

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

**PRESENT:** Councillor Mrs Koops – in the Chair  
  
Councillors Mrs Lord, Burden, Clark, Terry,  
  
Mrs S Sherborne – Assistant Clerk  
Mrs J Duffy – Town Clerk  
  
Mr J Beale – North Somerset Council Planning Officer

**APOLOGIES:** Councillor Walters, Pasley

There was one member of the public present.

**PL 185      DECLARATIONS OF INTEREST**

Councillor Burden

- Personal Interest in Planning Application 13/P/0293/0  
Land adjacent to White Cott Store, 1 St Peters Road, Portishead BS20 6QY  
Outline planning permission for the erection of a building to provide 2 no. flats with all matters reserved for subsequent approval.  
Reason – acquainted with the applicant.

Councillor Clark

- Personal Interest in Planning Application 13/P/0293/0  
Land adjacent to White Cott Store, 1 St Peters Road, Portishead BS20 6QY  
Outline planning permission for the erection of a building to provide 2 no. flats with all matters reserved for subsequent approval.  
Reason – acquainted with the applicant.

Councillor Koops

- Personal Interest in Planning Application 13/P/0297/HAZ  
Redcliffe Bay Petroleum Storage Depot, Down Road, Portishead BS20 8LB  
Hazardous substance consent for the storage of petroleum products in tanks 14 and 15.  
Reason – Lives adjacent to the development
- Personal Interest in Planning Application 13/P/0300/F  
Redcliffe Bay Petroleum Storage Depot, Down Road, Portishead BS20 8LB  
Installation of an odour absorption filter unit to serve tanks 14 and 15  
Reason – Lives adjacent to the development

**PL 186 PUBLIC PARTICIPATION**

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

*Assistant Clerk's note: With the agreement of the Committee the Chairman altered the order of the meeting to accommodate a presentation from Jason Beale, Planning Officer, North Somerset Council.*

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

**PL 187 OTHER PLANNING MATTERS**

Jason Beale, Planning Officer from North Somerset Council, gave the Committee a presentation on North Somerset Councils Electronic Planning process. There was an opportunity for councillors to put questions they had regarding the process following the presentation. The committee gave its concern regarding the time delay in-between receiving planning applications on the Planning Register and the applications being available to view on North Somerset Council's website. The committee felt it best to continue to receive hard copies of planning applications and trial viewing planning applications on line at its monthly Committee meeting. It was also agreed that a cable to connect into the Internet port in the hall be purchased rather than relying on Wi-fi, which can be intermittent and to purchase a Laser Pointer for ease of identifying points on the projector screen.

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

**PL 188 PLANNING APPLICATIONS**

**13/P/0293/O LAND ADJACENT TO WHITE COTT STORE 1 ST  
PETERS ROAD, PORTISHEAD BS20 6QY**

Outline planning permission for the erection of a building to provide 2 no. flats with all matters reserved for subsequent approval.

**RECOMMENDATION**

No objections.

*Assistant Clerk's note: whilst considering this application it was noted that the applicant is a contractor of Portishead Town Council.*

**13/P/0300/F REDCLIFFE BAY PETROLEUM STORAGE DEPOT,  
DOWN ROAD, PORTISHEAD BS20 8LB**

Installation of an odour absorption filter unit to serve tanks 14 and 15

**RECOMMENDATION**

Object to the planning application on the following grounds-

The odour absorption filters as described operate from the top of the tanks. The application does not demonstrate how this will be efficient when the tanks are being emptied by a connection from the bottom of the tanks to a road tanker. This emptying process is when most of the odour problems are created.

**13/P/0297/HAZ REDCLIFFE BAY PETROLEUM STORAGE DEPOT,  
DOWN ROAD, PORTISHEAD BS20 8LB**

Hazardous substance consent for the storage of petroleum products in tanks 14 and 15.

**RECOMMENDATION**

Object to the planning application on the following grounds-

- The Town Council endorses the online comments of Mr Wheeler (2) and Mrs Koops.
- In particular it is concerned about the inadequacy of the bund to contain a spillage.
- Please refer to the comment on 13/P/0300/F about the efficiency of the odour absorption filters to deal with the major odour problems. The Town Council would wish to see a test of the efficiency before the Oil and Pipelines Agency proceed further.

**SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

**PL 189** Delegated decisions made by the P & R Committee Chairman on the attached table under delegated powers were noted.

There being no further business the Chairman closed the meeting at 8.34pm.

