

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 2ND APRIL 2014**

- PRESENT:** Councillor Mrs Koops - in the Chair
Councillors Mrs Lord, Mrs Cruse, Mrs Knight, Terry & Burden
Sharon Sherborne - Assistant Clerk
- APOLOGIES:** Councillors Clark, Walters & Pasley

There were nine members of the public present.

PL265 DECLARATIONS OF INTEREST

There were no declarations of interest.

PL266 PUBLIC PARTICIPATION

Mrs Hennessy a local resident spoke in respect to a few issues:-

- Is very frustrated that Councillor Terry has made a suggestion to site a skate park at Parish Wharf despite the fact that the site was turned down when Portishead Skate Park considered the site previously. The Town Council were also previously advised that the site was not appropriate for a small skate park, which was eventually sited at Merlin Park.

She believed that Councillor Pasley had previously stated that there was Section 106 Money available for a skate park in Portishead and questioned if this is still the case?

Mrs Hennessy felt that the following locations for a skate park should be considered; land in-between Bottelino's and Aqua / land opposite on the other side of Harbour Road or Kilkenny field.

- Very disappointed that AP Burt has sold out to a developer and there are proposals to have 132 houses on the land, which she believed to be commercial land, not residential. She will be sad if the Council are mindful to approve this application, which will provide even more traffic onto Harbour Road, unless another access point is made at the other end of the development.
- She alleged that Mr Stuart Armstrong, who was Chairman of the now disbanded Sea Wall Commission, has given mixed information to

residents, the Council and the developers. This may have affected the progressing of registering a footpath along the Sea Wall.

- Mr Collier a resident of Portishead spoke against Planning Application Number 14/P/0467/F. He moved into the area a couple of years ago when there were 3 dwellings planned for the site. There is now 7 dwellings planned for the site, which he feels is too many, and will cause problems with parking, vehicles turning and refuse collection.
- Miss Ewen a resident of Portishead spoke against Planning Application Number 14/P/0467/F. She had written a lengthy letter (dated 27/03/14) of objection to North Somerset Council, which had only today been put on the web-site. She asked that the Town Council read her comments before making a decision on this application.

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

PLANNING APPLICATIONS

14/P/0467/F FORMER BRACKENWOOD GARDEN CENTRE, NORE ROAD, PORTISHEAD, BRISTOL, BS20 8DU

Erection of seven residential dwellings

The meeting noted the objections on line and in particular a letter to North Somerset Council from Mr Charles Collier and Miss Carolyn Ewen dated 27th March 2014.

Councillor Mrs Knight gave her concern regarding access to and from the site on what has become a very busy road. She understood that there had been fatal traffic accidents in the area.

Councillor Mrs Lord read through the decision notice of an appeal relating to the Section 106 Agreement assigned to this application, in which the Inspector implies that he would approve 7 dwellings, which could influence the Case Officer considering the application, as appeal hearings are expensive. Councillor Mrs Lord addressed Mr Collier and Miss Ewen. She informed them that whilst she has sympathy for them as it looks like overdevelopment of the site, Portishead Town Council can only make a recommendation to the district council. Ultimately North Somerset Council will make the decision whether to approve or refuse the application. Therefore, it would be vital for Mr Collier and Miss Ewen to contact their local District Councillor (Cllr David Pasley) to ask him to call in the planning application to the next North Area Committee meeting for determination before North Somerset Council make the decision.

Councillor Terry proposed objecting to the application on grounds that 7 dwellings is overdevelopment of the site and the increased use of access is a risk to Highway safety. Councillor Mrs Knight seconded Councillor Terry's proposal.

A vote was taken and all were in favour.

RESOLVED that:-

Object – on the grounds that 7 dwellings is overdevelopment of the site and the increased use of access is a risk to Highway safety.

14/P/0551/F 71 WOODHILL ROAD, PORTISHEAD, BS20 7HA

Construction of orangery to lower ground floor level and variation to garden store at driveway level (11/p/0668/f) following demolition of existing side conservatory.

