

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 7TH JANUARY 2015**

PRESENT: Councillor Koops - in the Chair

Councillor Burden, Clark, M. Cruse, Lord, Huffadine-Cooper

S.Sherborne - Assistant Clerk

APOLOGIES: Councillor Cottrell, Knight, Terry & Pasley

There were three members of the public present.

PL330 DECLARATIONS OF INTEREST

There were no declarations of interest expressed.

PL331 PUBLIC PARTICIPATION

Mr Geoff Hardman a local resident spoke against the application from Persimmon homes for three six-storey retirement flats at the junction of Harbour Road and Newfoundland Way. He believed that this land is dedicated to business.

Mr Hardman then referred to the second application for this site: 14/P/2570/F assisted living development comprising 135 apartments for the over 60's age group. He wished to object to this application as he did not feel that the current infrastructure in Portishead to cope; junior and secondary schools are full, the health centre is full - he was told today that the earliest appointment he could get with them is 16th January.

Mr Hardman felt that Portishead Town Council should be fighting to stop this sort of development and asked the Town Council how they felt this could be done? Councillor Koops believed that some of the issues would be covered during the meeting.

Mrs J Martin a local resident wished to object to planning application 14/P/2570. She believed that there are already six retirement facilities within the town and currently Portishead was getting the nickname of 'Geriatric Portishead'. She stated that she would prefer to see affordable housing and gave comment that the local health centre is already stretched.

Ms Emma Webster spoke on behalf of Pegasus Life the applicant of 14/P/2570. Ms Webster advised that following public consultation a number of changes had been made to the original plans; height of building reduced from 9 to 5/6 storey, number of apartments reduced from 160 to 135. She emphasised the wellness living that will be offered, which includes a hydrotherapy pool and hobby rooms.

Ms Webster felt that Portishead was the catchment area. She believed that homes currently under occupied would be freed to accommodate larger families and avoid the necessity for those downsizing to move away from the area where they may have lived for many years.

Mrs J Martin wished to object to planning application 14/P/2598/O. She believed that this site was designated by Woodspring District Council as a play area in the 1960's. This is the only bit of flat land in The Garstons where children can safely play.

Councillor Lord, with the consent of the Chairman, put questions to Ms Webster in respect to 14/P/2570/F:

1. Why the figures published in its application relate to the whole of North Somerset, which includes Weston and not just Portishead if the needs and catchment area is predominantly Portishead? Councillor Lord also noted that the submissions were created during the development of Adlington House on Slade Road but before it was operating.

Ms Webster responded advising that the analysis was put together by Nigel Atherton of Contact Consultants November of last year (2013). Unfortunately they have been unable to abstract specific in-depth information relating solely to Portishead.

2. How the number of allocated parking is broken down?

Ms Webster advised that 68 are for residents, 34 visitors and up to 6 for staff. Councillor Lord noted that this approximately was an allocation of 1 parking space for every 2 apartments, which she felt was inadequate.

PL332

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

PLANNING APPLICATIONS

The Chairman changed the order of the meeting, as follows:-

14/P/2570/F HARBOUR ROAD/MARTINGALE WAY, PORTISHEAD, BS20 7AW

Erection of an assisted living development comprising of 135 apartments and integrated care support and well-being

facilities (Use Class C2) for the over 60's age group with associated landscaping and infrastructure

The meeting noted that there were two on line objections relating to parking, access, height of development and increased costs of social care in the locality.

Councillor Clark referred to the comprehensive Master Plan that was adopted for the Marina, which clearly shows that this area was earmarked for offices and not residential. He believed that it is vital for there to be a mix of business and residential premises in order to have a sustainable locality. In addition business premises car parking were earmarked for residential use 'out of business hours'. There is already a shortage of parking in the vicinity.

Councillor Lord believed that if this remains business use there will be no need for infrastructure (schools and healthcare). Councillor Koops concurred with Councillor Lord, she believed that health care in Portishead was already under a considerable strain. Councillor Koops added that she felt the building was still too high, would be overbearing and 68 parking spaces for 135 apartments is totally inadequate.

