

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 4TH SEPTEMBER 2013**

PRESENT: Councillor Mrs Koops – in the Chair
Councillor Mrs Knight, Walters, Clark and Burden
Mrs S Sherborne – Assistant Clerk

APOLOGIES: Councillor Pasley, Lord and Terry

There were twenty nine members of the public present at the meeting.

PL 219 DECLARATIONS OF INTEREST

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

Councillor Mrs 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.

PL220 PUBLIC PARTICIPATION

Mr B Nott spoke against Planning Application 13/P/1563/F. As a direct neighbour he has concerns that the development will affect the light into his property and he will suffer a loss of privacy, both inside the house and in his garden, due to the height of the extension, the balcony on the first floor and a window to the west side of the roof. There are mainly bungalows in the vicinity and those that have been extended only have dormers.

Mrs Nott spoke against Planning Application 13/P/1563/F. There are two other elderly neighbours who wanted to attend the meeting to object to this application but due to ill health were unable to do so. She believes as they do, that they will suffer a loss of privacy. It would also be the first time that a bungalow in the avenue has been extended to two floors.

Mr J Counsell confirmed that he owned 117 High Street where Mr Jim Hawkins lives. Jim has been a resident of Portishead for over eighty years. The house is dated 1700. In December 2011 the boundary wall between 117 and Mathison's the plumbers was demolished. He alleged that the wall is both listed and within a conservation area. He telephoned

the Enforcement Officer, Mr Mike Gamble, who in turn wrote to Mr Counsell on 13th December 2011 advising that he would investigate. Mr Counsell further telephoned Mr Gamble March 2012 at which time Mr Gamble advised Mr Counsell that in his opinion he did not believe that the wall ever existed, he was too busy and he was retiring next year. Fortunately both Councillor Alan McMurray and Councillor David Pasley were aware of the wall being in existence before it was demolished and have confirmed this fact. Mr Counsell has heard nothing since March 2012 and in desperation contacted Councillor Mrs Marilyn Koops, who met him last week on site. Whilst on site both witnessed a pick up reverse through the hole in the wall onto the High Street. He wished to thank Councillor McMurray, who has contacted this Enforcement Officers Line Manager. Mr Counsell asked if Portishead Town Council could add their voice by way of writing to the Chief Planning Officer as there are other barns and walls at risk on the site.

Assistant Clerk's note: Councillor Mrs Koops, whilst acknowledging that the item was not on the Agenda for discussion, proposed that the matter be put on the next Town Council meeting agenda.

Ms Dennis who resides in an apartment block on Newfoundlands Way wished to draw the Planning Committees attention to her concerns, some of which have already been raised by Mr Paul Stoffell at a previous meeting. There is an extortionate amount of additional traffic that's been coming down Newfoundland Way and the parking problems have got considerably worse since the opening of the Morrisons store. The traffic is never ending at present. There are two more apartment blocks that are still being built, which will generate another 200 apartments and associated cars. There is also concern as to what sort of businesses will use the premises next to Morrisons. The road to Morrisons is only a cul-de-sac and so vehicles need to be able to turn. Ms Dennis urged Portishead Town Council to take notice of Marina resident's feelings when a business application is received, taking into consideration the opening hours, and if they can come up with any ideas to alleviate the chronic situation. This includes the bend by Halls and Woodhouse, which is extremely dangerous.

Mr Clive Pinch a resident of Newfoundland Way had similar issues regarding Newfoundlands Way. In addition he reported that visitors to Halls and Woodhouse park in front of his drive and his garage. People double park on Newfoundlands Way and then the buses, ambulance and fire brigade can't get through. He believed that the initial application for Halls & Woodhouse went to appeal on parking. The appeal listed that there were 1,278 parking spaces available in the area for public parking (some of which included Waitrose, Lidl, Travelodge, Railway, NS Housing, Quay Marinas). He realised that there is very little that can now be done to regain parking spaces however, he felt that signage could be erected to direct visitors to park in the dual parking that is available in the offices opposite Halls & Woodhouse. One other option could be to utilise Marine View phase 2 for parking, which is currently boarded off. Mr Pinch further reported that over last weekend considerable amounts of damage was sustained; revellers jumped all over the cars parked in the road, they

pulled drain pipes off the houses and threw rubbish into the Marina, all of which was reported to the police.

