

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 3 APRIL 2013**

PRESENT: Councillor Mrs Koops - in the Chair

Councillors Mrs Lord, Walters, Pasley, Burden

Mrs J Duffy – Town Clerk
Mrs S Sherborne – Assistant Clerk

Cathy Wallace - Signet Planning
Julian Sutton - Signet Planning
Andrew Kenyon - Peter Evans Partnership

APOLOGIES: Councillor John Clark

There were five members of public present, but four arrived after the meeting had commenced.

PL 190 DECLARATIONS OF INTEREST

Councillor Pasley

- Personal Interest in Planning Application 13/P/0373/F
6a Beach Hill, Portishead, BS20 7HT

Erection of a single storey front/side extension, alter roof line, side dormer window.

Reason - neighbour

PL 191 PUBLIC PARTICIPATION

Lindsey Ward a resident of Beach Hill spoke against Application 13/P/0373/F and represented two other members of the public both of whom were present at the meeting. Ms Ward reminded the committee that a previous application on this property had not been granted. As a neighbouring property she believes that there will be significant reduction of light into her property, the building will be considerably bigger in mass and the new wall to be built will be approximately 36" away from the gate to her property.

Assistant Clerk's note: with the agreement of the Committee the Chairman altered the order of the meeting to accommodate a presentation by Cathy Wallace (Senior Planner Signet Planning), Julian Sutton (Director at Signet Planning) and Andrew Kenyon (Transport Consultant, Peter Evans Partnership) relating to Old Mill Road.

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

PL192 PLANNING APPLICATIONS

13/P/0363/F 22 RIVERLEAZE, PORTISHEAD, BS20 8EA

Conversion and extension of existing integral single garage into family room. Replacement of existing porch. External works including levelling of front garden

RECOMMENDATION

Object to the planning application on the following grounds:-

No off street car parking.

13/P/0373/F 6A BEACH HILL, PORTISHEAD, BS20 7HT

Erection of a single storey front/side extension, alter roof line, side dormer window.

Councillor Pasley reiterated his prejudicial interest in this application. Whilst he is a neighbour and the proposals would not affect him directly, he wished to reiterate the concerns of Lindsay Ward, another neighbour, who spoke in public participation and whom he felt would be adversely affected by this development.

Councillor Pasley left the meeting (2010) whilst the committee considered the application .

Councillor Lord wished for it to be noted that the building works would in fact provide a three storey extension. It was felt that there would be significant loss to both light and privacy for the neighbour.

RECOMMENDATION

Object to the planning application on the following grounds:-

Overbearing nature of the development for the immediate neighbour, together with loss of light and privacy.

Councillor Pasley rejoined the meeting (2015).

13/P/0483/F Land at Blackrock Villas, Clevedon Road, Portishead, BS20 8PN

Development of a zero-carbon four bedroom subterranean dwelling incorporating self-generating renewable energy, uncovered subterranean courtyard and hard standing area and access together with soft and hard landscaping.

RECOMMENDATION

Object to the planning application on the following grounds:-

The site for the dwelling is within green belt.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL 193 OTHER PLANNING MATTERS

Old Mill Road Development

Cathy Wallace (Senior Planner Signet Planning), Julian Sutton (Director at Signet Planning) and Andrew Kenyon (Transport Consultant, Peter Evans Partnership) took to the floor on behalf of their clients Ignis Real Estate. Julian Sutton and Cathy Wallace gave a presentation with suggestions and ideas on how Old Mill Road Estate could be developed in the future (Railway Station Piazza, cinema, large store e.g. Marks & Spencers, The Range) with the aim of enhancing the town centre and not conflicting with existing retailers.

There were several concerns raised by the committee relating to; loss of business and employment for existing units on the estate, reduced footfall to Portishead High Street, any reduction in parking, which is currently of a good level for the estate. Also, great emphasis was made by committee members for good consultation between the applicant/ consultants on their behalf and district councillors, not just North Somerset Council officers.

Julian Sutton confirmed that the existing leases on businesses owned by Ignis Real Estate on Old Mill Road expire 2017 and lease charges reflect this. Signet Planning will meet with Portishead Chamber of Commerce and will hold Consultations to consider a mix of uses for the estate.

