

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON WEDNESDAY 7<sup>TH</sup> AUGUST 2013**

**PRESENT:** Councillor Mrs M Koops - in the Chair  
Councillors Mrs Lord, Clark, Walters  
  
Mrs S Sherborne - Assistant Clerk

**APOLOGIES:** Councillors Pasley, Mrs Cruse, Burden

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

**PL213 DECLARATIONS OF INTEREST**

None.

**PL214 PUBLIC PARTICIPATION**

Mr Lippiatt of Merlin Park spoke against the proposed biomass boiler at Avon & Somerset Constabulary, Valley Road. Having read through the document provided by Avon & Somerset on the website, one question that is not covered in the document is where they are going to get the fuel from? If fuel is to be obtained from another source then it would reduce carbon neutral and increase the amount of transport in the area, particularly on Valley Road, which is a small frequently used road and gets heavily congested, especially at the bottom t-junction. The other concern that is not highlighted is the amount of pollution that will come out of the chimney. They state that the chimney will be 12 metres high but because its down in the dip at the Police Headquarters and there is quite a considerable amount of housing, including two play areas and a recreational area in Merlin Park, which are not at the same height as the chimney, you wonder what pollution is going to be produced on the play areas and residential homes that are directly above that chimney.

**SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE****PLANNING APPLICATIONS****13/P/1272/ADV      LARSENS CAFE, 24 HIGH STREET, PORTISHEAD  
BS20 6EN**

Display of 1 no. externally illuminated fascia sign with letters affixed to existing fascia, 1 no. externally illuminated projecting sign, 2 no. sets of externally illuminated wall mounted signs and various other advertisement signs.

A discussion took place regarding one sign in particular, labelled no. 2 in the application and titled 'Rooms @ Venga', which would be much higher and out of kilter with other signs on neighbouring shops.

One other concern noted was that this sign advertises rooms and on investigation it would appear that this company are offering Bed and Breakfast at this address on its website. The Planning & Regulatory committee is unclear as to whether permission has been granted by North Somerset Council for that use and is currently seeking clarification on the matter.

**RESOLVED that:-**

Object to sign labelled no. 2 titled 'Rooms @ Venga' on the grounds that;

- a. it would be the only advertisement at that height in that block of shops and also, it will cover an attractive stone building,
- b. it refers to a Bed and Breakfast development, which as far as the Town Council is aware, has not received planning permission.

**13/P/1299/F      AVON AND SOMERSET CONSTABULARY,  
VALLEY ROAD, PORTISHEAD, BS20 8QJ**

Erection of a containerised biomass boiler with 12 metre high chimney flue on land adjacent to the main administration block.

The committee discussed this proposal with several concerns being raised, these included; whether the chimney was high enough to remove the industrial fumes and smoke away, it would depend on which way the wind is blowing as to where the smoke will be blown and to which neighbouring properties might be affected, what type of fuel is going to be used and from where it will be sourced, the size of the boiler as it is not

stipulated and how the ash will be disposed. It was also noted that there were objections to this application on North Somerset Council's website.

**RESOLVED that:-**

Object on the grounds:

- a. there is insufficient evidence on the amount of pollution from the chimney onto Merlin Park residential and recreational area. The 12m chimney is not 12m above Merlin Park level because of the lie of the land,
- b. there is no information available regarding number of vehicle movements to carry ash out and fuel in,
- c. no information available on the carbon cost of the transport of fuel from the biomass producer to the site. E.g. ship, lorry,

**13/P/1346/F                      14 Stafford Road, Portishead, BS20 6YJ**

Erection of a two storey extension

On inspection of the application it was evident that the proposed extension offered no access to and from the existing house. There was no comment relating to providing an annexe to the premises or parking under the current proposed development.

**RESOLVED that:-**

Objection on the grounds that this appears to be a totally self-contained dwelling. There is no acknowledgement of this in the application to provide an annexe and no provisions regarding parking.

PL216

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

**OTHER PLANNING MATTERS**

None.

PL217

**SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

Delegated decisions made by the P & R Chairman on the attached 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/1055/F	5 Kittiwake Drive, Portishead, BS20 7PL	Conservatory to rear of property	No objection – subject to no valid objection from neighbours.
13/P/1076/F	30 Drakes Way, Portishead, BS20 6XA	Erection of a conservatory to the front elevation	No objection – subject to no valid objection from neighbours.
13/P/1085/F	34 Lower Down Road, Portishead, BS20 6PE	Single storey rear extension. Associated works	No objection – subject to no valid objection from neighbours.
13/P/1100/F	93 Avon Way, Portishead, BS20 6LU	Erection of a single storey extension following the partial demolition of existing outbuilding	No objection subject to a condition being applied to the application to prevent the sub division of this property.
13/P/1119/F	7 Lipgate Place, Clevedon Road, Portishead, BS20 6QN	Erection of a detached double garage, a two storey side extension and a single storey rear extension	No objection – subject to no valid objection from neighbours.
13/P/1151/LB	Basement & Ground Floor Flat 37 Woodhill Road, Portishead, BS20 7EY	Amendments to listed building consent 11/P/0086/LB (Works to west elevation (rear), to replace existing timber windows, steel framed door and window with timber windows and door, addition of secondary glazing to ground floor flat windows) to fit vertical sliding sash timber double glazing and timber double glazed doors.	No objection – subject to no valid objection from neighbours.