The meeting discussed the interesting plan, which appeared to be in sympathy with the age of the house.

Councillor Mrs Lord proposed no objection. Councillor Mrs Koops seconded the proposal.

A vote was taken and all were in favour.

RESOLVED that:-

No objection.

14/P/0562/ADV BUS STOPS AT VARIOUS SITES IN PORTISHEAD AREA:-, OPPOSITE STATION ROAD, PORTBURY HUNDRED, OPPOSITE POACHER PUBLIC HOUSE, HIGH STREET, PORTISHEAD, OPPOSITE HERON GARDENS JUNCTION WITH PORTBURY COMMON, OPPOSITE WAITROSE, HARBOUR ROAD, PORTISHEAD, ADJACENT TO CO-OP STORE ,HEYWOOD ROAD, PILL & EASTON -IN-GORDANO, ADJACENT TO ASHTON LODGES, ABBOTS LEIGH ROAD, LONG ASHTON

Display of internally illuminated advertisements in bus shelters

The meeting discussed mixed views but in summary felt parity should be applied. Whether the application is from a district council or a local business, details of the advertisement should be published with the planning application. The financial revenue from the advertising was raised and it was questioned whether bus shelter owners or the district council should receive the financial rewards.

Councillor Mrs Lord proposed objecting to the application on the grounds that the type of advertisement has not been specified and if the application is approved Portishead Town Council should receive a set proportion of the advertisement income relating to their bus shelters (1 opposite

Poacher Public House and 1 opposite Heron Gardens). Councillor Mrs Koops seconded the proposal.

A majority vote was noted in favour of the proposal.

RESOLVED that:-

Object - on the grounds that the type of advertisement has not been specified and if the application is approved, Portishead Town Council should receive a set proportion of the advertisement income relating to their bus shelters (1 opposite Poach Public House and 1 opposite Heron Gardens).

14/P/0596/F SAINSBURYS SUPERMARKET, GORDANO GATE, SERBERT CLOSE, PORTISHEAD

Variation to Condition 27 of planning permission 12/P/1506/F (Variation to Condition 17 of planning permission 11/P/0955/F - Erection of food store customer parking, service access and associated development. To amend delivery times) to allow the sale of footwear.

The meeting noted the variation and the affect this may have on the High Street traders (footwear).

Councillor Mrs Lord proposed objecting on the grounds of support for existing High Street businesses. In particular, an established footwear shop is to move to larger premises in summer 2014. The business plan for this move was formulated knowing that conditions (No.27 and 17) were in force, so a change at this point would be most unfair. There were good reasons for imposing these conditions. The evidence provided by the applicant does not make a convincing case that the retail sector in the town is now significantly different. Councillor Burden seconded the proposal.

A majority vote in favour was noted.

RESOLVED that:-

Object - on the grounds of support for existing High Street businesses. In particular, an established footwear shop is to move to larger premises in summer 2014. The business plan for this move was formulated knowing that conditions (No.27 and 17) were in force, so a change at this point would be most unfair. There were good reasons for imposing these conditions. The evidence provided by the applicant does not make a convincing case that the retail sector in the town is now significantly different.

5. OTHER PLANNING MATTERS

A. DISABLED ADVISORY PARKING BAY REQUEST

Reference: 10217746

An application is attached relating to 31 Eastcliff, Portishead. Comments are required by North Somerset Council before 14th April 2014.

The meeting considered the level of vehicles parked on the highway and the parking space allocated to the applicant behind the property. It also noted that there was already one disabled bay close by.

Councillor Mrs Lord proposed approval of the disabled parking bay as the need for this disabled person to be able to park close to her home is greater than most. The proposal was not seconded.

Councillor Mrs Koops asked for a vote of objection. No vote was recorded.

RECOMMENDATION:-

Councillor Mrs Koops recommended that the matter be deferred for decision by Town Council on 9th April. The meeting agreed with this recommendation.

