

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON 2 JANUARY 2013**

PRESENT Councillor Mrs Koops - in the Chair

Councillors Clark, Mrs Cruse, Mrs Lord, Walters

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

APOLOGIES Councillor Pasley

PL 173 DECLARATIONS OF INTEREST

None

PL 174 PUBLIC PARTICIPATION

There were no members of the public wishing to address the meeting.

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

PL 175 PLANNING APPLICATIONS

12/P/2124/F 17 NICHOLS ROAD, PORTISHEAD

A wooden deck from the back of the house approx. 3m x 4m wide and 0.44m high. Also a fence on the left side of the property which will be 0.6m above the current boundary wall height.

Members discussed the location of the site.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/2129/F 30 ALBERT ROAD, PORTISHEAD

Erection of two storey extension to existing semi detached property to provide additional accommodation

Members noted that there were two objections to the proposal to extend the property. The following was also noted –

- The extension fills the width of the plot.
- Several other properties in the road had been extended in a similar manner.
- Two parking spaces were proposed.
- The walls to be rubble stone to match the existing.

RECOMMENDATION

No objections - subject to no valid objections from neighbours. The Town Council would ask that any builder's skips required for the development should be located on the front garden of the site, not the road, to minimize disruption on the road and to neighbours.

12/P/2180/F UNIT 8, OLD MILL ROAD, PORTISHEAD

Change of use from warehouse/industrial unit to D2 (Pool Facility) and A3 Café Facility

The Committee discussed the proposal's use which is very specific and will not be in competition with the Parish Wharf Leisure Centre.

RECOMMENDATION

No objections.

12/P/2193/F 12 SAGE CLOSE, PORTISHEAD

Demolish existing side wooden vestibule and construct brick utility and roof to blend with existing. All windows to be obscured double glazed UPVC. Roof extension to be concrete Redland regent tiles and roof trusses to match existing.

Members discussed this revised application. It was noted that the neighbour at 26 Hillside has some concerns about overlooking of their property from the extension.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/2197/F 3 MENDIP ROAD, PORTISHEAD

First floor extension over existing porch

The Committee noted the large amount of work which had been carried out on this property. Although it was agreed this extension was only small.

RECOMMENDATION

No objections – subject to no valid objections from neighbours. The Town Council would however ask that –

- The impact on the neighbours be kept to a minimum during the construction phase, and
- that the grassed area and car park in front of the property and neighbouring properties should be returned to good condition.

Detached 3 bed dwelling

Reference was made to a similar development on the other side of the road.

RECOMMENDATION

No objections – subject to no valid objections from neighbours and reasonable traffic access is made on to Woodhill Avenue, not South Road.

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

OTHER PLANNING MATTERS

PL 177 SITES AND POLICIES DEVELOPMENT PLAN DOCUMENT

The Committee noted that notification has been received from North Somerset Council that the draft consultation version of the above plan went before the Council's Executive Meeting on 11 December 2012. Members discussed the importance of this document and other Supplementary Planning Documents which North Somerset Council is intending to consult on early this year. The proposed SPDS are:

- Parking Standards
- Affordable housing
- Green Infrastructure
- Sport and Leisure Built Facilities
- Playing Pitches.

It was suggested that the Chairman, Vice Chairman and Chairman of Planning & Regulatory meet to discuss a suitable format and date for a public meeting, to which officers of North Somerset Council be invited as part of their consultation process.

RECOMMENDATION

Discuss.

PL 178 NORTH SOMERSET COUNCIL, DEVELOPMENT & ENVIRONMENT - CURRENT ENFORCEMENT CASES

The Committee noted that North Somerset Council would be circulating bimonthly an updated list of current enforcement cases in Portishead. This new publication is referred to in North Somerset Council's Local Enforcement Plan and is designed to improve communication and liaison between Towns and Parishes and North Somerset Council.

The first copy of the list was available at the meeting. The Committee considered the list and there were concerns with some of the comments and actions proposed. In particular the following items -

Case No	Address	Description	Comments
2012/0590	24 Hillside Road	Untidy Property	Does not warrant action at present time – to be closed
2010/0140	1 Glenwood Rise	Unauthorised works	No breach – case to be closed

RECOMMENDATION

The Clerk write to North Somerset Council Enforcement Officers stating –

There are apparent contradictions in decisions made by Enforcement Officers. In particular comments made about 24 Hillside Road are totally false as there has been a problem at the site since 1972.

Photographic evidence obtained by the Chairman of Planning & Regulatory Committee to also be forwarded with the letter.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL 179 Delegated decisions made by the P & R Chairman on the attached table under delegated powers were noted.

There being no further business the Chairman closed the meeting at 8.25pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/2083/F	4 Clapton Lane Portishead	Single storey rear extension	No objections – subject to no valid objections from neighbours.
12/P/2098/F	89 Hillside Road Portishead	The application relates to amendments proposed against application 11/P/0864/F that was granted consent by appeal 5.3.12 for a new two storey detached dwelling.	<p>This plot has been the subject of many applications over the years. The Town Council is concerned that although the most recent application 11/P/0864/F has been allowed at appeal there is now yet another application to change the design.</p> <p>The application was extremely late appearing on North Somerset Council's website and the Town Council is also concerned that residents may not be aware of this latest application before the target date for decision.</p>
12/P/2145/F	Unit 3 Old Mill Road Portishead	Change of use from B2/B8 to D2. The proposed use of the building will be a young persons' skate park	<p>The Town Council note that this application is a resubmission of an identical application made at another unit in the same road, which has subsequently been leased to another organisation.</p> <p>No objections to the planning application and welcome this project for young people.</p>
12/P/2153/F	28 Halliwell Road Portishead	Proposed orangery to the above address	No objections – subject to no valid objections.
12/P/2167/F	30 Pier Close Portishead	Single storey rear/side extension	No objections – subject to no valid objections from neighbours.

12/P/2168/F	28 Frobisher Avenue Portishead	To erect a white PCVU conservatory at the rear of the property	No objections – subject to no valid objections from neighbours.
12/P/2212/F	116 Badger Rise Portishead	Two storey side extension	No objections - subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/2070/TPO	8 Clarence Gardens Portishead	Pine x 1 – Reduce crown reduction by 4 metres	The Town Council would be reluctant to see a reduction of height unless on Health and Safety grounds.
12/P/2096/TPO	7 Riverleaze Portishead	Hawthorn and Blackthorn trees – reduce height of trees by 5 feet	No objections – subject to no valid objections from neighbours.
12/P/2131/TPO	69 Brampton Way Portishead	T1 – 20% crown reduction (to previous pruning points), up to 15% crown thin and lift to 2.5m from ground level.	No objections – subject to no valid objections from neighbours.