

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON 7 NOVEMBER 2012**

**PRESENT** Councillor Mrs Koops – in the Chair

Councillors Burden\*, Cameron\*\*, Mrs Lord, Patel\*\*\*, Pasley, Walters

Mr Alex Fawcett -Managing Director, Brownfield Green Ltd  
Mrs Kezia Fawcett – Director,Brownfield Green Ltd

Mrs J Duffy Town Clerk  
Mrs R Tranter Deputy Clerk

\*Councillor Burden arrived 7.35pm  
\*\* Councillor Cameron arrived 7.37pm  
\*\*\*Councillor Patel arrived at 8.20pm

**APOLOGIES** Councillor Clark

There were 9 members of public present.

**PL 162 DECLARATIONS OF INTEREST**

Councillor Patel

- Pecuniary interest in Planning Applications 12/P/1775/F, 12/P/1776/F, 12/P/1778/F, 12/P/1779/F, 12/P/1780/ADV, Tesco Store, 60 West Hill Portishead  
Reason – Franchise Manager of Costcutter, West Hill Portishead.

**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.

**PL 163 PUBLIC PARTICIPATION**

Mrs Gwyneth Singer, a resident of High Street, Portishead spoke against Planning Application 12/P/1763/F and 12/P/1768/CA for 115 High Street, Portishead, Demolition of rear workshop and WC and form a single storey extension to the existing premises and a detached florists and stonemasons together with parking and associated external works. Mrs Singer's main concerns were –

- the relocation of the stonemason's premises and the effect of increased dust particles drifting across the residential properties when circular saws etc were being used.
- Increased traffic, including delivery vehicles, using the new access and parking area to the rear of the residential properties.
- The removal of the Ash tree which was possibly protected.
- No mention had been made within the application of the boundary wall of the properties in the High Street which was in a very poor state of repair.

Tracey Fowler, a resident of Portishead spoke about the Tesco Applications. She had attended a meeting held by Tesco at St Barnabas Children's Centre. Residents at the meeting considered that the application for the creation of a car park at the site (12/P/1779/F refers) was a huge issue. The car park was proposed on a blind corner. Cars and delivery vehicles would be repeatedly crossing the pavement during daytime hours when children and parents would be using the route on their way to schools. The former use of the public house car park was not generally used during the day. Ms Fowler asked that the councillors take into account this fact when considering the application.

## **SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

### **PL 164 FORMER UNITED REFORMED CHURCH, CABSTAND, PORTISHEAD - PRESENTATION**

Councillor Mrs Koops introduced Alex Fawcett and Kezia Fawcett, Managing Director and Director of Brownfield Green Ltd, the developers of the former United Reformed Church. A short presentation took place on the proposals the company had for the site at the junction of Cabstand, Battery Road and Woodhill Road.

Mr Fawcett explained a little about the ethos of the company and the current redevelopment work being completed at Blagdon, in a similar but smaller church. Pictures were shown of how it was proposed the split the church into 6 houses and 2 Duplex apartments. The following information was also detailed –

- The roof would be re-laid.
- Existing doors will be used (additional entrances would be in Bath stone to match existing).
- Most of the properties would have front and rear gardens, some to be tiered.
- Car parking spaces would total 14 (2 per house and 1 per Duplex).
- Trees would be retained.
- Alterations which would need to be made were - two levels of roof-lights and French Windows (below the existing windows).

The Planning application would be submitted as soon as possible and it was anticipated that the development would take 7 months to complete. Mr Fawcett confirmed that the Lodge, adjacent to the church, had been purchased by a separate person.

The Committee Chairman thanked Mr and Mrs Fawcett for their presentation and they left the meeting.

## **PL 165 PLANNING APPLICATIONS**

The Committee discussed the applications briefly and dealt with each application separately -

### **12/P/1775/F TESCO STORE, 60 WEST HILL, PORTISHEAD**

Installation of ATM

#### **RECOMMENDATION**

No objections.

### **12/P/1776/F TESCO STORE, 60 WEST HILL, PORTISHEAD**

Installation of plant to rear of property

#### **RECOMMENDATION**

Portishead Town Council request that a maximum noise condition is applied to this application to protect the amenity of resident's to the rear and side of the development site.

### **12/P/1778/F TESCO STORE, 60 WEST HILL, PORTISHEAD**

External alterations to appearance of the building

#### **RECOMMENDATION**

No objections.

### **12/P/1779/F TESCO STORE, 60 WEST HILL, PORTISHEAD**

Demolition of garages and part of the existing building and creation of new car park comprising 8 spaces including 1 disabled space

#### **RECOMMENDATION**

The Clerk and Committee Chairman prepare a letter to North Somerset Council including all the points made at the meeting.

