F. She did not believe the plans available were very clear. She felt the proposed dormer style

window would impact on her property; a lack of light and privacy and overbearing.

Ms A Ward also gave her objections in respect to 6A Beach Hill, Portishead. She understood that a wall on the path to her house was built in the 1850's and felt if the wall was disturbed access to her home could be affected.

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

Assistant Clerk note: The Chairman took the decision to change the order of discussion in the interest of the public present.

PL243 PLANNING APPLICATIONS

13/P/2077/F 16 WEST HILL, PORTISHEAD, BS20 6LQ

Two storey extension with raised balcony to first floor

The meeting discussed the possible impact on neighbours and viewed plans on line from North Somerset Council's website. It was generally felt that the development was large in design and could well have detrimental effect on neighbouring properties.

Councillor Mrs Lord proposed an objection be made. Councillor Mrs Koops seconded the objection. There were no objections to the proposal.

RESOLVED that:-

Object on the grounds that it is detrimental to neighbouring properties by virtue of a loss of light/sunlight and loss of privacy, as a result of the side facing window and balcony. It is also noted that there are only two car parking spaces, which is insufficient for a six bedroomed house, particularly on a road that has parking problems.

13/P/2184/F 6A BEACH HILL, PORTISHEAD, BS20 7HT

Erection of single storey side and front extensions following demolition of existing conservatory. Creation of front and side dormer windows

It was firstly noted by Councillor Walters that Councillor Pasley is a neighbour to this property.

The meeting viewed plans on line from North Somerset Council's website. Councillor Mrs Lord invited Ms L Ward to identify the path to her house on the plan projected on the screen.

Councillor Terry was mindful to call this application in for discussion at the North Area Committee meeting. He also suggested a site visit.

Councillor Mrs Cruse gave concern of access during development for neighbouring properties.

Councillor Mrs Lord proposed objecting on the grounds of possible detrimental impact on the neighbours in terms of light, privacy and access (the gate of No. 3 Beach Hill, Portishead is only 36 inches from the gate/wall). Access would also need to be maintained during any construction.

Councillors Burden and Terry seconded the proposal. There were no objections to the proposal.

RESOLVED that:-

Object on the grounds of possible detrimental impact on the neighbours in terms of light, privacy and access (the gate of No. 3 Beach Hill, Portishead is only 36 inches from the gate/wall of the property). Access would also need to be maintained during any construction.

13/P/2045/F 8A QUANTOCK ROAD, PORTISHEAD, BRISTOL, BS20 6DP

Creation of front and rear dormer windows to create extra living space

The meeting viewed plans on line from North Somerset Council's website and noted one letter of objection.

Councillor Mrs Koops proposed no objection. There was no objection to the proposal.

RESOLVED that:-

No objection.

13/P/2056/F 11 THE DOWNS, PORTISHEAD, BS20 6EE

Erection of a second storey extension over existing rear extension

The meeting viewed plans on line from North Somerset Council's website.

Councillor Mrs Koops proposed a comment of no objections. There were no objections to the proposal.

RESOLVED that:-

No objection.

**13/P/2075/F SUNNYFIELD WORKS, CLAPTON LANE, PORTISHEAD,
BS20 7RA**

Erection of 5no two storey workshop units for B1 and B8 use following demolition of industrial buildings, store and canteen

Councillor Burden felt this application should be approved but added that if North Somerset Council are mindful to refuse permission, that Portishead Town Council are given the opportunity to reconsider the matter afresh.

Councillor Burden proposed that a comment of no objection be made, subject to Portishead Town Council being given the opportunity to reconsider the matter afresh should North Somerset Council decide to refuse permission. Councillor Mrs Koops seconded the proposal. There were no objections to the proposal.

RESOLVED that:-

No objection subject to Portishead Town Council being given the opportunity to reconsider the matter afresh should North Somerset Council decide to refuse permission.

**13/P/2079/F LAND OFF HARBOUR ROAD, HARBOUR ROAD,
PORTISHEAD, BS20**

Erection of class A1 retail development, complimentary class A3/A5 units, car parking, landscaping, associated works and extension to existing park and ride facility.