B. THE SEA WALL COMMISSION

Councillor Terry referred to the report titled 'Report to the Public Rights of Way Sub Committee' by Elaine Bowman (Senior Access Officer) in preparation of its meeting on 18th March 2014.

Councillor Terry hopes that a Deed of Variation will remove the onus from the developer (Persimmon) to lock the gates thus allowing access for the public. It has been agreed that if this is not processed within 6 months the Public Rights of Way Sub Committee will reconsider bringing the application out of sequence for determination.

Councillor Burden stated that he would rather spend money on upgrading the path for everyone to use than on legal bills. Whilst he hopes that the gates could be removed once an agreement is reached, some form of structure should be put up to stop four-by-four vehicles using the area.

C. NORTH SOMERSET COUNCIL WIND TURBINE SPD

Portishead Town Council has been invited to comment in regards to the above supplementary planning document. Further information can be found on line at http://consult-ldf.n-somerset.gov.uk/consult.ti/wt_dspd/consultationHome.

The consultation is open until Monday 14th April 2014. Whilst at present there are no proposed location maps, pages 12-16 of Section 3, Site Selection, should be considered.

RECOMMENDATION:-

Portishead Town Council has no comment to make on this occasion.

D. S106 MONEY FROM SAINSBURY

The meeting considered an email received from Kevin Carlton detailing the summary of S106 money agreed relating to 11/P/0955/F. There were several suggestions made for utilising the money, which was predominantly agreed to assist Portishead High Street:

- Repair of precinct, the gateway to Portishead high street (pedestrian safety)
- Installation of a crossing at Quays Avenue
- Investigation of utilising The Mezze / Poacher car park for high street parking

RECOMMENDATION:-

Portishead Town Council forms a working party and arranges a meeting with Portishead Chamber of Trade to:-

- i) formulate a 'wish list' of how the money could be spent by North Somerset Council towards enhancing Portishead high street,
- ii) update the 2000 document developed by Portishead Town Council and Portishead Chamber of Trade,

The working party should then report back to Portishead Town Council at its full council meeting on 9th July 2014.

E. ROAD NAMES – DEVELOPMENT AT ST. JOSEPHS SCHOOL, WEST HILL, PORTISHEAD

The proposal received via North Somerset Council for the developer to name roads, as detailed below, was discussed:-

Rose Hill: road accessed from Nore Road

La Sainte: road accessed from West Hill

RECOMMENDATION:-

Portishead Town Council agrees the proposed road names for the development at St. Josephs School.

**F. ENFORCEMENT CASE 2012/0308 - ERECTION OF BALCONY
AND REMOVAL OF TREES AT 15 CABOT RISE, PORTISHEAD**

The case history detailed by an email from Chris Nolan of NSC was noted.

RECOMMENDATION:-

Portishead Town Council notes the case history.

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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.

Assistant Clerk Note: Councillor Mrs Cruse left the meeting @ 8.30pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
14/P/0427/F	108 Nore Road, Portishead, BS20 8EN	Erection of a single storey rear extension	No objection – subject to no valid objections from neighbours
14/P/0445/RG3	Portishead Primary School, Station Road, Portishead, BS20 7DB	Erection of single storey extensions to hall, admin block and front entrance (south elevation).	No objection – subject to no valid objections from neighbours
14/P/0450/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 objections from neighbours
14/P/0472/F	10 Ashdown Road, Portishead, BS20 8DP	Erection of a two storey front extension	No objection – subject to no valid objections from neighbours
14/P/0473/F	6 Lapwing Close, Portishead, BS20 7NJ	Erection of satellite dish	No objection – subject to no valid objections from neighbours
14/P/0530/F	106 Hillside Road, Portishead, BS20 8LQ	Loft conversion to include dormer to side (north east) elevation.	No objection – subject to no valid objections from neighbours
14/P/0536/F	109 The Downs, Portishead, BS20 6EE	Erection of a single storey front extension to align with the front of existing garage and conversion of part of one side of double garage into WC.	No objection – subject to no valid objections from neighbours
14/P/0538/F	9 Mulberry Avenue, Portishead, BS20 7LG	Erection of a single storey rear extension and construction of front entrance porch.	No objection – subject to no valid objections from neighbours
14/P/0561/F	19 Watch House Place, Portishead, BS20 7AU	Erection of a rear conservatory.	No objection – subject to no valid objections from neighbours