Councillor M Cruse felt it important to note that this area has been left undeveloped for several years and if offices don't materialise then it would result in an untidy site. He would prefer to see the site used for affordable homes for youngsters but notes that these too have a significant impact on the infrastructure.

The meeting then discussed both positive and negative experiences in terms of getting an appointment with your doctor in the town.

Councillor Lord proposed objecting to the application on the grounds of:-

- The site is allocated as employment land in the Master Plan to allow more local working giving a more balanced development. The land that was set aside for employment is small in comparison to the amount of housing.
- The land was also intended to provide out of hours parking for neighbouring commercial outlets.
- Social and medical facilities are already stretched and these units would put further pressure on them.
- 68 parking spaces is inadequate - future residents will have a greater habit of driving than in the past.
- The figures provided relate to North Somerset as a whole and not Portishead, and ignore the Adlington/Gladman Homes scheme currently in construction/on the point of sale.
- If these residents come from within Portishead the houses they vacate will then be potentially occupied by families needing school places – the schools are already full.

Councillor Koops seconded the proposal.

A vote was recorded: 5 in favour, 1 abstained

RESOLVED that

Object on the grounds of:-

- The site is allocated as employment land in the Master Plan to allow more local working giving a more balanced development. The land that was set aside for employment is small in comparison to the amount of housing.
- The land was also intended to provide out of hours parking for neighbouring commercial outlets.
- Social and medical facilities are already stretched and these units would put further pressure on them.
- 68 parking spaces is inadequate - future residents will have a greater habit of driving than in the past.
- The figures provided relate to North Somerset as a whole and not Portishead, and ignore the Adlington/Gladman Homes scheme currently in construction/on the point of sale.
- If these residents come from within Portishead the houses they vacate will then be potentially occupied by families needing school places – the schools are already full.

14/P/2598/O

**LAND TO THE SOUTH OF 6 THE GARSTONS,
PORTISHEAD, BS20 6QU**

Outline application with all matters reserved for subsequent approval for the erection of a dwelling

The meeting noted that there were 5 on line objections and one email with objections made directly to the Town Council office from a local resident Mr Robinson. These relate to the loss in amenity land (children's play area) and a build that would be overbearing, be overlooked and allegedly contravene North Somerset Council's Core Strategy Plan. Mrs Martin provided the meeting with a copy of her Deed Plan for her property, which details the area as being a Play Area.

Councillor M Cruse understood that many developers historically referred to open space as play areas and that not all were adopted by local or District Councils. He regretted that the Assistant Clerk could not identify the area on North Somerset Councils mapping system as a designated Play Area.

Councillor Lord proposed objecting on the grounds that:-

- The intention was that this plot was open space/a play area when the estate was built. Copy of Deed of Plan (Appendix 1 is attached) for neighbouring property.
- Loss of privacy to neighbouring properties; the kitchen window is higher than the bedroom of a neighbouring property
- The established tree on the boundary is close to the wall of the house.

- Use of existing open space should have an Environmental Assessment undertaken before development is allowed.

Councillor Burden seconded the proposal.

A vote was recorded: all in favour.

RESOLVED that

Object on the grounds that:-

- The intention was that this plot was open space/a play area when the estate was built. Copy of Deed of Plan (Appendix 1 is attached) for neighbouring property.
- Loss of privacy to neighbouring properties, the kitchen window is higher than the bedroom of a neighbouring property
- The established tree on the boundary is close to the wall of the house.
- Use of existing open space should have an Environmental Assessment undertaken before development is allowed.

14/P/2519/F PORTISHEAD QUAYS MARINA, NEWFOUNDLAND WAY, PORTISHEAD

Extension of pontoons to west and north- east of existing system to increase berths from 249 to 373

The meeting noted the on line comments; 2 general observations, 1 support and 6 objections. The observations relate to the area defined on the application potentially being part of a license issued to the Yacht and Sailing Club in connection with the Parish Wharf agreement. Objections include knock on effect to parking, quantity of berths, inadequate parking, loss of swans and seabirds to the site, increased traffic in area and general overcrowding.