The meeting viewed plans on line from North Somerset Council's website and noted two on line comments, one from Avon & Somerset Police and the other from the Flood Risk Management Team.

The Assistant Clerk read an email that had been received from Councillor Mrs Knight; *"have spoken to the Planners about the Harbour Road site, they will be putting, at the expense of the developer, a pedestrian crossing in (not unfortunately from Waitrose to Lidl as this is private land) and an entrance will be before the Lidl's bend. This should, therefore, be a lot safer."* Councillor Terry questioned whether this was a statement of intent received from the Developer or a suggestion being made to the developer.

Councillor Burden felt that the suggestion made by Avon & Somerset Police in respect to installing a barrier should be supported.

The meeting discussed the flow of traffic, congestion and the fact that there are no known accidents in this particular area. In fact congestion slows traffic down.

Councillor Walters proposed raising concern relating to the inadequate allocation of disabled parking, there are only 4.

Councillor Mrs Lord proposed supporting Avon & Somerset Police suggestion to specify the inclusion of a barrier at the entrance. Councillor Burden seconded the proposal.

There were no objections to the proposals.

RESOLVED that:-

Object to the proposal - deplore the loss of level land which could be used for a wider variety of employment. The Council question whether retail development is needed, given the number of plans already approved.

If the plan goes ahead then;

- there should be a gate to prevent the use at night in accordance with the recommendation made by Avon & Somerset Police,
- the conversion of a T-junction with Harbour Road to a cross-road will lead to traffic chaos. Management will be needed and a roundabout would be the preferred choice.
- there is an inadequate number of disabled parking spaces (4).

13/P/2091/F 3 MENDIP ROAD, PORTISHEAD, BS20 6DA

First floor extension to residential dwelling to include balcony to first floor.

The meeting viewed plans on line from North Somerset Council's website. Comment was made regarding the large size of the development, lack of vehicular access to the property and lack of parking.

Councillor Mrs Lord proposed objecting on the grounds of over-development. Councillor Terry proposed raising the issue of vehicular access but queried whether it was a valid planning objection.

Councillor Mrs Koops seconded the proposal. There were no objections to this proposal.

RESOLVED that:-

Object on the grounds of over-development by virtue of size, a lack of vehicular access to the property and inadequate parking in the vicinity.

13/P/2105/F CROSSWINDS, KINGS WAY, PORTISHEAD, BS20 8HW

First floor front extension with Juliet balcony over existing balcony and single storey rear extension to form enlarged kitchen and dining area

The meeting considered the plans on line from North Somerset Councils website.

Councillor Terry proposed no objection. Councillor Mrs Lord seconded the proposal. There was no objection to this proposal.

RESOLVED that:-

No objection.

**13/P/2152/LB ST NICHOLAS CHURCH, NORE ROAD,
PORTISHEAD, BS20 8EN**

Listed Building consent for secondary glazed doors to West Porch inside main external doors to community centre with internal alterations to Narthex area (entrance hall) to remove glazed lobby between this and West Porch and replace with doors, install new glazing to screen between Narthex and Nave, alter wc lobby with arch over to provide accessible wc, extend kitchen counter into Narthex area and alterations to heating and lighting

The meeting considered the plans on line from North Somerset Council's website.

Councillor Mrs Koops proposed no objection. Councillor Mrs Lord seconded the proposal. There were no objections to this proposal.

RESOLVED that:-

No objection.

13/P/2162/F 15 VICTORIA SQUARE, PORTISHEAD, BS20 6AQ

Erection of a two storey rear extension and a detached garage following demolition of existing garage and single storey rear extension

The meeting considered the plans on line from North Somerset Council's website and noted one objection from a neighbour.

Councillor Mrs Lord proposed objecting on the grounds of loss of light and privacy to the neighbour (No.14). Councillor Mrs Koops seconded the proposal. There were no objections to the proposal.

RESOLVED that:-

Object to the proposal on the grounds of loss of light and privacy to the adjoining neighbour (No.14).