14/P/0587/F	263 Down Road, Portishead, BS20 8HY	Erection of a first floor side extension and loft conversion including a dormer window and first floor	No objection – subject to no valid objections from neighbours
14/P/0599/F	Commercial unit, Block A, Area B, Merchant Square, East Dock, Portishead	Change of use from A1 / A3 retail /cafe use to a mixed use of A1/D1 for retail / hair and beauty treatment use.	No objection – subject to no valid objections from neighbours
14/P/0309/F	3 Bristol Road, Portishead, BS20 6PZ	Raise roof height of outbuilding to front of property. Please note, additional information supplied by NSC <i>'The increased roof height of outbuilding (located on the north boundary of the site) by 0.5 metres'</i>	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/0494/TPO	7A Down Road, Portishead	1 Beech - Remove lower branches to a height of 3-4M, Reduce crown height and spread by 2M	No objection – subject to the tree work being postponed until bird nesting is over.
14/P/0580/WT	9 Kilkenny Place, Portishead, BS20 6JD	1 Sycamore - Fell	No objection – subject to the approval of the North Somerset Council Tree Officer
14/P/0586/TPO	71 Brock End, Portishead, Bristol, BS20 8LS	1 Ash - Reduce canopy 30% Max	No objection – subject to the approval of the North Somerset Council Tree Officer

PL270 OTHER PLANNING MATTERS - FOR INFORMATION

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

A. PLANNING APPLICATION WITHDRAWN

14/P/0122/LDE 1, 2 & 3 Mead Farm Cottages, Clevedon Road, Portishead, BS20 8PL
Certificate of lawful use for the continued use of dwelling no. 2 to be used as 2 self-contained flats

B. CONSENT GRANTED

13/P/2184/F 6A Beach Hill, Portishead, BS20 7HT
Erection of single storey side and front extension following demolition of existing conservatory. Creation of front and side dormer windows.

C. CONSENT REFUSED

14/P/0018/TPO 5 Little Halt, Portishead, BS20 8JQ
1 Beech – Prune back to boundary. 2 Beech – Prune branches back 4M from boundary.

14/P/0068/F 10 Clayton Close, Portishead, BS20 6YU
Erection of a first floor front extension, a two storey side extension and a single storey rear extension.

D. TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78

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.

An appeal has been made to the Planning Inspectorate against North Somerset Council's decision to refuse the above planning permission. Appeal reference number APP/DO121/A/14/2213634. The previous comments made by Portishead Town Council – *Object to the planning application on the following*

grounds – The site for the dwelling is within green belt, will be taken into consideration by the Planning Inspectorate.

**E. REPORT TO THE PUBLIC RIGHTS OF WAY SUB COMMITTEE
SEA WALL PORTBURY**

Report published by Elaine Bowman, Senior Access Officer, North Somerset Council.

F. 14/P/0309/F MAYS COTTAGE, 3 BRISTOL ROAD, PORTISHEAD

Correspondence from the Case Officer, namely Julie Walbridge, that 'the description for this application has been changed to clarify the proposed works. I am satisfied that the plans clearly show the increase in the roof height of the building. The neighbours will be re-notified of these changes. The changes to the glass conservatory to replace the roof with slate on the neighbours side is not part of this application but is in reference to a discharge of condition for materials.'

G. ENFORCEMENT CASE

CASE NO: 2014/0115

LOCATION: Opposite boat roundabout, The Portbury Hundreds, Portbury

ENQUIRY: Unauthorised advert

H. **RNLI** - Portishead RNLI Boathouse Bulletin No. 1 Monday 24th March 2014.

Meeting closed 8.33pm

ITEMS FOR NEXT MEETING:-

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