

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON THURSDAY 8TH MAY 2014**

PRESENT: Councillor Mrs J Lord - in the Chair (on behalf of Cllr Mrs Koops
who felt unwell)
Councillors Mrs Koops & Clark
Sharon Sherborne - Assistant Clerk

APOLOGIES Councillors Burden, Walters, Mrs Knight, Pasley, Mrs Cruse &
McMurray

There was one member of the public present.

PL271 DECLARATIONS OF INTEREST

- **Councillor Mrs Lord**

Personal interest in Planning Application 14/P/0777/F
29A Hillside Road, Portishead, BS20 8EU – Erection of a rear first floor
balcony with external staircase
Reasons: 1. acquainted with Councillor Alan McMurray who is related to
an objector and 2. Acquainted with the supporter

- **Councillor Clark**

Personal interest in Planning Application 14/P/0777/F
29A Hillside Road, Portishead, BS20 8EU – Erection of a rear first floor
balcony with external staircase
Reason – acquainted with Councillor Alan McMurray who is related to an
objector

- **Councillor Mrs Koops**

Personal interest in Planning Application 14/P/0777/F
29A Hillside Road, Portishead, BS20 8EU – Erection of a rear first floor
balcony with external staircase
Reason – acquainted with Councillor Alan McMurray who is related to an
objector

- **Councillor Clark**

Personal interest in Street Lighting Port Marine LED Conversion
Reason – lives very close to the development

PL272 PUBLIC PARTICIPATION

There was no public participation.

PL273

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

PLANNING APPLICATIONS

14/P/0657/F 62 DRAKES WAY, PORTISHEAD, BS20 6LD

Construction of a balcony to rear of property

The meeting noted one on-line objection and an on-line comment from the applicant giving assurances that a suitable screen would be added to the plan shortly.

Councillor Mrs Lord proposed no objections subject to the privacy screen being added to the plans as promised by the applicant.

Councillor Mrs Koops seconded the proposal.

RESOLVED that:-

No objections subject to the privacy screen being added to the plans as promised by the applicant.

14/P/0667/F 23 BEECHWOOD ROAD, PORTISHEAD, BS20 8ER

Application for variation of condition 5 of planning permission 13/P/0251/F (Loft conversion with front side and rear dormers) to convert the hip end of roof to gable ends.

The meeting noted that there were no on-line objections and that there did not appear to be any overlooking problems.

Councillor Mrs Lord proposed no objection subject to no valid objections from neighbours.

Councillor Clark seconded the proposal.

RESOLVED that:-

No objection subject to no valid objections from neighbours.

14/P/0704/F 24 WOODHILL AVENUE, PORTISHEAD, BS20 7EX

Demolish and rebuild front boundary retaining wall in stone (1.5m high). Demolish driveway retaining walls and rebuild with rendered breeze block and stone. Replace steps with stone, relay path and lay gravel to parking area

The meeting noted that there were no on-line objections. Whilst being in a conservation area it was generally felt this was an improvement.

Councillor Mrs Lord proposed no objection and welcomes the improvement to the boundary of the property.

Councillor Mrs Koops seconded the proposal.

RESOLVED that:-

No objection and welcomes the improvement to the boundary of the property.

14/P/0713/F 1 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ

Retrospective application to replace existing timber panel fence and hedging with rendered block wall.

The meeting noted the on-line objection giving concern that 1. the wall extends further than the original bushes blocking the view for cars coming out of Hollis Avenue onto Clevedon Road that is a busy road, 2. It is not in-keeping with the surrounding area other properties have a fence or a bush. It further noted the current incomplete height of the wall.

Councillor Mrs Lord proposed objecting on the grounds of:

1. road safety as the lines of sight exiting Hollis Avenue onto the busy Clevedon Road are now compromised,
2. the wall is not in keeping with the street scene, all other properties have wooden fences or bushes,
3. the height of the wall is already very high, could the intended final height be investigated.

Councillor Mrs Koops seconded the proposal.

RESOLVED that:-

Objecting on the grounds of:

1. road safety as the lines of sight exiting Hollis Avenue onto the busy Clevedon Road are now compromised,
2. the wall is not in keeping with the street scene, all other properties have wooden fences or bushes,
3. the height of the wall is already very high, could the intended final height be investigated.