Councillor Clark remarked that the Dinghy Club use some of the area for their youngsters to train as do some vessels to turn around.

Councillors M Cruse, Burden and Clark discussed the allocation of parking when the Master Plan was put together.

The meeting discussed the extra pontoons effecting access of the slip and the open water that was intended for the Marina.

Councillor Koops proposed objecting on the grounds that:-

- Parking in this area is already extremely difficult – 124 extra cars would put severe pressure on this and reduce spaces for residents and commercial units.
- The open water area was planned to be used for dinghy training, which happens occasionally. It is also regularly used for boats to turn, especially the larger vessels.
- The open water is needed for the swans and other bird life.

Councillor Clark seconded the proposal.

A vote was recorded: all in favour.

RESOLVED that

Object on the grounds that:-

- Parking in this area is already extremely difficult – 124 extra cars would put severe pressure on this and reduce spaces for residents and commercial units.
- The open water area was planned to be used for dinghy training, which happens occasionally. It is also regularly used for boats to turn, especially the larger vessels.
- The open water is needed for the swans and other bird life.

14/P/2533/F 72 THE FINCHES, PORTISHEAD, BS20 7NE

Loft conversion to include two rear dormers

The meeting noted that there were no on line comments and it did not appear to be overlooking nearby properties.

Councillor Koops proposed no objection subject to no valid objections from neighbours.

Councillor Burden seconded the proposal.

A vote was recorded: all in favour.

RESOLVED that

No objection subject to no valid objections from neighbours.

14/P/2565/F 30 FROBISHER AVENUE, PORTISHEAD, BS20 6XB

Construction of high level decking

The meeting noted the on line support from No. 32 Frobisher Avenue.

Councillor Koops proposed no objection subject to no valid objections from neighbours.

Councillor Lord seconded the proposal.

A vote was recorded: all in favour

RESOLVED that

No objection subject to no valid objections from neighbours.

14/P/2586/F 7 BEECHWOOD ROAD, PORTISHEAD, BS20 8ER

Erection of a three storey rear extension

The meeting noted the on line objection from No. 9 Beechwood – the window facing North on the proposed side elevation will result in a loss of privacy. The proposed and existing elevation plans were viewed.

Councillor Burden proposed no objection in principle but notes the comment made by a neighbour - No. 9 Beechwood – that they would like obscure glass fitted to the window facing North to avoid a loss in privacy.

Councillor Lord seconded the proposal.

A vote was recorded: all in favour

RESOLVED that

No objection in principle but notes the comment made by a neighbour - No. 9 Beechwood – that they would like obscure glass fitted to the window facing North to avoid a loss in privacy.

14/P/2665/F 8 BLENHEIM WAY, PORTISHEAD, BS20 6YY

Erection of an annexe following demolition of garage

The meeting noted that there were no on line comments. On viewing the plans it did appear that the building was totally separate to the existing dwelling but the plot was large.

Councillor Burden proposed no objection subject to a condition being imposed to restrict the sale of the property as a separate unit.

Councillor Huffadine-Cooper seconded the proposal.

A vote was recorded: all in favour

RESOLVED that

No objection subject to a condition being imposed to restrict the sale of the property as a separate unit.

14/P/2711/F

34 BEECHWOOD ROAD, PORTISHEAD, BS20 8EP

Erection of entrance gates, gate posts and extend hard standing area. Front elevation erection of porch with steps, extend balcony with new balustrades and pergola over, replace door/window with folding doors and install 4no roof lights. Side elevation replace hipped roof with gable with additional window to first floor. Rear elevation erection of a single storey extension with balcony over with balustrade and privacy screens, extend dormer, replace first floor windows with windows/doors and raised decking. Re-clad house and re-roof with slate/slate effect tiles.

The meeting noted that there were no on line objections.

