

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY
HELD ON 3 OCTOBER**

PRESENT Councillor Mrs Koops – in the Chair

Councillors Burden, Clark, Mrs Lord, Pasley, Patel, Walters

Mrs J Duffy- Clerk to the Council
Mrs R Tranter – Deputy Clerk

APOLOGIES Councillor Mrs Cruse

There were 4 members of the public present at the meeting.

PL 158 DECLARATIONS OF INTEREST

Councillor Burden

- Personal and Prejudicial interest in Planning Application 12/P/1609/F, Portishead Shooting Club, Forehill Quarry, Portishead Two storey building to provide 10 covered firing points for rifle shooting and 10m air range
Trustee of the Katharine Chappell Charity Trust who is landlord of the Portishead Shooting Club.

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 159 PUBLIC PARTICIPATION

There were two members of the public wishing to address the Committee.

Mrs Maureen Howarth a resident of Forehill Road, Quarry Road and owner of Quarry Road spoke against the application 12/P/1609/F for Portishead Shooting Club, Quarry Road, Portishead. She explained that she had not been notified of the proposed development by North Somerset Council. Mrs Howarth had mentioned the omission to the Planning Officer when he was inspecting the site who had confirmed that her property and several others were not on his map of the area. This was despite the fact that she had lived at the property for over thirty years.

Mrs Howarth's main objection to the development was the increased amount of traffic which would be using this private road, the entrance to which was too narrow.

Mr D McMillan, a resident of Quarry Road for 15 years also spoke against the same application. Although he was not against the redevelopment of the shooting club building he did have a problem with the access -

- The increase in the traffic on an unmade, private lane. In particular he was concerned about the surface which would be undermined and this would affect access to other residents' properties.
- The increase in competitions and promoting the site as a regional centre would increase the amount of traffic.
- The Design and Access Statement states that the development would benefit residents but this is not the case.
- In addition the Access Statement suggested that the site was served by local bus routes. In all his time living at Quarry Road only a handful of people using the shooting club travelled on foot.
- The road was unsuitable to take construction traffic.
- Young children lived in the road and increased traffic would be hazardous for them.

Mr McMillan urged councillors to recommend a site meeting to meet the residents and see for themselves the condition of the lane. Finally Mr McMillan confirmed that the lane was maintained by residents with no assistance from the shooting club.

SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

Clerk's Note: With the Agreement of the Committee the Committee Chairman altered the order of the meeting to accommodate the residents interested in Planning Application 12/P/1609/F – Portishead Shooting Club.

PL 160 PLANNING APPLICATIONS

12/P/1609/F PORTISHEAD SHOOTING CLUB, FOREHILL QUARRY, PORTISHEAD

New storey building to provide 10 covered firing points for rifle shooting and 10m air range

Councillor Burden informed the meeting of the history of the shooting club. He pointed out that a shooting facility within the Green Belt had been proved by the recent application on Valley Road by the police. The main issue would be access to the club along Quarry Road.

Councillor Burden left the meeting and took no further part in the discussion or voting on the application.

Members discussed this item in some detail. Access to the club was the main concern.

RECOMMENDATION

Portishead Town Council has concerns about construction traffic and increased continuing use of the site on this private road. The Council

recommend to North Somerset that a site visit takes place as part of the approval process.

Councillor Burden returned to the meeting. All members of the public left the meeting.

12/P/1491/F 3 BRISTOL ROAD, PORTISHEAD

Two dormers to extend attic space and remove and re build out building 1.5metres closer to dwelling. Add glass connection between out building and dwelling

The Committee noted that there was one objection from the neighbour at 1c Bristol Road. The objection referred to the boundary wall between 1C and 3 Bristol Road.

RECOMMENDATION

No objections to the planning application provided that the issue with the boundary wall with neighbour, at 1c Bristol Road, is considered.

12/P/1498/F 6 THE OLD BAKE HOUSE, 42A HIGH STREET, PORTISHEAD

Change of use from retail (A1) to a coffee/sandwich bar (A3)

Members welcomed the additional coffee/sandwich bar proposed.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/1506/F SAINSBURY'S SUPERMARKET, GORDANO GATE, SERBERT CLOSE, PORTISHEAD

Variation Condition 17 of Planning Permission 11/P/0955/F (Erection of foodstore, customer parking, service access and associated development)

Members noted the proposed earlier and later delivery times for vehicles to the supermarket. The Committee noted that the Noise Assessment submitted with the application did not take into account the reversing hooters on HGV vehicles.