*Clerk's Note: A copy of the letter is attached to and forms part of these minutes.*

Councillor Patel arrived at the meeting at 8.20pm. As he had a pecuniary interest he left the room and took no part in the discussion or voting on any of the applications for Tesco.

**12/P/1780/ADV      TESCO STORE, 60 WEST HILL, PORTISHEAD**

Advertisement consent for 2 fascia signs and one projecting sign

**RECOMMENDATION**

No objections

Councillor Patel re-joined the meeting.

*Clerk's Note: With the unanimous agreement of all members, the Chairman amended the order of consideration of agenda matters.*

**12/P/1763/F              115 HIGH STREET, PORTISHEAD  
12/P/1768/CA**

Demolition of rear workshop and WC and form a single storey extension to the existing premises and a detached florists and stonemasons together with parking and associated external works

Members discussed this application briefly. There were some concerns about the noise and dust particles produced by the stone mason.

**RECOMMENDATION**

No objections to the planning application subject to a condition limiting the maximum noise and containment of the dust produced by cutting machinery.

**12/P/1693/ADV      LIDL, HARBOUR ROAD, PORTISHEAD**

1 Internally Illuminated Building Mounted Fascia Sign

**RECOMMENDATION**

No objections.

**12/P/1701/F              121 AVON WAY, PORTISHEAD**

Conversion of existing laundrette (Class A1) into Café (Class Use A3) with minor alterations to existing building comprising provision of new extract duct, new window to rear of premises and new sun canopy

**RECOMMENDATION**

No objections.

**12/P/1714/F                      OVERSEAS, HEAVENS LANE, PORTISHEAD**

Erection of three bedroom dwelling

Members discussed the objections which had been logged on North Somerset Council's website, in particular access to the property via the sub-standard lane.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Concerns over access to this property along a substandard lane and the effect of access to neighbouring properties, including delivery vehicles.

**12/P/1744/F                      FORMER POLICE STATION, STATION ROAD, PORTISHEAD**

Change of use of from Police Station to Children's nursery. Garage conversion to form additional internal floor area. Provision of a 2 metre high fence behind natural hedging.

The Committee discussed the increased amount of traffic dropping off and picking up children from the nursery. However

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**12/P/1753/LB                      2 FIRCLIFF PARK, PORTISHEAD  
12/P/1756/F**

Erection of new dormer construction, internal alterations, replacement attic staircase, detached garage, garden outbuilding and revised vehicular access

Members noted that the neighbour was in support of the alterations to the listed building. Some members considered that the amendments were an improvement to the property.

**RECOMMENDATION**

No objections.

**12/P/1767/TPO                      75 CHARLCOMBE PARK, PORTISHEAD**

Willow x 1 – Fell because of excessive leaning towards Hillside Road, Portishead (Root plate lifting)

The Committee discussed the location and species of the tree which has shallow roots.

#### RECOMMENDATION

No objections.

#### **12/P/1774/LB            THE LODGE, NORE ROAD, PORTISHEAD**

Conversion of kitchen and insertion of French Doors with screens at rear of lounge

Members noted that this is not a listed building but within the curtilage of a listed building, St Nicholas Church. This is a retrospective application as the garage has been converted to living accommodation

#### RECOMMENDATION

No objections - subject to no loss of car parking within the site.

#### **12/P/1838/F            PORTISHEAD APPROACH GOLF COURSE, NORE ROAD, PORTISHEAD**

Erect Clubhouse and green keeper's storage hut on existing golf course

The Committee discussed the type of buildings being proposed and noted that as part of the concession the public toilets would be reopened.

#### RECOMMENDATION

Portishead Town Council recommend that temporary permission is granted for 10 years.

#### **12/P/1839/F            WESTON LODGE FARM, VALLEY ROAD, PORTISHEAD**

Change of use to commercial, 5 portacabins, single storey building, construction of karting and track

The Committee noted that the temporary permission had expired and that the application site is within Weston in Gordano Parish. Members discussed briefly the access to the site and an objection logged by a nearby resident, who complained about coaches parking on the road and vehicles dropping off users.

#### RECOMMENDATION

No objections subject to adequate parking for users' vehicles being provided.

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

PL 166      None

**SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

PL 167      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 8.45pm.