13/P/2204/F

66 BRAMPTON WAY, PORTISHEAD, BS20 6YR

External door to ground floor storage area and a window to bedroom and minor internal layout modifications to approved application 13/P/0866/F

The meeting considered the plans on line from North Somerset Council's website. It was noted that the application reflected minor changes to an application already approved.

Councillor Terry proposed no objection. Councillor Mrs Koops seconded the proposal. There were no objections to the proposal.

RESOLVED that:-

No objection.

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL244

OTHER PLANNING MATTERS

DISABLED ADVISORY PARKING BAY REQUEST

There were no applications to be considered.

THE SEA WALL COMMISSION

Councillor Terry updated the meeting. He explained that the Section 106 obligations in relation to the footpath and the Sea Wall fall into two elements. One is the obligation for North Somerset Council to use its best endeavours to close the section of footpath running from Wharf Lane to the East, more or less to Portbury Dock, which is on the Definitive Map as a public footpath (15/15).

North Somerset Council have received an opinion (not from a Barrister) drawing a conclusion *"in reaching a decision and seeking legal advice we feel that the council have used their best endeavours to consider the closure of this path. Further we have been advised by our legal officers that to pursue the extinguishment of this route will be a waste of resource and officer time because it is not achievable and if challenged would seem that the (Latin interpreted by Cllr Terry) – law does not compel the impossible.* North Somerset Council will not seek to close or redirect that section of the public footpath.

The issue of the planning obligation on Persimmon Homes to close off access to the foreshore at the West end of the Sea Wall. If North Somerset Council reaches a position where the lawyers say this falls within the same category as the other end then Persimmon will be invited

to remove the fence and will be relieved of that planning obligation. There are a number of people that need to be consulted, including lawyers and Natural England. The objective at the current time is for North Somerset Council to be in a position to remove the obligation from Persimmon, should this be the case the argument to bring early determination of the claimed right of way would diminish as the public would be able to walk the path.

At present there is a sustainable argument with the Public Rights of Way Sub Committee that because the issue is controversial and needs resolution, it could be brought forward and out of sequence, which he would have to argue in March (2014).

If progression is made in removing the planning obligation the access will be open and therefore, determining whether or not it is a public right of way will not be essential because the public will be able to walk the path.

By removing the planning obligations it does cause significant issues for the Sea Wall Commissioners in terms of maintaining the structure of the sea wall. It is understood that the Chairman of the Sea Wall Commission is proposing to send a letter to residents in the catchment area.

Councillor Mrs Lord raised the question of there being any monetary obligations to contribute towards the maintenance of the sea wall. Councillor Terry stated that this would depend on land holding and ownership.

Councillor Burden believed that the two flood control authorities (District Council and Environment Agency) are of the opinion that the flood defence from the sea wall is irrelevant and redundant. It would seem that the sea wall is of no practical use other than protecting the Nature Reserve.

An update may be offered at a forthcoming Planning & Regulatory meeting.

PL245

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/2027/F	47 Slade Road Portishead BS20 6BE	Erection of a single storey rear extension	No objection subject to no valid objection from neighbours
13/P/2052/F	20 Richmond Close Portishead	Erection of a first floor side extension over existing	No objection subject to no valid objection from neighbours
13/P/2073/F	13 South Avenue, Portishead, Bristol, BS20 7EP	Erection of a two storey side and rear extension and a single storey front and alterations roof structure to include dormer windows to rear elevation	No objection subject to no valid objection from neighbours
13/P/2103/LUP	1 Curlew Place, Portishead, BS20 7EN	Application for a Lawful Development Certificate for a proposed rear extension	No objection subject to no valid objection from neighbours
13/P/2116/F	6 Redcliffe Close, Portishead, Bristol, BS20 8HB	Construction of a dormer window to the rear and change flat roof on front dormer to a pitched roof	No objection subject to no valid objection from neighbours
13/P/2136/F	Honeytree Day Nursery, 13 Stoke Road, Portishead, BS20 6BQ	Erection of a single storey extension to south-east corner	No objection subject to no valid objection from neighbours
13/P/2161/F	1 Wagtail Crescent, Portishead, BS20 7PY	Change a window to double doors on front elevation and install a Juliet balcony	No objection subject to no valid objection from neighbours
13/P/2166/F	30 Bristol Road, Portishead, BS20 6QA	Creation vehicular access to front garden to provide off road parking	No objection subject to no valid objection from neighbours

