

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 2ND OCTOBER 2013**

PRESENT: Councillor Burden - in the chair
Councillors Mrs Knight, Mrs Lord, Clark, Walters and Walker

APOLOGIES: Councillors Mrs Koops and Terry

There were no members of the public present at the meeting.

PL225 DECLARATIONS OF INTEREST

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

Councillors Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council”.

PL226 PUBLIC PARTICIPATION

None

PL227 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PLANNING APPLICATIONS

13/P/1603/F 43A HILLSIDE ROAD, PORTISHEAD, BS20 8EU

Erection of two storey extension to south-east elevation following demolition of conservatory.

It was noted that six on-line objections had been made in respect to the proposed extension for the following reasons; loss of light and privacy to neighbours, overbearing and out of keeping with the area.

RESOLVED that:-

Object to the planning application on the grounds of design, mass and loss of privacy to neighbours.

13/P/1662/F 27 HILLSIDE ROAD, PORTISHEAD, BS20 8EU

Balcony extension

The site plan and proposed extension were considered with no concerns being raised.

RESOLVED that:-

No objections.

13/P/1664/O 70 BRISTOL ROAD, PORTISHEAD, BS20 6QG

Outline planning permission for the erection of dwelling and creation of new vehicular access for no. 70 Bristol Road with appearance, landscaping, layout and scale reserved for subsequent approval

Councillors were advised that two conditions have been stipulated by the Environment Agency who were consulted on this application; 1. the finished floor levels should be 300m above surrounding ground level and 2. sustainable urban drainage techniques should be used for the surface water drainage.

RESOLVED that:-

No objection subject to vehicles being able to enter and exit both properties (No.70 and proposed new dwelling) in a forward gear.

13/P/1731/HHPA 27 DOWNSIDE, PORTISHEAD, BS20 6JH

Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.5 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.7 metres high."

A discussion took place regarding the definition of HHPA (Householder Prior Approval) and whether this was the same as outline permission. It was felt that the new planning guidelines were in fact now enforce but that clarification would be sought before the submission of a response on this particular planning application.

In summary it was felt that the extension would result in there being no vehicle access to the garage.

RESOLVED that:-

Object on the grounds that all car access will be lost to the garage.

Assistant Clerk note:- Assistant Clerk to seek clarification of HHPA and Councillor Mrs Reyna Knight to communicate with the relevant Case Officer.

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SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

A. DISABLED BAY APPLICATION – 14 COMBE AVENUE, PORTISHEAD

An application has been made to North Somerset Council to provide a disabled bay on the highway outside of No. 14 Combe Avenue. Portishead Town Council is being consulted and any comments from the Town Council should be submitted to Gemma Knight before Monday 28th October 2013.

In addition the Town Council have been asked to add **Advisory Disabled Bays** as a regular item to its monthly meeting. Dates of monthly meetings have been requested in order for North Somerset Council to forward applications in time for consideration.

It was felt that a disabled bay should be provided but it was noted that this will be for the use of any disabled person not just the applicant.

Recommendations:-

1. To approve the application of a disabled bay on the highway outside No. 14 Combe Avenue, Portishead.
2. Include Advisory Disabled Bays as an item for discussion on all future Planning & Regulatory Committee meetings.

B. HINKLEY POINT C CONNECTION PROJECT

Revised consultation documentation attached from National Grid. The Consultation period runs until Tuesday 29th October 2013. Further information can be found on line www.hinkleyconnection.co.uk

Recommendation:-

No comment to be made.

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SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/1583/F	27 Spring Rise, Portishead, BS20 6RE	Erection of a side porch	No objection – subject to no valid objection from neighbours.
13/P/1586/F	Mead Farm Cottages, Clevedon Road, Portishead, BS20 8PL	Erection of a side extension to ground and first floor flats.	No objection – subject to no valid objection from neighbours.
13/P/1595/F	12 Richmond Close, Portishead, BS20 6SZ	Erection of a single storey side extension and a front porch.	Application withdrawn by applicant.
13/P/1599/F	43 Kingfisher Road, Portishead, BS20 7NF	Conversion of rear garage section of tandem garage into a garden room. Leaving the front section unaltered and to continue to use for parking a motor vehicle. (retrospective)	No objection – subject to no valid objection from neighbours.
13/P/1677/F	7 Bruton Avenue, Portishead, BS20 8BW	Erection of a single storey rear extension and construction of raised terrace to rear	No objection – subject to no valid objection from neighbours.
13/P/1697/F	1 Fieldfare Avenue, Portishead BS20 7NL	Positioning of 16no. solar panels to front elevation roof	No objection – subject to no valid objection from neighbours.
13/P/1727/F	319 Nore Road, Portishead, BS20	Alterations to roof to create additional first floor living space. Changes to include increase in size of front and rear dormers and raised balcony to lower floor and Juliet balcony to first floor.	No objection – subject to no valid objection from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
13/P/1632/WT	Deans Cottage, Church Road South, Portishead, BS20 6PU	T1 - Walnut - Crown lift to approx. 5m removing secondary laterals, only the limbs overhanging the neighbours boundary, remove dead wood. T2 - Yew - Reduce to wall height. T3 - Walnut - Remove the two lowest limbs overhanging the boundary.	No objection – subject to the approval of the North Somerset Council Tree Officer
13/P/1635/WT	20B Devonshire Drive, Portishead, BS20 8EF	T1-3 - Crown reduce by 2m.	No objection – subject to the approval of the North Somerset Council Tree Officer
13/P/1638/TPO	14 Fircliff Park, Portishead, Bristol, BS20 7HQ	T1 - Beech - Crown reduce max 2m, crown thin by 10%.	No objection – subject to the approval of the North Somerset Council Tree Officer