**14/P/0719/F 56 LOWER DOWN ROAD, PORTISHEAD, BS20
6PA**

Erection of a two storey side extension and a double garage following demolition of existing garage

The meeting noted that there were no on-line objections but viewed the proposed floor and block plans. Some concern was made regarding potential loss of light and privacy to number 60 Lower Down Road. Councillor Mrs Lord proposed objecting on the grounds that the proposed extension may compromise the light and privacy of number 60 Lower Down Road.

Councillor Clark seconded the proposal.

RESOLVED that:-

Object on the grounds that the proposed extension may compromise the light and privacy of number 60 Lower Down Road.

14/P/0777/F 29A HILLSIDE ROAD, PORTISHEAD, BS20 8EU

Erection of a rear first floor balcony with external staircase

The meeting viewed the block plans and noted two on-line comments, one objection from Ingrid Stephens and one supporting from Patricia Sterndale.

Councillor Mrs Lord proposed objecting on the grounds that the size of the balcony may compromise the privacy of 31 Hillside and 33 Hillside.

Councillor Clark seconded the proposal.

RESOLVED that:-

Object on the grounds that the size of the balcony may compromise the privacy of 31 Hillside and 33 Hillside.

14/P/0782/F 8 GUILLEMOT ROAD, PORTISHEAD, BS20 7PH

Conversion of garage to living space and replace brick screen wall with gates

The meeting noted that there were no on-line objections. Furthermore, that the applicant intends to utilise their outside space for parking.

Councillor Mrs Lord proposed objecting on the grounds that this is a non-sustainable precedent. This plan uses out door space but any other coach house properties would need to use road parking, thus exacerbating parking problems.

Councillor Mrs Koops seconded the proposal.

RESOLVED that:-

Object on the grounds that this is a non-sustainable precedent. This plan uses out door space but any other coach house properties would need to use the road for parking, thus exacerbating parking problems.

14/P/0790/F 2 LOWER DOWN ROAD, PORTISHEAD, BS20 6PF

Erection of a single storey rear extension with alterations to rear roof slope and creation of an additional dormer window

The meeting noted that there were no on-line comments and considered the block plan. It was felt that the erection of an extension would not interfere with the neighbours light.

Councillor Mrs Lord proposed no objection.

Councillor Mr Clark seconded the proposal.

RESOLVED that:-

No objection.

**14/P/0833/F LAND AT 1 WOODHILL AVENUE, PORTISHEAD, BS20
7EX**

Erection of dwelling with associated parking, bike and refuse storage

The meeting noted that there were no on-line objections. The site plan was viewed and a discussion took place regarding vehicular access.

Councillor Mrs Lord proposed no objection subject to there being no amendment in the future regarding access to South Road (rather than Woodhill Road) as South Road is already heavily congested.

Councillor Clark seconded the proposal.

RESOLVED that:-

No objection subject to there being no amendment in the future regarding access to South Road (rather than Woodhill Road) as South Road is already heavily congested.

PL274

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN
COUNCIL)

OTHER PLANNING MATTERS

A. DISABLED ADVISORY PARKING BAY REQUEST

There were no requests to consider.

B. THE SEA WALL COMMISSION

Councillors Burden and Terry were not at the meeting to offer a verbal update.

C. NORTH SOMERSET COUNCIL – CALL FOR SITES 2014

Portishead Town Council submits by 30th May 2014 to www.n-somerset.gov.uk/planningpolicy that there are no sites available in Portishead.

D. FOREST MANAGEMENT – NORTH SOMERSET COUNCIL

It was felt that the committee had inadequate knowledge to make a formal recommendation. However, Councillor Clark suggested that the voluntary Tree Warden for Portishead should be contacted to assist the Town Council with its consultation response, together with any interested councillor or knowledgeable resident.