13/P/1156/F	1 Cadbury Road, Portishead, BS20 6QF	Take down existing conservatory and build a two storey rear extension. Extend front hall with pitched roof over and erection of a detached single garage in front garden	No objection – subject to no valid objection from neighbours.
13/P/1128/F	Land at 1 Woodhill Avenue, Portishead, BS20 7EX	Erection of a detached dwelling	No objection given that Outline Planning permission has been granted. However there are concerns about cars reversing on/off the driveway as this property is a corner plot near to a busy road.
13/P/1207/F	Grange Meadow, Clapton Lane, Portishead, BS20 7RD	Erection of an additional field shelter for storage of hay and to create a loose box (stable) at one end.	No objection – subject to no valid objection from neighbours.
13/P/1208/F	8 Merlin Park, Portishead, BS20 8RN	Erection of a first floor extension over an existing single storey garage.	No objection – subject to no valid objection from neighbours.
13/P/1216/F	The Show Field, Land at Clevedon Road/Clapton Lane, Portishead, BS20 7RA	Continuing siting of two metal storage containers.	No objection – subject to no valid objection from neighbours.
13/P/1222/F	23 Charlcombe Rise, Portishead, BS20 8NB	Erection of a single storey side extension	No objection – subject to no valid objection from neighbours.
13/P/1227/F	Flat 2, The Hall, 10 Meadows Close, Portishead, BS20 8BU	Erection of a rear conservatory.	No objection – subject to no valid objection from neighbours.
13/P/1231/F	32 Victoria Square, Portishead, BS20 6AQ	Erection of a single storey rear extension.	No objection – subject to no valid objection from neighbours.
13/P/1316/F	100 Nore Road, Portishead, BS20 8EN	Erection of a two storey side extension to dwelling including attached garage	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/1115/TPO	6A Down Road, Portishead, BS20 6EA	1 Walnut - Reduce crown height and spread by 1.5 to 2m	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1116/TPO	6 Down Road, Portishead, BS20 6EA	1 Monkey Puzzle - Remove two lower branches (over boundary fence) back to trunk. Remove three branches above to left.	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1130/WT	18 Woodhill Road, Portishead, BS20 7EX	T1 - Lime - Fell	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1134/TPO	Stockwood, 6 Harmony Drive, Portishead, BS20 8DH	1 Beech - Reduce crown by up to 30%, 1 Lime - Reduce crown by up to 30%	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1339/TPO	132 Hillside Road, Portishead, BS20 8LG	T2 & T4 - Sycamore - Fell T1, T3 & T5 - Sycamores - Crown reduce by up to 3m and thin by 30%	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1337/TPO	130 Hillside Road, Portishead, BS20 8LG	T1 - Sycamore - Fell. T2 to T4 Sycamores – Crown reduce by up to 3m and thin by 30%	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1338/TPO	130 Hillside Road, Portishead, BS20 8LG	T1 to T4 - Sycamores - Crown reduce by up to 3m and thin by 30%	No objection – subject to the approval of the North Somerset Council Tree Officer.
13/P/1341/TPO	132 Hillside Road, Portishead, BS20 8LG	T1 to T5 - Sycamores - Crown reduce by up to 3m and thin by 30%	No objection – subject to the approval of the North Somerset Council Tree Officer.

**PL218 OTHER PLANNING MATTERS - FOR INFORMATION**

**A. ENFORCEMENT REFERENCE 2013/0066 1 GLENWOOD RISE, PORTISHEAD**

The committee noted that an email was received from North Somerset Council's Case Officer and read *"this was first dealt with under the reference 2010/0140 at that time the structure erected adjoining the main house was constructed under planning permission 08/P/1417/F and complies with the plans. It was being used as ancillary accommodation to the main house. The complainant at that time was not satisfied with the explanation but as they were not breaching the regulations there was nothing further we as a council could pursue and the case was closed.*

*Having investigated the latest complaint and examined the building it is certainly at this time being used as ancillary accommodation to the main house and we don't have any evidence to prove a breach of the regulations. If your complainant has such evidence as opposed to supposition then the council would be interested.*

*At the present time we are unable to pursue any enforcement action and the case will be closed."*

**B. ENFORCEMENT REFERENCE 2013/0211 24 HILLSIDE ROAD, PORTISHEAD**

The email from Mark Heppenstall and his request for the Town Council to assist in monitoring the condition of the site was discussed. Councillors felt that the monitoring to date had made no impact on improving the site, which has been in the same state since 1972. It was felt that it may be more appropriate for the Town Council to bring the matter to the attention of the Empty Homes Officer for investigation. Also, that a response be sent to Mark Heppenstall to air the disappointment of the Town Council in respect to the appearance of the property.

**C. ENFORCEMENT CASES**

The list relating to Portishead as at 22<sup>nd</sup> July 2013 was noted. Emphasis was made that Case No. 2013/0190 relating to Land at Moor Farm, Portbury Common should be listed under Portbury and not Portishead, so that Portbury Parish Council is aware of the matter. A letter will be sent to North Somerset Council requesting that Moor Farm is listed on the correct parish list.

**D. WEEKLY PARISH REGISTER – 08.07.13**

The information from North Somerset Council advising that Application Number 13/P/1153/PRE (High Down Junior School – freestanding signs) should not have been included on the Register issued by North Somerset Council on 08.07.13 as it is a pre-application request and as such is not available for consultation or in the public realm was noted.

***Assistant Clerk Note***

*An item was raised at the end of the meeting relating to Solar Photovoltaic (PV) Arrays Supplementary Planning Document – Consultation August 2013. This information was received too late for P & R Agenda (meeting on 7<sup>th</sup> August) and the consultation closes on 29<sup>th</sup> August, which is before the next P & R meeting. Councillor Walters advised that he has reviewed the revised document and can see no problem with the document from a P & R aspect. He felt it not necessary to comment and therefore, proposed no comment be made.*

There being no further business the meeting closed at 7.59pm