Councillor Koops proposed no objection.

Councillor Burden seconded the proposal.

A vote was recorded: all in favour

RESOLVED that

No objection

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SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

A. DISABLED ADVISORY PARKING BAY REQUEST

As there were no applications received no recommendations were made.

B. ARTICLE 4 DIRECTION

The meeting were aware that a North Somerset Council Officer had met with the Town Clerk to discuss placing Article 4 Direction on some specific business premises around the town.

Councillor Burden proposed that the matter be deferred until full Town Council on 21st January and that the Town Clerk be asked to provide a detailed report to the Town Council.

Councillor M Cruse seconded the proposal.

RECOMMENDATION

That the matter be deferred until full Town Council on 21st January and that the Town Clerk be asked to provide a detailed report to the Town Council.

C. NEIGHBOURHOOD DEVELOPMENT PLAN FOR WINSCOMBE AND SANDFORD PARISH

The meeting discussed the option to make a comment in respect to the Neighbourhood Development Plan for Winscombe and Sandford Parish.

Councillor Burden proposed making no comment.

RECOMMENDATION

That Portishead Town Council makes no comment.

D. STATEMENT OF COMMUNITY INVOLVEMENT (SCI) – NORTH SOMERSET COUNCIL

The meeting noted the consultation but did not wish to make any comment.

Councillor Burden proposed that Portishead Town Council notes the consultation.

RECOMMENDATION

Portishead Town Council notes the consultation.

E. APPLICATION BY NATIONAL GRID FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE HINKLEY POINT C CONNECTION PROJECT

The meeting noted that the Town Council had received an invitation to a preliminary meeting to discuss the examination procedure on Monday 19th January 2015 from 10.30am at the Winter Gardens, Weston-super-Mare.

RECOMMENDATION

Portishead Town Council notes the invitation.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

Delegated decisions made by the Planning & Regulatory Chairman on the attached tables under delegated powers were noted;

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Report attached for information

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Report attached for information

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
14/P/2531/F	The Retreat, Friary Road, Portishead, BS20 6LW	Erection of a first floor extension over existing single storey extension; a new enclosed front porch and creation of a side and rear balcony over existing flat roofs	No objection – subject to no valid objection from neighbours
14/P/2537/F	121 Nightingale Rise, Portishead, Bristol, BS20 8LX	First floor side extension over existing garage and ground floor rear extension	No objection – subject to no valid objection from neighbours
14/P/2548/NMA	10 Ashdown Road, Portishead, BS20 8DP	Non material amendment 14/P/0472/F (Erection of a two storey front extension) to amend approved elevation drawings to show the obscured window to the WC on the front elevation	No objection – subject to no valid objection from neighbours
14/P/2567/F	17 Halletts Way, Portishead, BS20 6BT	Erection of a single storey rear extension and a new front bay window	No objection – subject to no valid objection from neighbours
14/P/2643/F	67 West Hill, Portishead, BS20 6LG	Erection of two storey rear, single storey side and front extensions following demolition of part of existing extensions	No objection – subject to no valid objection from neighbours
14/P/2246/RG3	Trinity Anglican Methodist Primary School, Marjoram Way,	Relocation of a MUGA as the new demountable nursery classroom to be placed on the	No objections in principle, but PTC would object to relocation of MUGA from the school and Village Quarter area. Given that, siting should

	Portishead	existing MUGA area	however protect the nursery children from being overlooked from both the public area/footpath and balls coming into their playground and causing problems. Consideration should also be given that additional nuisance should not be caused to local residents by this amended relocation
14/P/2672/NMA	Parish Wharf Leisure Centre, Harbour Road, Portishead	Non-material amendment to planning permission 14/P/1793/F (alteration to facades including installation of 9no windows and 2no doors and an enclosure for air conditioning unit) to change a proposed double door to a single door	No objection – subject to there being no changes to the air conditioning unit approved under app 14/P/1793/F
14/P/2674/F	121 Brampton Way, Portishead	Erection of a two storey side extension following demolition of existing fire damaged double garage	No objection – subject to no valid objection from neighbours
14/P/2686/F	15 Victoria Square, Portishead	Erection of a 2 storey rear extension and detached garage following demolition of existing garage and single storey rear extension	No objection – subject to no valid objection from neighbours