Mr Tony Mosely wished to talk about Newfoundland Way parking. He believed that we had reached a situation by which something needs to be done and urged the council to have meaningful discussions with the developers to explain to them that if we continue to publicise that the area is such an unfriendly area they will never find people to rent properties/obtain the full asking price for properties remaining.

Mr Stoffell believed that most of what he wanted to say about Newfoundlands Way had already been said. There are two other issues that he would like to raise; one relating to cyclist/skateboarders not taking care outside Morrisons and secondly the lack of screening available above Morrisons. He now overlooks two satellite dishes and an air conditioning unit. Crest Nicholson having considered the matter have declined to take any action.

Mrs Hennessy urged residents to attend Portishead Town Council monthly meetings to air their views and concerns so they can be taken into consideration when such decisions (Newfoundlands Way) are made. She further expressed her dismay that the Town Council approved the decision for Halls & Woodhouse and she felt let down by some councillors who were involved in the Masterplan.

Mrs Hennessy spoke of her disappointment concerning the Town Green Application and North Somerset Councils decision to grant an extension for the applicant to comment to statements made. She agreed with the Town Councils decision to give the application no creditability as the land is already protected.

Mrs Hennessy wished to make it known that she has contacted North Somerset Council about comments made to them, in response to St Peter's Primary school extension, not being made available at its North Area Committee meeting/web site. She is waiting for a response from North Somerset Council before making a decision as to whether she will make a formal complaint. She believed the traffic assessment was flawed and she is disappointed that the council did not look into the assessment more clearly and object to the site, which may result in the High Street becoming just as congested as Newfoundlands Way.

Councillor Mrs Koops acknowledged and read aloud two notifications regarding traffic/parking at the Marina that had been received by the Town Council office from residents who were not able to address the committee;

- i) Mrs Samilton a resident of Lockside – would like it brought to the attention of the councillors that the parking around Lockside is also awful.*
- ii) Bruce & Jackie Charles, residents of Newfoundland Way – there has been a complete failure by the Planners to anticipate the needs of the residents of Newfoundland Way by way of access and parking and to take into*

account the impact of Morrisons on the already congested area. Possible solutions:-

- a) Morrisons must adhere strictly to the conditions of their agreement regarding deliveries, loading, unloading and noise.*
- b) Upper Newfoundland Way is currently a 'no through road' and yet will shortly provide some 250/300 dwellings plus the access to the Marina. There is therefore a need to open up the bollards at the side of The Moorings to allow traffic to circulate. Perhaps even to make the upper part of Newfoundland Way a 'one way' system.*
- c) The parking situation is completely out of hand and has become worse with people driving to Morrisons at all times of the day and this even before '110' has become fully occupied and Block Q not yet built. Our suggestion is that the parking bays and the footpath opposite The Villas and The Moorings be removed and be replaced by diagonal parking.
This solution also to be applied into the green area opposite '110'.*
- d) Yellow lines with parking restrictions in the day along the whole length of upper Newfoundland Way on the side of the road opposite the Marina.*

We believe that there is an urgent need for action to be taken to remedy the situation before the remaining properties are completed in order to ease the nightmare situation currently being experienced by the present residents.

PL221

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

PLANNING APPLICATIONS

13/P/1563/F 76 COMBE AVENUE, PORTISHEAD,

Demolition of rear conservatory. Construction of single storey side extension and a two storey rear extension with balcony.

A discussion took place regarding loss of light and privacy for neighbours. Councillor Clark suggested that in the event of the application being approved could he ask the District/Ward Councillor to arrange a site visit. Councillor Knight responded that she can make an application to bring this Planning Application before the North Area Committee for determination in the event that the Case Officer currently considering the application wishes to recommend approval.

