

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY COMMITTEE
HELD ON 5 SEPTEMBER 2012**

PRESENT Councillor Mrs Koops - in the Chair
Councillors Burden, Cameron, Mrs Cruse, Walters
Mrs Tranter – Deputy Clerk

APOLOGIES Councillors Clark, Mrs Lord, Pasley

There were three members of the public present.

PL 153 DECLARATIONS OF INTEREST

No members present declared any personal or prejudicial interest.

PL 154 PUBLIC PARTICIPATION

Mr Hender, a resident of 129 The Deans spoke about the application 12/P/1297/F, at The Deans, Portishead for the construction of a single storey rear extension and terrace.

Mr Hender explained to the Committee that he had originally an objection to this application but the applicant had now submitted a revised plan, a copy of which he presented to the Committee. This new plan includes an insulated wall between the two neighbouring properties and will help with his concern about noise being transmitted through the party wall.

His only other concern which needed clarifying was whether a change of use application should be the subject of a further application. Members advised Mr Hender to contact his district councillor and he confirmed that Councillor Jolley was visiting the properties in the next day or so.

SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PL0 155 PLANNING APPLICATIONS

12/P/1297/F 127 THE DEANS, PORTISHEAD

Construction of single storey rear extension and terrace

Members noted the revised plans submitted by the applicant which are not yet on the website.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

The members of the public left the meeting at 7.35pm.

12/P/1300/F OPPOSITE BLACK ROCK VILLAS, CLEVEDON ROAD, PORTISHEAD

Development of a zero-carbon four bedroom subterranean dwelling incorporating self-generating renewable energy, uncovered subterranean courtyard and hard-standing area and access together with soft and hard landscaping

This application is within the Green Belt. Whilst the property design had some merit the Committee were unanimous in their view that any development was inappropriate in the Green Belt.

RECOMMENDATION

Object to the planning application and consider any development in the Green Belt as inappropriate.

12/P/1333/F 57 BRISTOL ROAD, PORTISHEAD

Proposed two bedroom house on land adjacent to 57 Bristol Road

It was noted that an earlier application had been withdrawn by the applicant. (12/P/0611/F refers).

Members discussed the application briefly.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site which is in a cramped location.

12/P/1381/F PORTISHEAD APPROACH GOLF COURSE, LAND ADJACENT TO WINDMILL PUBLIC HOUSE, NORE ROAD, PORTISHEAD

Erection of a clubhouse and green-keepers hut

Members noted that the application was in a prominent location. The proposal is to have shipping containers which are clad with timber.

RECOMMENDATION

No objections to a 5 year temporary permission. In addition the Town Council would express that a legal arrangement for the toilets in the car park is maintained as part of the facility. There are also concerns that this development will cause conflict in the car park with the adjoining public house.

12/P/1392/F 29 BRAMPTON WAY, PORTISHEAD

Erection of a 90cm high three rail fence to front of property

It was noted that Brampton Way development is open plan.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/1413/F 53 DENNY VIEW, PORTISHEAD

Erection of rear flat roof dormer, second storey extension and rear external balcony and step access

Noted that an earlier application was refused (12/P/0318/F refers).

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed rear dormer, due to its size, scale, will be excessively bulky and will dominate the roof slope.

12/P/1415/F 2 TANSY LANE, PORTISHEAD

Loft conversion and new parking bay

The Committee noted that there had been a number of applications for extension of the original property at this location.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/1420/0 38 DOWN ROAD, PORTISHEAD

New detached dwelling

Members noted the location on the junction of Down Road/Mendip Road.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

**12/P/1467/F FORMER BRACKENWOOD NURSERY,
BRACKENWOOD GARDENS, PORTISHEAD**

Erection of 7 residential dwellings

The Committee noted that the earlier application had been withdrawn by the applicant.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site
- Cramped design not in keeping with the surrounds.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

**PL 156 12/P/1476/ADV 60 HIGH STREET, PORTISHEAD
12/P/1477/F**

Change of use from Use Class A1 (retail) to Use Class A3 (Restaurant/bistro, alterations to shop front and installation of a ventilation/extraction flue. Display of 2 no. internally illuminated fascia signs

The Committee discussed this application in some detail. Whilst members were generally in support and welcomed the application it was felt that this application should be referred to the Town Council for decision (in accordance with Standing Orders Paragraph 42.3). This development site together with Catherine's Patisserie and the land to the rear, is the last significant area for development in the town's High Street.

In addition members commented that the application is not displayed on North Somerset Council's website so no residents have been able to view the plans.

RECOMMENDATION

No objections.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL 157 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 8.20pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/1284/F	386 Nore Road Portishead	Rear bedroom extension with internal alterations	No objections – subject to no valid objections from neighbours.
12/P/1346/F	13 South Avenue Portishead	Erection of a two storey side extension, loft conversion with 2 no dormers to rear elevation following demolition of existing garage	No objections – subject to no valid objections from neighbours.
12/P/1362/F	15 Merlin Park Portishead	Erection of a first floor front extension over existing hall/shower on ground floor	No objections – subject to no valid objections from neighbours.
12/P/1370/F	410 Nore Road Portishead	Erection of a three storey side extension including the creation of basement level accommodation, construction of two front dormers and one additional rear dormer and the construction of raised decking at rear	No objections – subject to no valid objections from neighbours.
12/P/1432/F	7 Ashdown Road Portishead	New balcony room	No objections – subject to no valid objections from neighbours.
12/P/1454/F	31 St Mary's Road Portishead	Single storey rear extension with balcony	No objections – subject to no valid objections from neighbours.
12/P/1462/F	7 Stonechat Green Portishead	Rear extension to existing dwelling to create living accommodation	No objections – subject to no valid objections from neighbours.
12/P/1468/F	Spindrifft	New ground, first and second	No objections – subject to no valid objections

	Lake Road Portishead	floor extension	from neighbours.
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