

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON 6 FEBRUARY 2013**

PRESENT: Councillor Burden – in the Chair

Councillors Mrs Lord, Terry, Walker, Walters

Mrs R Tranter – Deputy Clerk
Mrs S Sherborne – Admin Officer

APOLOGIES: Councillor John Clark, Councillor Mrs Koops

PL 180 DECLARATIONS OF INTEREST

None

Clerk's Note: With the agreement of the Committee the Committee Chairman altered in order of the meeting to accommodate the residents interested in Planning Application 13/P/0028/F

PL 181 PUBLIC PARTICIPATION

Ms Susan Blackmore neighbouring resident of Masonic Lodge spoke generally in favour of Application 13/P/0028/F but wanted clarity of a few issues in respect to the application. She was anxious that the works would be completed within a reasonable time and that the steps from the Royal Hotel to the fishing village would not be blocked. Also, that the demolition be outside of the House Martin nesting period.

Mr Bob Crane of the Portishead Launch Authority (Portishead Lifeboat Trust) and Mr Neil Souter, Secretary and Vice Chairman of Portishead Lifeboat Trust informed the Committee that whilst they were not representing the RNLI in regards to Application 13/P/0028/F he was willing to clarify any questions and queries that the Committee may have whilst considering the application.

SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PL 182 PLANNING APPLICATIONS

12/P/2265/F 1 RALEIGH RISE, PORTISHEAD, BS20 6LA

Proposed conversion of and extension to garage into habitable room, extension to accommodate store and ensuite, first floor extension to lounge and new double garage.

Members noted the garage conversion and extension.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

13/P/0018/F NEXUS HOUSE, 139 HIGH STREET, PORTISHEAD

Change of use from offices to one residential dwelling.

Members noted the change of use to residential dwelling.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

13/P/0028F FORMER MASONIC LODGE, PIER ROAD, PORTISHEAD

Erection of RNLI station building, part two storey, part single storey, with launch ramp and slipway on foreshore, associated hard and soft landscaping and repair/replacement of existing retaining wall following demolition of existing former Masonic Lodge building.

Members discussed this item in some detail and members of Portishead Lifeboat Trust were able to clarify a number of points including:-

- Safeguarding the nesting of the House Martins.
- Transportation of some materials by sea and storage of other building materials at a satellite storage site.
- Access being maintained during construction from Pier Road to the Fishing Village via the steps.

Members also noted the concerns of the neighbouring resident.

RECOMMENDATION

Portishead Town Council welcomes the development and the RNLI to Portishead, but would comment that the following should be considered as part of the planning permission:-

- Safeguarding the nesting of the House Martins.
- Transportation of some materials by sea and storage of other building materials at a satellite storage site.
- Access should be maintained during construction from Pier Road to the Fishing Village via the steps.

13/P/0051/F

**WAITROSE STORE, HARBOUR ROAD,
PORTISHEAD**

To install external horticulture units to the front of the store and associated works.

Members noted this installation and that there appears to be no loss of parking.

RECOMMENDATION

No objections.

13/P/0071/F

HALL, 4 WOODHILL ROAD, PORTISHEAD

Erection of five dwellings and associated works following demolition of church hall.

Members were concerned about vehicular access onto Woodhill Road, especially in view of a planning application being received for development on the opposite side of the road. There has been community interest for the purchase of this hall, which is still listed as a community facility.

RECOMMENDATION

Object to the planning application on the following grounds –

- The Town Council is informed that there is some community interest in this site. The current proposal is contrary to Local Plan CF4.
- If residential use is to be allowed The Town Council would prefer to see the garages for the front properties served from the service road to the rest of the development or that the road facing properties are moved within their plots so that cars can access Woodhill Road in forward gear.

13/P/0116/F

1 WOODHILL ROAD, PORTISHEAD

Conversion of Portishead former United Reformed Church (URC) into 6 houses and 2 duplex flats. The scheme includes additional openings within the façade (creating new windows and doors), landscaping including tiering to the East side of the site to create private amenity space, installation of roof lights within the roof, and increased on site car parking provision to 14 car parking spaces. Refurbishment and conversion works to the stonework facades, roof and existing stained glass (much of which is proposed to be retained). Change of use application to residential use.

Members discussed the development of the Church and the specified change of use.

RECOMMENDATION

No objections and welcome this sympathetic conversion.

13/P/0140/F 17 LINDSEY CLOSE, PORTISHEAD

Erection of a two storey side extension incorporating a kitchen, utility and WC at ground floor level and a bedroom with en-suite and bathroom at first floor level.

It was noted that earlier applications had been withdrawn due to alterations by the applicant. Also, that the property is located on a large plot.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

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

PL183 OTHER PLANNING MATTERS

ELECTORAL REVIEW OF NORTH SOMERSET

The Local Government Boundary Commission for England formally announced the start of the review of North Somerset Council. The first part of the review is to decide how many councillors should represent North Somerset in the future. North Somerset Council currently has 61 councillors. The Commission are now holding a six week public consultation to decide whether the council should have 51 or 46 councillors in future.

A discussion amongst members took place and the following recommendations were made for the response to this consultation document:

RECOMMENDATION

Question 1

Would 46 councillors be sufficient to support the current 'strong leader and cabinet' model of decision making in North Somerset? Or are 51 councillors required to undertake the full range of the authority's responsibilities?

Response: Both will work

Question 2

Would 46 councillors be able to hold the council's main decision makers to account as well as represent the council on bodies outside the council or are 51 members required to carry out those duties?

Response: Both will work

Question 3

Would all communities in North Somerset receive an effective level of representation with 51 or 46 councillors? How would reducing the number of councillors to 46 or 51 affect the way you are represented?