Assistant Clerk note: Following the meeting, the voluntary tree Warden has provisionally agreed to be involved.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL275 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
14/P/0613/F	410 Nore Road, Portishead, BS20 8HA	Erection of a two storey side extension following demolition of existing garage. Conversion of loft including alterations to roof and construction of a front dormer.	No objection – subject to no valid objections from neighbours
14/P/0629/LUP	60 Newhaven Road, Portishead, BS20 8LH	Certificate of Lawful development proposed for the erection of a rear dormer to include a loft conversion.	No objection – subject to no valid objections from neighbours
14/P/0669/F	1 Seville Road, Portishead, BS20 7DS	Erection of a single storey rear and side extension. Raised patio to rear elevation with steps leading to Garden.	No objection – subject to no valid objections from neighbours
14/P/0730/F	13 Glenwood Rise, Portishead, BS20 8EH	Change from flat roof to a pitched roof	No objection – subject to no valid objections from neighbours
14/P/0756/F	3 Thyme Close, Portishead, BS20 7JU	Attic conversion with dormer windows to front and rear	No objection – subject to no valid objections from neighbours
14/P/0771/F	22 Wren Gardens, Portishead, BS20 7PQ	Erection of a single storey rear extension	No objection – subject to no valid objections from neighbours
14/P/0816/CUPA	3a The Triangle, West Hill, Portishead, BS20 6PG	Prior approval for the change of use from offices within Use Class B1(a) to residential flat within Use Class C3	No objection – subject to no valid objections from neighbours

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
14/P/0678/TPO	Fedden Village, Nore Road, Portishead, BS20 7HN	1 Beech - Reduce height of the leaning decayed primary stem by 40% & reduce height of the upright primary stem by 25%.	No objection - subject to no objection from NSC Tree Officer.
14/P/0679/TPO	White Lodge Park, Portishead, BS20 7HH	T1 Norway Maple - Crown lift over pavement to 3M. T3 Horse Chestnut - Reduce height by 5M & Deadwood. T4 Horse Chestnut - Reduce height by 5M remove low limbs (Secondary laterals only) & Deadwood. T16 Norway Maple - Crown lift to 5M.	No objection - subject to no objection from NSC Tree Officer.
14/P/0739/TPO	The Palms, Belton Road, Portishead, Bristol, BS20 8DR	1 Sycamore - Crown reduction 30%	No objection - subject to no objection from NSC Tree Officer.
14/P/0744/TPO	6 Watch House Place, Portishead, Bristol, BS20 7AU	6 Lombardy Poplars - Re pollard (reducing by approx 7-10m)	No objection - subject to no objection from NSC Tree Officer.

PL276 OTHER PLANNING MATTERS - FOR INFORMATION

The following notifications/acknowledgements from North Somerset Council were noted:-

A. CONSENT GRANTED

14/P/0359/CUPA

Harbour Crescent, Serbert Road, Portishead, BS20 7GB

Application for prior approval for the change of use from offices within use class (B1) to residential within use class (C3).

B. CONSENT REFUSED

13/P/2399/F

Emlor Homes Limited, Land Adjacent to 1 St Peters Road, Portishead
Erection of two semi-detached cottages with car parking.

C. ENFORCEMENT CASE

Number: 2014/0054 Location: Old Primary School, Slade Road, Portishead
Enquiry: breach of condition 20 – car park used for storage of units

The matter was investigated and no further action will be taken.

Number: 2014/0115 Location: Opposite boat roundabout, The Portbury Hundreds, Portbury
Enquiry: unauthorised Alder King Sign

The matter was investigated and there was no evidence of an unauthorised Alder King sign opposite the 'Boat' roundabout on inspection.

D. RNLI - Portishead RNLI Boathouse Bulletin No. 2.

E. NORTH SOMERSET LOCAL ACCESS FORUM

Minutes from this forums meeting held on 21st January 2014 are available from the Town Council office.

F. NORTH SOMERSET COUNCIL STREET LIGHTING PORTMARINE LED CONVERSION

The plan and letter from Gary Clare (Senior Lighting Engineer) advising of North Somerset Council's intention to convert 10 lanterns to LED and dim light levels during 7pm and 6am in Watch House Place and London Square, Portishead. Work programmed to commence May 2014.

Councillor Mrs Koops understood that other councils who had installed LED's were rapidly withdrawing them as they were far brighter than expected. Councillor Mrs Koops recommended that Portishead Town Council writes to North Somerset Council informing them of the details and suggesting that they investigate further.

G. SAINSBURY'S BRIEFING TO PORTISHEAD TOWN COUNCIL

Meeting notes from 5th March 2014.

H. TAYLOR WIMPEY BRIEFING TO PORTISHEAD TOWN COUNCIL

Meeting notes from 2nd April 2014.

Meeting closed 8.05pm

ITEMS FOR NEXT MEETING

1. Disabled Advisory Parking Bay Request
2. The Sea Wall Commission
3. Sainsbury's Advertising