Andrew Kenyon (Transport Consultant, Peter Evans Partnership) confirmed that they wish to put in comprehensive links to the estate.

Julian Sutton advised that a Retail Assessment would possibly form part of any planning application they may submit for the estate.

Councillor Mrs Marilyn Koops thanked all presenters.

North Somerset Council – Sites and Policies Plan Consultation Draft February 2013

Portishead Town Council responds:

Page No.	Item No.	Description	Response from Portishead Town Council
53	DM25	Public Rights of Way, pedestrian and cycle access	<ul style="list-style-type: none"> To preserve and enhance footpath and cycleway from Clevedon to Royal Portbury Dock, including Coastal and Sea Wall.
112	DM73	Local Green Space	<ul style="list-style-type: none"> To include NSC Merlin Park playing field (part of Portishead Downs) – recreational value, supporting healthy living and community facility.
113	DM74	Undesignated Green Space	<ul style="list-style-type: none"> To include the roundabout where Portbury Hundreds meets Wyndham Way – visual attractiveness entering the Town– breaking up Portbury Hundreds and Wyndham Way.
113	DM74	Undesignated Green Space	<ul style="list-style-type: none"> To include grassed frontage of Court Farm, Portishead
113	DM74	Undesignated Green Space	<ul style="list-style-type: none"> Gyratory landscape opposite St. Josephs School/The Albion (public house)
162	PH1	Portishead Town Centre	<ul style="list-style-type: none"> To include the potential of train station – revitalising the town and district centres
182		Site Specific Details	<ul style="list-style-type: none"> Current permissions for Portishead noted. In addition, Portishead Town Council is delighted that no more residential housing developments are included in this draft Consultation
194	DM50	Sites for employment development	<ul style="list-style-type: none"> Current permissions for Portishead noted.
202	DM51	Proposed sites for mixed use developments	<ul style="list-style-type: none"> Proposal to redesign Old Mill Road, Portishead supported.
216	DM25	Proposed Strategic Cycle Routes	<ul style="list-style-type: none"> To include routes as per “A map for cyclists” Clevedon, Nailsea, Portishead, Weston-super-Mare published by NSC 2012 To include any sections of railway that are not used for Portishead Rail/stations (if options 1 and 2 not used). Appropriate connections made with routes from Lock Gates, Portishead to Bower Ashton, Bristol.

Councillor David Pasley left the meeting 2035.

North Somerset Parking Standards

Portishead Town Council responds:-

It is regretful that these minimum requirements were not applied beforehand.

Page No.	Item No.	Description	Response from Portishead Town Council
26	D1	Non-residential institutions	<ul style="list-style-type: none">• The allocation of spaces appears low.

North Somerset Council

Local Development Framework

Sites and Policies Development Plan Document

Evidence Paper Re-opening Portishead Railway Line

Portishead Town Council responds:-

That option 1 for Portishead Railway Station is the preferred location.

Option 3 is not a viable option.

Permission to construct Quays Avenue was given on the basis that a crossing could be installed to accommodate the re-opening of the Portishead Railway. It is also noted in the Office of Rail Regulation paper – Policy on Level Crossings – February 2007; *Except in exceptional circumstances, there should be no new level crossings on any railway*. Portishead Town Council, given their preference for Option 1, believe consideration should be given as an “exceptional case” to the installation of a level crossing at Quays Avenue.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL 194 Delegated decisions made by the Planning & Regulatory Chairman on the attached under delegated powers were noted.