RECOMMENDATION

Object to the noise of reversing HGV's audible alarms which will be detrimental to the surrounding properties/hotel. These alarms do not seem to have been considered in the Noise Assessment (Aug 2012).

12/P/1534/F UNIT 2 PORTISHEAD BUSINESS PARK, OLD MILL ROAD, PORTISHEAD

Change of use from B1 (Business) and B8 to D2 (Assembly and leisure) for use as a Health & Fitness Club. Installation of a new shop front behind existing roller shutter Storage and Distribution

The Committee noted that an earlier application for an inside skateboard facility had also been submitted for the same unit on Old Mill Road. (12/P/1269/F refers). Concern was also expressed about the number of leisure facilities now approved in this road and the effect of increased parking in the area.

RECOMMENDATION

No objections to the planning application but Portishead Town Council remind North Somerset Council that a previous application is also being considered for the same site and not yet determined. Both applications should be dealt with in chronological order.

12/P/1564/F HOMELEIGH, WOODLANDS ROAD, PORTISHEAD

Replacement of 1st floor rear balcony with conservatory and balcony

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/1598/F 24 PHOENIX WAY, PORTISHEAD

Enclosure of 1st floor balcony on front elevation

The original design brief of the road was discussed. Members noted that these properties had permitted development withdrawn. A conservatory covering the balcony would set a precedent and affect the street scene.

RECOMMENDATION

Object to the planning application as the proposal will damage the architectural rhythm and street scene. This is an undesirable precedent.

12/P/1613/F

**BLOCK I, LAND OFF NEWFOUNDLAND WAY,
PORTISHEAD**

Vary condition 14 & 15 of the reserved matters consent 10/P/158 9/RM

RECOMMENDATION

Object to the planning application on the following grounds –

- The existing conditions were applied to protect neighbouring residents and the proposals to increase the hours for deliveries and increased opening times will cause unjustified disturbance. In particular HGV reversing, audible alarms are totally unacceptable. Many houses have been purchased in this densely populated area with the original conditions and the expectation that these conditions will continue.

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL 160 None

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL 161 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 8.20pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|-----------------------------|---|--|---|
| 12/P/1545/F | 12 Sage Close Portishead | Erection of a two storey extension to SW elevation and a single storey extension to NE elevation | No objections – subject to no valid objections from neighbours. |
| 12/P/1552/F | 35 High Street Portishead | Change of use from B1 to B1/D1 mixed use as part of workshop building at rear of 35 High Street (Retrospective) | No objections – subject to no valid objections from neighbours. |
| 12/P/1597/F 12/P/1600/LB | Dennyside Woodlands Road Portishead | <ul style="list-style-type: none">• New conservation roof-lights to rear roof• New French doors to the existing orangery.• New door from kitchen to rear balcony | 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/1561/TPO | 20 Springfield Road Portishead | T1 – Sycamore x 1 - standing close to boundary adjacent to hedge forming boundary. To carry out a balanced crown reduction, reducing height by up to 3 metres and laterally 2m all around. | No objections – subject to no valid objections from neighbours. |

| | | | |
|---------------|---------------------------------------|--|---|
| 12/P/1563/TPO | Lansdown Belton Road Portishead | T1 – Pine x1 – Reduce laterals by 1.5m to rebalance tree | No objections – subject to no valid objections from neighbours. |
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OTHER PLANNING MATTERS - FOR INFORMATION

DOG CONTROL ORDERS

It was noted that notification of decision by the Executive officer for Environment has been received from North Somerset Council on a number of new Dog Control Areas, two of which are in Portishead. The Dog Control orders will come into effect from Monday 15th October. New signage will be placed on all sites affected, as well as notices in local newspapers.

Portishead Marina (All dogs on leads) – Adopted.

Portishead Brampton Way Play Area - Not Adopted under further consultation has taken place by North Somerset Council.

The full document including consultation figures is available in the office.

PLANNING APPEAL 12/P/0606/F 7A CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD

Retrospective application for the erection of a boundary fence

It was noted that notification has been received of an Appeal to the Planning Inspectorate on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the development above. A copy of the Appeal has been requested.