

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 1 JULY 2009**

PRESENT Councillor Howells – in the Chair

Councillors Mrs Mason, Miers, Mrs Way, Walters

Mrs R Tranter – Deputy Clerk

APOLOGIES Councillors Mrs Cruse, Mrs Knight, Mrs Lord, Pasley

DECLARATIONS OF INTEREST

All Councillors present

- Personal Interest in Planning Application 09/P/0903/F
Burial Ground, Clevedon Road, Portishead
Proposed car park
Reason – The Town Council is the applicant.

PUBLIC PARTICIPATION

There were no members of the public wishing to address the Committee.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

09/P/0898/F LUNDY LODGE, 45 NORE ROAD, PORTISHEAD

Erection of a summer house on flat roof of the existing garage

Members discussed the site and whether the proposed summer house would affect the neighbours, in particular no. 43 Nore Road. The Chairman confirmed that he had spoken to the owners of 43 Nore Road and they have no objection to the proposal. Members also noted that to the rear of the property there would be extensive work as part of the former St Joseph's school application.

RECOMMENDATION

No objection to the planning application but would comment that a condition should be applied that no windows be added to the east and south elevations of the summer house to avoid overlooking of adjoining properties.

09/P/0903/F 104 NORE ROAD, PORTISHEAD

Erection of a two storey side extension

The Chairman informed the Committee that the application had been put on the agenda because of concerns that the proposal for a two storey side extension also included raising the height of part of the roof. However Councillor Howells had visited the property and neighbours on either side of 104 Nore Road had already extended their properties.

RECOMMENDATION

No objections - subject to no valid objections from neighbours.

09/P/0905/F BURIAL GROUND, CLEVEDON ROAD, PORTISHEAD

Proposed car park

Members noted that this application had been submitted by the Town Council. No objections were currently logged on North Somerset Council's website. The Deputy Clerk informed members of comments made by North Somerset Council's Highways, Drainage and Environmental Protection Officers.

RECOMMENDATION

The Town Council make no comment on this application (The Town Council is the applicant).

09/P/0920/F UNIT 2 WYNDHAM WAY, PORTISHEAD

Installation of 5 no. air conditioning units to the rear of Unit 2

Members discussed this application in some detail. An objection from a resident of Horatio House had been logged on North Somerset Council's website. The resident was concerned about the noise which would be made by the proposed 5 air-conditioning units which were to be installed at floor level, to the rear of Unit 2. North Somerset Council's Environmental Protection Officer had also commented that no noise data had been submitted with the application and that there was potential for noise disturbance for nearby residents.

The Committee was also concerned about the accumulative effect should the other three units in the development also install a similar number of air-conditioning units.

RECOMMENDATION

Object to the planning application on the following grounds-

- No data with regard to noise levels caused by the proposed 5 air-conditioning units has been submitted with the application. The Town Council is also concerned about the accumulative effect of the noise levels produced should the remaining 3 retail units also propose a similar number of air-conditioning units.
- That the proposed positioning of the air-conditioning units may block potential fire escape routes.

9/P/0925/F

AERIAL AT WESTON LODGE FARM, PORTISHEAD

Installation of 1 no. 0.75 VSAT antenna on the existing tower at 6.5m for the digital switchover (DSO) Project

Members noted that this application is within the Weston-in-Gordano parish boundary. The proposal is for an additional dish to be installed on the existing aerial for the Digital Switch Over (DSO) on 24 March 2010. The Committee discussed possible emissions from the new dish but felt they were unqualified to comment further on these.

RECOMMENDATION

Portishead and North Weston Town Council note the additional dish to be installed on the existing aerial which is necessary for the Digital Switch Over and make no other comment.

09/P/0939/F

66 HIGH STREET, PORTISHEAD

Replacement of shop front and construction of ramp and handrail for disabled access at rear of shop. Addition of vent to kitchen terminating in air brick on rear elevation

The Committee discussed the exact location of the property within the High Street. It was noted by members that the work had already been carried out and the shop, Greggs Bakery, was already trading.

An objection had been submitted by a resident in a property above the shop concerning several air conditioning units which had been installed to the rear of the shop but were not shown within the application. Their concern was that the air-conditioning units could be running 24 hours per day 7 days per week and that noise levels could affect residents' living above the development.

RECOMMENDATION

Portishead and North Weston Town Council has concerns about the noise produced by newly installed equipment (air-conditioning units) at the rear of the property and the effect this noise will have on the residents in the flats above.

The air-conditioning units are not shown on the plans submitted.

09/P/0958/F

THE ASHLANDS DEVELOPMENT, PORTISHEAD

Variation of condition 5 of applications 06/P/0927/F to enable construction of no more than 1676 dwellings (original out line permission 00/P/1844/OT2)

Members noted that an earlier application concerning additional, smaller "affordable housing" properties in place of larger properties (09/P/0593/F refers) had been refused by North Somerset Council. This application before the Committee was to amend the capping level placed on the developer for the Ashlands Development. The Committee were unanimous that the level already imposed should not be varied.

RECOMMENDATION

Portishead and North Weston Town Council are opposed to further alteration to the Master Plan increasing the number of houses from 1650 to 1676. This latest change is detrimental to the adjacent Nature Reserve and the local built environment.

In particular an additional 150 houses have already been added to the original Master Plan and we know that Portishead cannot cope with any more houses. There is also inadequate parking within the development.

In addition no permanent improvement has been made to the traffic infrastructure and the Town Council cannot consider any increase until there has been an actual improvement.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Planning Chairman under delegated powers were noted.

There being no further business the meeting closed at 8.20pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0863/F	43 Brendon Road Portishead	Erection of a first floor extension	No objections subject to no valid objections from neighbours
09/P/0896/F	20 Brampton Way Portishead	Demolition of existing conservatory and erection of a single storey extension	No objections subject to no valid objections from neighbours
09/P/0908/F	364 No Road Portishead	Erection of a single storey extension to front elevation and a detached garage	No objections subject to no valid objections from neighbours
09/P/0918ADV	Unit 2 Wyndham Way, Portishead	Display of illuminate fascia sign	No objections subject to no valid objections from neighbours
09/P/0946/F	5 Nightingale Rise, Portishead	Erection of first floor extension over existing garage	No objections subject to no valid objections from neighbours
09/P/0991/F	23 Charlcombe Rise Portishead	Create a terraced area in garden. Erect children's wood play frame. Construct timber decked patio area	No objections subject to no valid objections from neighbours

OTHER PLANNING MATTERS – FOR INFORMATION

08/P/2077/F 43/45 HIGH STREET, PORTISHEAD

Erection of a 3 storey building of 3 no. retail units, 1 no office, 4 no. flats commercial/office units and 5 no. flats. Demolition of existing buildings Erection of a two storey building to rear comprising of 5 no. flats.

08/P/2424/F 24 HIGH STREET, PORTISHEAD

Change of use from A1 internet café to a mixed use of A1 internet café and A3 hot food use

**09/P/0037/ADV SIGN 1 COAST ROAD, WESTON IN GORDANO ; SIGN2 CLEVEDON ROAD, PORTISHEAD, SIGN 3 THE
PORTBURY HUNDRED, PORTBURY**

Erection of freestanding sign in three separate locations

It was noted that notification had been received of Appeals to the Planning Inspectorate 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 applications above. Copies of the appeals have been requested