There being no further business the meeting closed at 8.57pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/0359/ADV	Lloyds TSB Bank plc, Combe Road, Portishead, BS20 6BJ	Display of 2no. illuminated fascia signs, 2no. illuminated hanging signs, 6no. window light strips, 1no. letterbox vinyl patch, 1no. wall mounted name plate, 1no. internal window vinyl, 1no. forecourt wall sign, 1no. illuminated ATM header.	No objections – subject to no valid objections from neighbours.
13/P/0377/F	112 Slade Road, Portishead, BS206BB	Erection of a single storey rear extension following demolition of existing lean to and a new side window	No objections – subject to no valid objections from neighbours.
13/P/0378/F	1 South View, Portishead, BS207DP	Erection of a two storey rear extension following the demolition of the existing one and two storey lean to extensions.	No objections – subject to no valid objections from neighbours.
13/P/0393/F	Redcliffe Bay Petroleum Storage Depot, Down Road, Portishead BS20 8LB	Installation of odour absorption filters to serve tanks 4, 5 and 9.	No objections – subject to no valid objections from neighbours.
13/P/0434/LUP	1 Aelfric Meadow, Portishead, BS20 7LB	Application for a lawful development certificate for a proposed single storey rear extension	No objections – subject to no valid objections from neighbours.

13/P/0468/ADV	319 Newfoundland Way Portishead	Display of 1no illuminated fascia sign, 1no illuminated projecting sign and 14no window graphics	No objections – subject to no valid objections from neighbours.
13/P/0474/LUP	32 Nore Park Drive, Portishead BS20 8EB	Certificate of Lawful Development Proposed for the erection of a single storey rear extension.	No objections – subject to no valid objections from neighbours.
13/P/0475/F	13 Gardner Road, Portishead, BS20 7ER	Erection of a single storey rear extension.	No objections – subject to no valid objections from neighbours
13/P/0476/F	27 Fitzroy Circus, Portishead, BS20 7GR	Erection of single storey rear extension.	No objections – subject to no valid objections from neighbours
13/P/0479/F	11 Lindsey Close, Portishead BS20 8RR	Retrospective application for the erection of a garage.	No objections – subject to no valid objections from neighbours
13/P/0486/F	7 Lipgate Place, Portishead, BS20 6QN	Erection of a two storey and a single storey rear extension and a new garage/workshop.	No objections – subject to no valid objections from neighbours
13/P/0488/F	238 Down Road, Portishead, BS20 8HU	Conversion of garage into living accommodation.	No objections – subject to no valid objections from neighbours

OTHER PLANNING MATTERS - FOR INFORMATION

NORTH SOMERSET COUNCIL NOTICE OF DECISION, GRANTS CONSENT:-

12/P/0714/HAZ THE OIL PIPELINES AGENCY, REDCLIFFE BAY PSD, DOWN ROAD, PORTISHEAD
Hazardous substance consent for the storage of high flash distillates (aviation fuel kerosene)
(minimum flashpoint 38 degrees Celsius) within 3 no. existing tanks.

12/P/1776/F TESCO STORES LTD, ROYAL OAK, 60 WEST HILL, PORTISHEAD
Installation of plant equipment to rear of property.

ENFORCEMENT CASES

Members noted the updated report provided as at 07.02.13.

PROPOSAL TO EXPAND ST PETER'S C OF E SCHOOL, PORTISHEAD

Members noted that the Consultation is now closed and that the results can be viewed at <http://consult.n-somerset.gov.uk/consult.ti/stpetprim/consultationHome> . The results will be reported to the CYPS Policy and Scrutiny Panel and the Executive Member for CYPS, who will decide whether NSC should proceed to the next stage of the process, which will be publication of a Statutory Notice.

TREE WORK

13/P/0271/TPO – ST JOSEPH'S CHURCH, WEST HILL, PORTISHEAD

Members noted the email from Wendy Thomas, Tree Officer, NSC.

TOWN COUNCIL PLAY AREA, SLADE ROAD, PORTISHEAD

Members noted written confirmation received from Gladman Development Limited to confirm they are aware of Portishead Town Council's Right of Way and that access to the play area will remain available to the council when the scheme is constructed. Gladman Development aim to keep the Town Council informed on the progress of the site.

HOUSE NUMBER/ADDRESS AMENDMENT – 5 QUEENS WAY, PORTISHEAD

Members noted the amendment suggested by North Somerset Council.

PORTISHEAD RAILWAY STATION

Members noted the email received from PPARP (Portishead People against Railway Planning) giving their views in respect to Options 1, 2 and 3 of the reopening of the Railway in Portishead and letter received from a local resident (Nancy Averis) with comments relating to the provision of a Railway Station in Portishead.

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