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
14/P/2528/TPO	Fedden Village, Nore Road, Portishead, BS20	T1 - Sycamore tree (fell)	Object – it would appear that the major trunk of the tree has not sustained damage; reducing

	7HN		damaged limbs may be more appropriate.
14/P/2559/TPO	20C Devonshire Drive, Portishead, BS20 8EF	1 x Beech tree - reduce crown by up to 2 metres to old points. 1 x Holly tree - fell.	Object – to the felling of the Holly tree, which appears healthy.
14/P/2572/TPO	4 Merlin Park, Portishead, BS20 8RN	Lime tree - raise crown over footpath to 2.5 metres and raise crown over drive way to 5 metres	Object – this may distort the shape of the tree. In our opinion the crown should be raised by 2.5/3 metres all round, which should be sufficient to allow for parking and not too damaging to the tree.

PL335 OTHER PLANNING MATTERS - FOR INFORMATION

1. NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL

The meeting noted the following:-

A. CONSENT GRANTED

APPLICATION NO.	LOCATION	PROPOSAL
14/P/1468/F	Ocean, 43 High Street, Portishead	Erection of a single storey front and side extension and single storey rear extension following demolition of existing front, side single storey extensions and rear single storey extensions.
14/P/1812/F	Avon & Somerset Constabulary, Valley Road, Portishead	Installation of two internal bio-mass boilers with ancillary external storage silos and 12 metre chimney flues.
14/P/2124/F	5 Bailey Court, Portishead,	Erection of a single storey side extension to connect main dwelling to garage.
14/P/2149/HHPA	4 Tarragon Place,	Prior approval request for the erection of a single storey rear

	Portishead	extension that would 1) extend beyond the rear wall of the original house by 4.7 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.6 metres high.
14/P/2176/F	4 Ellison Mews, Conference Avenue, Portishead	Retrospective application for the erection of a conservatory.
14/P/2184/F	Land to rear of 89 Hillside Road, Portishead,	Side terrace/patio with privacy walls.
14/P/2185/F	311 Nore Road, Portishead	Proposed single storey extensions to front with balcony over, a single storey side extension and a double storey rear extension.
14/P/2186/F	Mead Farm Cottages, Clevedon Road, Portishead	Erection of a side extension to ground and first floor flats.
14/P/2196/F	Stationhouse Nursery, Station Road, Portishead	Erection of first floor extension above existing building plus a two storey extension to east elevation for storage and first floor lobby with external stairs leading up and infill below stairs.
14/P/2201/F	12 St Marys Park Road, Portishead	Retrospective application to tier rear garden.
14/P/2203/ADV	Sainsbury's Supermarket, land adjoining Brewers Fayre Travel Inn, Gordano Gate, Serbert Way, Portishead	Display of 1 non-illuminated totem sign 2.1m high, 2 internally-illuminated totem signs 5m high, 34 post mounted car-park signs and 2 wall-mounted signs.
14/P/2260/F & 14/P/2261/LB	23 and 25 Woodhill Road, Portishead	Renovation of coach house including demolition of party wall between nos. 23 and 25 and reconstruction of garage doors to both properties.
14/P/2272/F	11 Wagtail Crescent, Portishead	Retrospective application to retain ground floor rear extension and dormer loft conversion.
14/P/2295/F	1 Raleigh Rise, Portishead	Erection of a two storey side extension with extension to first floor balcony.
14/P/2308/F	100 Hillside Road, Portishead	Erection of an extension to the front, side and rear with a first floor balcony to the front and side