RESOLVED that:-

Object to the planning application on the grounds of:-

1. Loss of Light to neighbouring homes.
2. Loss of privacy to neighbouring homes.

Portishead Town Council also request that in the event of this Planning Application being approved by the Case Officer that the Application be brought before the next North Area Planning Committee for determination.

PL222

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

NEWFOUNDLAND WAY - TRAFFIC

Councillor Mrs Knight confirmed that she is one of the councillors for this particular ward and that every time there has been a planning application in this area she has complained about the lack of parking, sometimes these have gone to appeal and the appeal has been won because they meet the regulations. Newfoundland Way is a not an adopted road, it's not owned by North Somerset Council or Portishead Town Council. Parking is abysmal and quite rightly we do need indicators as to where you can park. She felt that a two pronged attack was required; whereby both the residents and Town Council meet with the developers.

Councillor Clark is acutely aware of the problems as he lives in the area. He believes there is very little pressure that we could apply to the developers as homes in the area are sold before the buildings are complete. He felt that we (Portishead Town Council) were told lies about parking standards. He is concerned about Morrisons attitude towards extended hours and he is monitoring the time work is started in the new build opposite Halls and Woodhouse, which regularly commences an hour early every morning. Some residents were not clear as to whom they could contact to make such a complaint. Councillor Clark confirmed it would be provided in the Minutes of this meeting.

Councillor Clark further mentioned that the police seemed disinterested in illegal parking/parking on pavements. Councillor Knight reminded the committee of the precept paid to the police. Councillor Clark felt it was a good suggestion of Councillor Knight for a public meeting to be held for residents to see if something can be done to alleviate the problems on Newfoundland Way and possibly invite the Police Commissioner.

Councillor Burden confirmed that the statement made by Councillor Clark that "we (Portishead Town Council) were lied to" is correct. He referred to a meeting at the Somerset Hall where members of the public could view the scale of the development and Planning Officers asked to comment. The Town Council were told; there will be less cars, cars are getting smaller, people would not own as many vehicles, there will be a railway,

there will be significant public transport. These statements were lies, they did not materialise.

Recommends

Portishead Town Council initiate calling a meeting to be held locally for people who would like to come along and talk about the parking issues around the Marina, and that the meeting is publicised and developers are invited to attend. In addition that Portishead Town Council writes to North Somerset Council urging them to enforce all planning conditions, particularly those concerning traffic movement and times.

Assistant Clerk Note: *The officer to whom complaints should be referred to is:- Carl Smallwood, Environmental Health Officer, North Somerset Council, telephone 01275 884135.*

Assistant Clerk Note: *Councillor Knight wished for it to be noted that any advertisement displayed from inside a building does not require planning permission. This relates to the Morrisons big apple advertisement.*

PL223

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/1433/F	23 Mead Road, Portishead, BS20 6RZ	Erection of a single storey front extension to include replacing the flat roof over front door and garage with a pitched roof	No objection - subject to no valid objection from neighbours.
13/P/1381/F	28 Bristol Road, Portishead, BS20 6QA	Widening of vehicular access from highway to allow two cars to park on area immediately in front of house.	No objection - subject to no valid objection from neighbours.
13/P/1439/F	62 Lower Down Road, Portishead, BS20 6PD	Erection of a two storey extension following the demolition of existing single storey extension.	No objection - subject to no valid objection from neighbours.
13/P/1448/F	2 Hawthorn Close, Portishead, BS20 8HQ	Erection of a single storey side extension following the demolition of existing side conservatory	No objection - subject to no valid objection from neighbours.
13/P/1460/F	20 Clevedon Road, Portishead, BS20 6TA	Erection of a single storey extension	No objection - subject to no valid objection from neighbours.
13/P/1498/CUPA	139 High Street, Portishead, BS20	Prior approval for the change of use from) office within Use Class B1(a) to residential dwelling within Use Class C3.	No objection - subject to no valid objection from neighbours.
13/P/1559/F	15 Brock End, Portishead, BS20 8LS	Erection of a rear conservatory	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/1367/TPO	97 Nore Road, Portishead, Bristol, BS20 8DW	T5 - Oak - Crown lift north side, removing low branches to give 3.5m clearance above edge of patio. Minor reduction all over by 1m off height and 1.5m off radii; T6 - Beech - Minor reduction all over by 1m off height and 1.5m off radii; T7 - Ash - Fell.	No objection - subject to agreement of Conservation Officer.
13/P/1476/TPO	25 Charlcombe Rise, Portishead, BS20 8NB	T1 - Pine - Crown lift to 8m over the garden of 8 Charlcombe Rise.	No objection - subject to no valid objection from neighbours.