13/P/2168/F	34 Bristol Road, Portishead, BS20 6QA	Creation of a vehicular access	No objection subject to no valid objection from neighbours
13/P/2172/ADV	Unit 1, New Look, 1 Wyndham Way Retail Park, Portishead, BS20 7BY	2 no. internally illuminated fascia signs	No objection subject to no valid objection from neighbours <i>Assistant Clerk note: this application has not be included on a North Somerset Council Weekly Planning Register at time of printing this Agenda</i>
13/P/2193/F	14 Fennel Road, Portishead, BS20 7FB	Erection of a single storey side and front extensions	No objection subject to no valid objection from neighbours

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/2053/WT	Whitehaven, Pier Road, Portishead, BS20 7DZ	Remove overhanging branches from Whitehaven	No objection subject to the approval of the North Somerset Council Tree officer
13/P/2064/TPO	Land to the rear of 33 Hillcrest Road, Portishead, BS20 8HN	4 Sycamore - Coppice all Four	No objection subject to the approval of the North Somerset Council Tree officer
13/P/2076/TPO	23 The Knoll, Portishead, BS20 7NU	1 Thuja - Fell (1 dead Pear to be pollarded as frame)	No objection subject to the approval of the North Somerset Council Tree Officer
13/P/2127/WT	Craigmore, Woodlands Road, Portishead, BS20 7HF	Leyland Cypress- Reduce height by 60 to 70 Feet to meet height of hedge	No objection subject to the approval of the North Somerset Council Tree Officer

PL246 OTHER PLANNING MATTERS - FOR INFORMATION

The following, unless otherwise stated, were noted:

A. NOTICE OF APPEAL

PLANNING APPLICATION - 13/P/0906/F – 7 ST AUGUSTINES CLOSE, PORTISHEAD, BS20 8JH

Letter dated 04.11.13 received from North Somerset Council advising of a forthcoming appeal in respect to the above.

B. HIGHWAYS – DOUBLE YELLOW LINES

Correspondence received from Frank Cox the Highway Service Manager, North Somerset Council, to advise that the initial proposal to site yellow lines on Old Mill Road is being withdrawn. A further Consultation with the businesses to reduce the proposed lining to the worst affected areas will now take place.

C. PLANNING APPLICATION 13/P/1894/F – UNIT 3 WYNDHAM WAY RETAIL PARK, PORTISHEAD

Letter dated 18th November 2013 from Richard Kent, Head of Development Management, North Somerset Council, regarding the decision made on the above application, is attached.

D. ENFORCEMENT CASES

2013/0190 LAND AT MOOR FARM, PORTBURY COMMON

2013/0211 24 HILLSIDE ROAD, PORTISHEAD

The update provided by Chris Nolan in response to the above.

E. NOTICE OF WITHDRAWAL

Confirmation from North Somerset Council to advise that the following application was withdrawn;

13/P/1862/F LAND TO REAR OF 89 HILLSIDE ROAD, PORTISHEAD, BS20 8LJ

Erection of a dwelling with access from Newhaven Road.

F. NOTICE OF DECISION

Confirmation from North Somerset Council to advise that consent has been **GRANTED** for the following development:-

13/P/1829/F Gordano School, St Marys Road, Portishead, BS20 7QR

Erection of new sports hall.

G. NORTH AREA COMMITTEE MEETING

The next meeting was being held on Thursday 5th December 2013 @ 2.30pm, GO8/GO9/GO10 Ground Floor, Castlewood, Clevedon Road, Clevedon.

Meeting closed 20.56

ITEMS FOR NEXT MEETING

1. DISABLED ADVISORY PARKING BAY REQUESTS
2. THE SEA WALL COMMISSION