14/P/2315/WT	Craigmore, Woodland Road, Portishead	T1 – Beech Pollard to just above old pollard points at approx. 5 metres. T2 – Lawson Cypress – fell. T3 – Oak pollard back to old points at approx. 6-7 metres.
14/P/2356/ADV	Sainsbury's Supermarket, Gordano Gate, Serbert Way, Portishead	Display of 2 no. internally illuminated canopy fascia signs; 1 no internally illuminated kiosk fascia sign; 1 no. non-illuminated brand wall sign; 2 no. non-illuminated 'fill up either side' signs and 8 no. non-illuminated pump flags.
14/P/2374/TPO	Land adjacent to Bretworth, Woodland Road, Portishead,	T1 – Horse Chestnut – reduce in height by up to 5m.
14/P/2388/F	283 Down Road, Portishead	Erection of a double garage.
14/P/2266/F	39 Brampton Way, Portishead	Erect a two storey rear extension, fill in existing front open porch to form new integral porch and render external walls of property.
14/P/2322/F	59 Heron Gardens, Portishead	Erection of a two storey side extension as annexe.
14/P/2482/WT	75 Woodhill Road, Portishead,	1 x Sycamore tree – fell.
14/P/2391/TPO	16 Nore Park Drive, Portishead	T8 Pine – Crown reduction by up to two metres
13/P/0562/F4	Combe House, Combe Road, Portishead	Application to extend time limit for planning permission 10/P/0392/F4 for the erection of a 3 storey building to provide 6 no. residential flats following demolition of existing building
14/P/2397/F	27 Malin Parade, Portishead	Erection of single storey side extension to provide accommodation for disabled relative
14/P/2455/TPO	The Grange Cottage, 182 High Street, Portishead	1 x Hornbeam – Fell and replant

B. CONSENT REFUSED

APPLICATION NO.	LOCATION	PROPOSAL
14/P/2151/F	10 Ashdown Road, Portishead	Application to vary condition 1 attached to planning permission 14/P/1233/F (erection of a conservatory (retrospective)) to remove the need to obscurely glaze two window panels to the north east (rear) elevation
14/P/2161/LUP	23 Woodhill Avenue, Portishead	Erection of a single storey rear extension.
14/P/2204/F	9 Cedarhurst Road, Portishead	Erection of a single storey basement extension and a side extension, increase ridge height and change roof to mono pitch.
14/P/2421/F	22 St Peters Road, Portishead	Erection of a 1.8m close boarded fence.
14/P/2389/TPO	72 Norewood Lodge Nursing Home, Nore Road	G5 Mixed group shrubs and trees – crown lift the trees to 5m over the driveway and clear round lighting by 1m. T4 – Sycamore: Crown lift approx. 4m above base of tree. T6 – Oak remove deadwood. T7 – Poplar: fell
14/P/2301/ADV	113 Avon Way, Portishead	Display of 1no internally illuminated wall mounted light box sign

C. APPLICATION WITHDRAWN

APPLICATION NO.	LOCATION	PROPOSAL
14/P/2205/F	38 Charlcombe Rise, Portishead	Proposed loft conversion including raising roof and providing a balcony.

D. ENFORCEMENT CASES

Updated list (dated 02.12.14) and letter dated 04.12.14 in respect to new case 2014/0545.

E. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

Attached – for the period 14th to 30th November 2014

***Assistant Clerk Note:** After discussion, despite a delay feeding back this information, this report will be included for the next three months – April 2015.*

F. BACKWELL NEIGHBOURHOOD PLAN

The Backwell Neighbourhood Development Plan referendum will be held on Thursday 26th February 2014. The Councils **decision statement, Executive report and Examiners report** can be viewed at www.n-somerset.gov.uk/backwellplan

2. RNLI – PORTISHEAD RNLI BOATHOUSE

Bulletin No. 7 dated 16.12.14

3. APPLICATION FOR A STREET TRADING CONSENT

A delegated decision of OBJECTION was sent to North Somerset Council in respect to Mr Softee – Grassed area, rear of Parish Wharf Car Park, Harbour Road, Portishead.

Meeting closed 8.40pm