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
13/P/0155/F	17 Gardner Road, Portishead,	Extension to entrance porch	No objections – subject to no valid objections from neighbours.
13/P/0219/F	The Methodist Church, Queens Road, Redcliffe Bay, Portishead BS20 8HT	Erection of an infill extension and a ramped access to south-east elevation, ramped paving and replacement foyer doors to north-west and south-west elevations to give access for disabled to the rear of the building	No objections – subject to no valid objections from neighbours.
13/P/0242/MMA	9 Highlands Road, Portishead , BS20 6LS	Minor material amendment of 12/P/1050/F -(Erection of a two storey side and rear extension and change front garden to allow better off street parking) to amend the roof line	No objections – subject to no valid objections from neighbours.
13/P/0247/F	Unit 4, Portishead Business Park Old Mill Road, Portishead, BS207BX	Change of use from business/storage or distribution unit (Use Classes B1/B8) to dog care/grooming business (Sui Generis)	No objections – subject to no valid objections from neighbours.
13/P/0248/LB	Bird Tree Cottage, 156 High Street, Portishead, BS20 6PY	Relocation of a bathroom/bedroom stud wall	No objections – subject to no valid objections from neighbours
13/P/0249/LB	Bird Tree Cottage, 156 High Street, Portishead, BS20 6PY	Replacement of damaged A frame in roof and repair of bedroom ceiling.	No objections – subject to no valid objections from neighbours
13/P/0251/F	23 Beechwood Road,	Loft conversion with front side	No objections – subject to no valid objections

	Portishead, BS20 8ER	and rear dormers	from neighbours
13/P/0266/F	70 Brampton Way, Portishead Bristol, BS20 6YT	Erection of a single storey extension to the front elevation	No objections – subject to no valid objections from neighbours
13/P/0285/F	21 Riverleaze, Portishead, BS20 8EA	Erection of a single storey front extension and front dormer	No objections – subject to no valid objections from neighbours
13/P/0288/F	63 Fennel Road, Portishead, BS20 7AR	Erection of a single storey rear extension	No objections – subject to no valid objections from neighbours
13/P/0301/F	3 Clarence Gardens, Portishead, BS20 6BN	Erection of a single storey extension	No objections – subject to no valid objections from neighbours
13/P/0329/F	32 Rippleside, Portishead, BS206NB	Extend height of existing garage and change to roof	No objections – subject to no valid objections from neighbours
13/P/0332/F	Unit 2D, Harbour Road, Portishead	Removal or variation of conditions 2 and 4 of 2335/88 - (Erection of warehouse extension to existing factory) to enable use as more than one unit and to allow for more than one access	No objections – subject to no valid objections from neighbours
13/P/0335/F	76 Down Road, Portishead, BS20 8DA	Raising roof height to increase first floor living space within loft and to include 2 No. rear dormers and balcony between them	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/0166/WT	164 Slade Road	1 Oak - Reduce crown laterally by 2m all around and 1.5m in height, 1 Eucalyptus - Reduce height by approx.5m with lateral balancing, 1 Liquidamber remedial/rebalancing of branch structure by 0.75m	No objections – subject to no valid objections from neighbours.
13/P/0271/TPO	St Josephs Church, West Hill, Portishead	Works to 4 Pine trees as specified in letter dated 9/2/13	No objections – subject to no valid objections from neighbours.

## **OTHER PLANNING MATTERS - FOR INFORMATION**

### **ENFORCEMENT CASES – CASE NUMBER 2010/0140 – 1 GLENWOOD RISE, PORTISHEAD**

Members noted that North Somerset Council had acknowledged the Town Council's letter and were investigating the 'no breach' listing on North Somerset Councils Enforcement Case Listing relating to the above property. Unfortunately North Somerset Council made no reference in their letter regarding Portishead Town Council's other comment relating to Enforcement Case 2012/0590 - 24 Hillside Road, Portishead. The Town Clerk will write to North Somerset Council asking for a response to this matter.

### **LAKE GROUNDS – PORTISHEAD**

It was noted that a local resident has lodged an application with North Somerset Council to register The Lake Grounds at Portishead as a Town/Village Green under Section 15(2) of the Commons Act 2006. Land Charges at North Somerset Council will be dealing with the application in the first instance.

### **TREE WORK – PLANNING APPLICATION 13/P/0103/WT – 79 WEST HILL AND 81 WEST HILL, PORTISHEAD**

The committee acknowledged that notification was received from North Somerset Council to advise that due to an error in their planning administration works specified in the above application were carried out prior to an assessment being made.

### **NORTH SOMERSET COUNCIL – DEVELOPMENT MANAGEMENT ADVICE NOTE – CHECKLIST FOR BUILDING PROJECTS**

Members noted the Advice note issued January 2013.

## **APPEALS**

### **12/P/1564/F – Homeleigh, Woodland Road, Portishead, BS20 7HF**

Erection of a first floor conservatory and balcony.

Members noted that an Appeal has been made to the Planning Inspectorate against the decision of North Somerset Council to refuse planning permission. The Planning & Regulatory Committee discussed this Application on 3 October 2012 and a letter was sent to North Somerset Council with the following Recommendation – No objections – subject to no valid objections from neighbours.

## **ELECTORAL REVIEW OF NORTH SOMERSET**

The committee acknowledged the letter received from The Local Government Boundary Commission in acknowledgment of the comments made by Portishead Town Council in regards to the Electoral Review of North Somerset.

## **SITES AND POLICIES DEVELOPMENT PLAN DOCUMENT**

Members noted the draft plan that is open for consultation until Friday 19 April 2013. The committee recommends that Portishead Town Council form a Working Party to discuss the Town Council's responses to the document.