### **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>
12/P/1529/F	37 The Finches Portishead	Single storey rear extension	No objections – subject to no valid objections from neighbours.
12/P/1626/F	3 Clarence Gardens Portishead	PVCU Conservatory and base-work to the rear of 3 Clarence Gardens	No objections – subject to no valid objections from neighbours.
12/P/1640/F	118 Hillside Road Portishead	Front extension to include Playroom and garage including extending landing	No objections – subject to no valid objections from neighbours.
12/P/1665/F	134 Phoenix Way	Single storey rear conservatory	No objections – subject to no valid objections from neighbours.
12/P/1706/F	17 Lindsey Close Portishead	Two storey side extension incorporating a kitchen utility, wc and cycle store	No objections – subject to no valid objections from neighbours.
12/P/1712/F	18 West Hill Portishead	Proposed conservatory to existing mid-floor balcony	No objections – subject to no valid objections from neighbours.
12/P/1736/F	251 Down Road Portishead	Second storey side and two storey rear extension and stand alone garage	No objections – subject to no valid objections from neighbours.
12/P/1748/F	20 Nore Park Drive Portishead	Demolition of existing prefabricated rear extension and replacement with traditional extension	No objections – subject to no valid objections from neighbours.
12/P/1777/F	12 Cabot Rise Portishead	Extend existing balcony	No objections – subject to no valid objections from neighbours.

/P/1785/ADV	Service Station, Station Road, Portishead	Advertisement Consent	No objections – subject to no valid objections from neighbours.
12/P/1791/F	20 Sorrel Gardens Portishead	Edwardian Conservatory to rear	No objections – subject to no valid objections from neighbours.
12/P/1836/F	120 Brampton Way Portishead	Two storey rear extension/conversion of garage for annex	No objections – subject to no valid objections from neighbours.
12/P/1855/F	24 Frobisher Avenue Portishead	Ground floor balcony and deck to rear of house	No objections – subject to no valid objections from neighbours.
12/P/1861/F	32 Rippleside Portishead	Extend existing garage	No objections – subject to no valid objections from neighbours.
12/P/1875/F	Site of proposed Railway Station Off Harbour Road Portishead	Timber support structure, supporting mural on site of proposed railway station (Retrospective)	No objections – subject to no valid objection from neighbour.

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
12/P/1645/TPO	50 Charlcombe Rise Portishead	25% reduction to sycamore overhanging the curtilage of 50 Charlcombe Rise	No objections – subject to no valid objections from neighbours.

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

### **CREATION OF FOOTPATH - LA 23/33 FEDDEN VILLAGE PORTISHEAD**

It was noted that notification has been received from North Somerset Council of a Creation Agreement for a footpath at Fedden Village LA 23/33. A copy of the notice which appeared in the North Somerset Times and a copy of the map showing the route of the path is available in the office.

## **APPEALS**

### **12/P/0685/F 18 VICTORIA SQUARE, PORTISHEAD**

Proposed two storey rear extension and the erection of a detached double garage

### **12/P/1254/F 5 Black Nore Point, Nore Road, Portishead**

Proposed loft conversion to include 2 no roof-lights and 2 no dormer windows to the front elevation

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 decisions will be displayed on North Somerset Council's website.

# PORTISHEAD TOWN COUNCIL

Director of Development  
& Environment  
North Somerset Council  
Somerset House  
Oxford Street  
Weston-super-Mare BS23 1TG

14 November 2012

Dear Sir

**PLANNING APPLICATION 12/P/1779/F  
TESCO STORE, 60 WEST HILL, PORTISHEAD  
DEMOLITION OF GARAGES AND PART OF THE EXISTING BUILDING AND  
CREATION OF NEW CAR PARK COMPRISING 8 SPACES INCLUDING 1 DISABLED  
SPACE**

Portishead Town Council has considered the above planning application and wishes to make the following comments –

**Highway Safety** - The Planning application does not include a Transport Assessment, indicating the use of the car park and the exit/entrance on to West Hill. It is important that an assessment is provided.

- Sight lines out of the proposed car park are very restricted to both the East and West carriageways.
- Local residents are concerned at the proposed number of vehicles frequently crossing the pavement which is used by both children and parents on the way to schools and the nearby Children's Centre. The building's previous use as a public house had little, if not any daytime vehicle journeys via the car park and therefore had nominal impact on pedestrians.
- The plans submitted show no provision for delivery vehicles. There are double yellow lines immediately outside the property on both sides of the road. It is therefore anticipated that delivery vehicles will be using the newly created car park or illegally parking on the highway.

**Noise Impact** – The Noise Impact Assessment submitted by Tesco makes no mention of alarms on reversing vehicles and idling engines, which by their very nature are loud and could affect the amenity of adjoining residents. A further assessment should be prepared by suitably qualified acousticians together with mitigation measures.

If Tesco's is granted planning permission for the demolition work and the construction of an 8 space car park, the car park should be fitted with lockable entrance gates, to restrict any antisocial behaviour on the site outside of the shop opening hours. In addition the Town Council would support assurances of Tesco advisers that all deliveries to the store would be made in smaller vehicles as the location is unsuitable for large articulated vehicles.

The Town Council understands that the application has been called in to North Area Committee and would recommend that a site meeting is held to inform members of the restrictive nature of the site.

Yours faithfully

Mrs Jo Duffy  
Clerk to the Council