

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

PRESENT: Councillor Mrs M Koops - in the Chair

Councillors Mrs J Lord, Clark, Pasley
*Councillor Burden arrived 7.31pm

APOLOGIES: Councillors Mrs R Cruse, Walters, McMurray

There were 2 members of the public present at the meeting.

PL206 DECLARATIONS OF INTEREST

Councillor Clark

- Prejudicial interest in planning application 13/P/0921/F the boatyard site, east dock, Newfoundland way, Portishead, BS20 7DF

Revised scheme for the erection of a mixed use development comprising of 15 residential units, office building (B1 use), car parking, landscaping and associated infrastructure. (previously approved 11/P/2294/F).

Reason – neighbour (overlooks site)

Declaration by members who serve on both the Town and District Council

Councillor Pasley stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

PL207 PUBLIC PARTICIPATION

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

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

PL208 PLANNING APPLICATIONS

13/P/0918/F LAND OFF SERBERT WAY, PORTISHEAD

Construction of petrol filling station with erection of kiosk, canopy, underground fuel tanks, retaining wall and landscaping.

RESOLVED that:-

Portishead Town Council approves and welcomes this application.

13/P/0921/F THE BOATYARD SITE, EAST DOCK, NEWFOUNDLAND WAY, PORTISHEAD, BS20 7DF

Revised scheme for the erection of a mixed use development comprising of 15 residential units, office building (B1 use), car parking, landscaping and associated infrastructure (previously approved 11/P/2294/F).

Assistant Clerk note – *Councillor Clark left the meeting 7.33pm whilst this application was discussed*

It was noted that;

1. there were two objections logged on North Somerset Councils website relating to parking,
2. since the approval of 11/P/2294/F Halls and Woodhouse has opened and this has exacerbated what was already a bad parking situation,
3. unless the parking spaces are left easily accessible and identified for the users of Halls & Woodhouse, then local residents may live in permanent chaos and danger due to the lack of emergency vehicle access

RESOLVED that:-

No objection subject to the following being taken into consideration - since 2011 Halls & Woodhouse restaurant has opened and it is obvious that the use of these parking spaces for customers is needed. The road is already heavily congested with parked cars and access for emergency vehicles is already compromised. Portishead Town Council urges North Somerset Council to take action to ensure that there are sufficient parking spaces available for the customers during the day as well as the evening, and that these are clearly labelled.

Assistant Clerk note – *Councillor Clark returned to the meeting 7.40pm*

13/P/0981/NMA LAND OFF WREN GARDENS, PORTISHEAD, BS20 7PP

Non material amendment to planning permission 09/P/1002/F (Landscaping of a public open space to include a play area). To allow the addition of 1x seating - this to be situated to the western side of the POS. Removal of play equipment. Landscaping - provide bulbs to the one area of the inner and one outer edge of footpath.

A discussion took place regarding S106 funding that had been allocated to this application. Confirmation had been received from North Somerset Council that this funding would be used on the larger play area by Stonechat Green.

RESOLVED that:-

Portishead Town Council has no objection subject to the S106 Funding allocated to this application being used on the larger play area by Stonechat Green, Portishead.

13/P/0982/NMA LAND OFF REDPOLL DRIVE, PORTISHEAD, BS20 7JZ

Non material amendment to planning permission 08/P/1060/F (Landscaping of a public open space comprising of hard and soft landscaping and play area) to allow the following amendments: resin bound footpath - area to be reduced and located just around the bench on the western side of the POS. Seating - this to be relocated to the western side of the POS. Removal of timber play sculptures. Removal of 600mm high timber guard rails. Landscaping - provide the central open space with grass with no need for enclosed play equipped area. Removal of litter bin. Removal of grass mounds/bunds.

RESOLVED that:-

Portishead Town Council has no objection subject to the S106 Funding allocated to this application being used on the larger play area by Stonechat Green, Portishead.

13/P/0987/NMA LAND OFF DUNLIN DRIVE, PORTISHEAD, NORTH SOMERSET, BS20 7NH

Non material amendment to planning permission 08/P/1791/F (Soft Landscaping of public open space in the northern area of 'The Ashlands' (near POS8) including resin bound footpath, 600mm high timber guard rail enclosing play space with timber play sculptures seating) to allow the following amendments: resin bound footpath - area to be reduced and located just around the bench on the western side of the POS. Seating - this to be relocated to the western side of the POS. Removal of timber play sculptures. Removal of 600mm high timber guard rails. Landscaping - provide the central open space with grass with no need for enclosed play equipped area. Removal of litter bin. Removal of grass mounds/bunds.

RESOLVED that:-

Portishead Town Council has no objection subject to the S106 Funding allocated to this application being used on the larger play area by Stonechat Green, Portishead.

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL209 OTHER PLANNING MATTERS

NORTH SOMERSET COUNCIL RENEWABLE AND LOW CARBON ENERGY GENERATION SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Members considered this document and did not wish to make comment.

RECOMMENDS:-

Portishead Town Council makes no comment.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL210 Delegated decisions made by the P & R Chairman on the attached under delegated powers were noted.

There being no further business the meeting closed at 7.49pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/0910/F	Impero Lounge, 60 High Street, Portishead, BS20 6EH	Variation of condition 4 of permission 12/P/1477/F (Change of use from use class A1 retail to use class A3 Restaurant/Bistro; alterations to shopfront and installation of a ventilation/extraction flue) to allow 08:00 opening and use of outside seating area on Mondays to Fridays (Saturdays and Sundays remain at 09:00 opening)	No objection – subject to no valid objections from neighbours
13/P/0927/F	90 Brampton Way, Portishead, BS20 6YT	Erection of a single storey rear extension	No objection – subject to no valid objections from neighbours.
13/P/0948/F	10 Burlington Road, Portishead BS20 7BE	Erection of a conservatory to the rear	No objection – subject to no valid objections from neighbours.
13/P/0978/F	Land Adjacent Block I, Land off Newfoundland Way, Portishead	Alteration to pavement to allow graded access to ground floor unit on south west side of building facing marina.	No objection – subject to no valid objections from neighbours.
13/P/0976/NMA	41 Denny View, Portishead, BS20	Non material amendment to planning permission 11/P/0812/F (Erection of a single storey rear extension with terrace and	No objection – subject to no valid objections from neighbours

		undercroft below) to allow 3no rooflights and change a window to a door on the rear elevation. Removal of door from side elevation	
13/P/1028/F	7 Bruton Avenue, Portishead, BS20 8BW	Extension to roof to raise height of roof and loft conversion	No objection – subject to no valid objections from neighbours
13/P/1040/F	117 Avon Way, Portishead, BS206LT	Installation of an ATM through the glazed shop front (retrospective).	No objection – subject to no valid objections from neighbours
13/P/1041/ADV	117 Avon Way, Portishead, BS20 6LT	Display of 1no. internally illuminated fascia surround with blue halo illumination to ATM (retrospective).	No objection – subject to no valid objections from neighbours

PL211 TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

None to report.

PL 212 OTHER PLANNING MATTERS - FOR INFORMATION

A. ADDRESS NAMING OF TWO DETACHED HOMES ON NEWLANDS HILL

Members noted the confirmation received from North Somerset Council that the two new build detached homes on land west of Newlands Close, Newlands Hill will have the following postal address; 1 Newlands View, Newlands Hill, Portishead and 2 Newlands View, Newlands Hill, Portishead.

B. WATCH HOUSE PLACE WALKWAY

Members acknowledged that confirmation has been received from North Somerset Council to advise that they are currently looking into the status of the fenced off walkway.