PL230 OTHER PLANNING MATTERS - FOR INFORMATION

The committee noted the following:-

A. OLD MILL ROAD, PORTISHEAD

A letter had been received from Ignis Asset Management to confirm that the owners of Old Mill Road and Portishead Business Park industrial units have decided to continue with lettings until 2019.

B. NORTH SOMERSET COUNCIL – CORE STRATEGY UPDATE

North Somerset Council advised that following a legal challenge, Policy CS13 which sets out the scale of new housing within North Somerset has been remitted back to the Planning Inspectorate for re-examination. A new Inspector has been appointed and councils will be asked to consult on any new evidence. Further information can be found http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Pages/Core-Strategy.aspx

C. ENFORCEMENT CASES

North Somerset Council responded to Portishead Town Council confirming that Enforcement Case 2013/0190 (Moor Farm, Portbury Common) falls just within the Parish of Portbury and not Portishead and they will amend their records accordingly.

D. NOTIFICATION OF OFFICE AND BUILDING NAMES, NEWFOUNDLAND WAY, PORTISHEAD

Consultation is currently on-going between Town Councillors, North Somerset Council and the developer. Further details will follow from Sandra Hole of North Somerset Council in due course.

E. PLANNING APPEAL APP/DO121/A/13/2192906 BRACKENWOOD GARDENS, 131 NORE ROAD, PORTISHEAD

North Somerset Council advised that the Inspector dealing with the case has decided that the viability aspect of the appeal needs to be discussed and so the procedure has been changed to the Informal Hearing procedure. The Planning Inspector will now lead a discussion at a hearing giving everyone concerned the chance to give their views in an informal atmosphere. The main issue to be discussed will focus on the viability aspect of the proposal. The Planning Inspector will also visit the site, usually on the same day as the hearing. The Inspector will take into account any comments the Town Council may have previously made. The hearing has been arranged for 5th November 2013, further details giving the venue will be provided nearer the time. Comments made by Portishead Town Council: *Object to the planning application on the following grounds – overdevelopment of the site, cramped design not in keeping with the surrounds.*

**F. STREET TRADING CONSENT – RICKY’S ICE CREAM
PROPOSED SITE: THE PIAZZA, HARBOUR ROAD, PORTISHEAD**

Confirmation was received from North Somerset Council to confirm that Ricky’s Ice Cream has been granted Street Trading at The Piazza; Monday to Saturday 11.00hrs-19.00hrs and Sunday 11.00hrs-18.00hrs. The matter did go before the Licensing Committee on 23.09.13 where 11 objections were discussed. The Chairman of Portishead Planning & Regulatory Committee did submit concerns over the location and access to the area.

G. NORTH SOMERSET COUNCIL – DECISION NOTICES

Notification has been received from North Somerset Council to confirm the following **REFUSALS**:

13/P/1337/TPO	130 Hillside Road, Portishead	T1 – Sycamore – fell. T2 to T4 sycamore – reduce and thin.
13/P/1338/TPO	130 Hillside Road, Portishead	T1-T4 – Sycamores – crown reduce by up to 3m.
13/P/1339/TPO	132 Hillside Road, Portishead	T2 & T4 – Sycamore – Fell. T1, T3 & T5 – Sycamore – crown reduction and thin.
13/P/1341/TPO	132 Hillside Road, Portishead	T1 to T5 – Sycamore – crown reduce by 3m.
13/P/1476/TPO	25 Charlcombe Rise, Portishead	G19 1 Pine – crown lift to 8m.

Notification has been received from North Somerset Council to confirm that the trees in the following application that are within a conservation area will not be given TPO status and that the works described may be undertaken without requiring consent:

13/P/1632/WT	Deans Cottage, Church Road South, Portishead	T1 – Walnut – crown lift to approx. 5m. T2 – Yew – reduce to wall height. T3 – Walnut – remove the two lowest limbs overhanging the boundary.
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Meeting closed 8.10pm