Portishead Town Council would expect that the previous plan to ensure the ward boundaries are coterminous with the parish boundary would go ahead. We accept there will be consequential redrawing of ward boundaries and the Town Council wish to be consulted on this. The Town Council may then wish to reconsider the number of Town Councillors.

CONSULTATION ON THE EXPANSION OF ST PETER'S SCHOOL

The North Somerset Council consultation document seeks views on the possible expansion of St Peter's C of E Primary School from an up to 420 place school to an up to 630 place primary school with effect from September 2014. It not only outlines the proposals to expand St Peter's School but also discusses where on the site the expansion might take place, transport improvements and how North Somerset Council can ensure that the standard of education at the school does not suffer should the proposals go ahead.

This consultation is the start of the statutory process concerning the proposals and the consultation expires on 11 March 2013. Members discussed this item in some detail, including the Folk Hall car park.

RECOMMENDATION

Portishead Town Council welcomes the work being done to increase the provision of Primary School places in Portishead and the improved access arrangement at St Peter's School.

07/P/1757/F

32 WESTHILL, PORTISHEAD

Consultation on S106 money.

Councillor Mrs Lord reported that Councillor Mrs Cruse had verbally suggested to Councillor Jolley that this funding (£2317.00) be used to

purchase play equipment for Merlin Park Play Area. Councillor Jolley was of the opinion that this should be used to purchase equipment for St Barnabas Children's Centre. Councillor Walters suggested that if the S106 money could not be used at the St Barnabas Children Centre due to the Lease arrangements then the money could be used to benefit Avon Way Play Area.

Councillors were also asked to note that the Town Council office had received a suggestion from Councillor Mrs Knight to use the S106 money to either paint the railings on Wyndham Way or to fund a Traffic Warden.

RECOMMENDATION

Portishead Town Council suggest this allocation of S106 money should be used to purchase equipment at St Barnabas Children's Centre but if this is not possible a similar piece of equipment is put in at the Avon Way Play Area.

Councillor Burden expressed his thanks to Mrs Tranter for her work over the years and wished her a happy retirement.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL184 Delegated decisions made by the P & R Chairman on the attached under delegated powers were noted.

There being no further business the meeting closed 8.45pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/2230/F	Grange Meadow Clapton Lane	Erection of two equestrian field shelters, fenced and hardsurfaced pull-in area, construction of hardsurfaced forecourt to front of field shelters, all weather fenced paddock and hardsurfaced track (part retrospective).	No objections – subject to no valid objections from neighbours.
12/P/2235/F & 12/P/2236/LB	The Windmill Inn 58 Nore Road Portishead	Removal of existing porch and replace with enclosed glazed porch.	No objections – subject to no valid objections from neighbours.
12/P/2255/F	29 Hollis Avenue Portishead	Erection of a two storey and a single storey rear extension.	No objections – subject to no valid objections from neighbours.
12/P/2258/F	66 Drakes Way Portishead	Erection of a three storey side extension to provide lift facility with covered walkway to rear at lower ground level. Relocation of external staircase.	No objections – subject to no valid objections from neighbours.
13/P/0034/F	15 Riverleaze Portishead	Erection of a two storey rear extension.	No objections – subject to no valid objections from neighbours.
13/P/0042/F	Avon & Somerset Police HQ, Valley Road Portishead	Siting of one new storage container. Retrospective application for the siting of three storage containers.	No objections – subject to no valid objections from neighbours.

13/P/0086/F	410 Nore Road Portishead	Two storey side extension, basement extension, internal alterations and roof amendments.	No objections – subject to no valid objections from neighbours.
13/P/0093/F	177 Wren Gardens Portishead	Erection of a rear conservatory.	No objections – subject to no valid objections from neighbours.
13/P/0101/LB	19 Woodhill Road Portishead	Removal of the existing concrete roof tiles and ridge tiles, felt battens and lead to 19C Woodhill Road and replace to match existing. Removal of timber fascia and replace to match existing. Replace grey PVC downpipe and gutter with black PVC downpipe and gutter.	No objections – subject to no valid objections from neighbours.
13/P/0115/F	3 St Marys Road Portishead	Erection of a second storey side/two storey rear extension.	No objections – subject to no valid objections from neighbours.
13/P/0122/F	Homeleigh Woodlands Road Portishead	Replacement of first floor rear balcony with conservatory and balcony.	No objections – subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/0003/WT	14 Parsonage Court Portishead	1 Horse Chestnut – Fell	No objections – subject to no valid objections from neighbours.

OTHER PLANNING MATTERS - FOR INFORMATION

APPEALS

12/P/1415/F 2 TANSY LANE, PORTISHEAD

The conversion of loft into habitable area with the inclusion of dormer windows to the front and rear elevations. Creation of a new parking bay.

It was noted that notification has been received of Appeals to the Secretary of State, acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the developments above. Copies of the Appeal decision will be displayed on North Somerset Council's website.

STREET NAMING

11/P0503/F COPPER BEECH, 33B NORE ROAD

It was noted that the Town Council have received a proposal from North Somerset Council to number the 5 plots '1 – 5, Copper Beech, Nore Road, Portishead'. The description of 'Copper Beech' has been included as this was the name for the original dwelling, which has been demolished, and will retain an historical theme. North Somerset Council, where possible, try to avoid the use of too many suffixes for individual dwellings for example 33 b – 33f Nore Road, Portishead. North Somerset Council have spoken to Royal Mail regarding the postcode allocation and they have reserved a new postcode for this development to avoid any confusion with existing numbering on Nore Road.

HIGHWAYS ACT 1980 SECTION 119, PARTS OF FOOTPATH LA 23/32 MERLIN PARK, PORTISHEAD,PUBLIC PATH DIVERSION ORDER NO. 17 2011

It was noted that a summary of the formal decision is available in the office.