PL224 OTHER PLANNING MATTERS - FOR INFORMATION

1. TOWN GREEN APPLICATION – LAKE GROUNDS, PORTISHEAD

The email received on 8th August 2013 from Sandra C Hole (Specialist Land Charges) of North Somerset Council, to advise that the applicant had been given an extension period up to and including 2nd September was noted.

2. 24 HIGH STREET, PORTISHEAD – UNAUTHORISED B & B

The committee noted the letter received from Mike Campbell, Senior Enforcement Officer, advising that the above enquiry made by Portishead Town Council is being investigated. The reference number allocated to this enquiry is 2013/0373.

3. DECISION NOTICES:

3.1 LAND AT BLACKROCK VILLAS, CLEVEDON ROAD, BS20 8PN – 13/P/0483/F

It was noted that this application was refused 'development of a zero-carbon four bedroom subterranean dwelling incorporating self-generating renewable energy, uncovered subterranean courtyard and hardstanding area and access together with soft and hard landscaping'.

3.2 THE BOATYARD SITE, EAST DOCK, NEWFOUNDLAND WAY, PORTISHEAD BS20 7DF – 13/P/0921/F

Councillors noted planning application 'revised scheme for the erection of a mixed use development comprising of 15 residential units, office building (B1 use), car parking, landscaping and associated infrastructure (previously approved 11/P/2294/F) was approved and records that as a result of concerns raised by Cllr Mrs Knight and residents the application has provided a revised parking plan showing; 28 parking spaces for the apartments (32 parking spaces with the above scheme), 22 parking spaces for the offices (12 rather than 10 of these spaces are located on the Newfoundland Way frontage). These will be available for public parking after working hours. 27 visitor parking spaces. This makes a total of 75 parking spaces with 49 dual-use parking spaces. Persimmon has also arranged 34 allocated parking spaces for the existing boatyard users in order that the 49 new visitor and shared parking spaces will remain accessible'.

4. NORTH SOMERSET COUNCIL – PAR (PLANNING APPLICATION REQUIREMENTS)

In response to North Somerset Council's invitation for Portishead Town Council to comment on its PAR (Planning Application Requirements) consultation that concludes 16th September 2013;

Response

Item No. 20. Town Centre Uses

Councillor Knight wished to object strongly to the Town Centre being extended to Old Mill Road.

5. APPLICATION NUMBER 13/P/1453/F 18 TYDEMAN ROAD, PORTISHEAD, BS20 7LS

The committee acknowledged that the Town Council received a copy of a letter that North Somerset Council sent to applicants on 16th August 2013 regarding the above. On considering the application North Somerset Council's Planning Officer felt that the proposals constituted 'permitted development'. Planning permission is not, therefore, required provided the development is constructed in strict accordance with the details submitted with the application.

6. APPLICATION FOR A STREET TRADING CONSENT – THE PIAZZA, HARBOUR ROAD

The response sent by the Portishead Planning & Regulatory Chairman to the effect that *“There are access concerns to the proposed location. The area is over a bricked area with a busy pedestrian crossing and whether manoeuvring forwards or backwards it will create a hazard for pedestrians both on the crossing and piazza. Accidents have already occurred at this point involving vehicles and pedestrian”* was observed by the committee.

Meeting closed 8.21pm