

**PORTISHEAD TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 1 JUNE 2011**

PRESENT Councillor Burden – in the Chair

Councillors Clark, Mrs Koops, Mrs Cruse, Mrs Lord, Patel, Terry, Walters

Mrs R Tranter – Deputy Clerk

APOLOGIES Councillor Mrs Philpot

PL058 DECLARATIONS OF INTEREST

Councillor Clark

- Personal Interest In Planning Application 11/P/0759/LDE , Land Adjacent to Layby and Electric Substation, Wyndham Way, Portishead and Street Trading Consent - T/A Esmeralda Kebab Proposed Site: Old Mill Road, Portishead Reason – Acquainted with witness who signed affidavit.

Councillor Mrs Cruse

- Personal interest in Proposed Traffic Development Order (Minute No PL061. Reason – Owns property in Roath Road.

PL059 PUBLIC PARTICIPATION

Mr P Bolt of 17 Kingfisher Road, Portishead spoke against Planning Application 11/P/0873/F, 29 Kingfisher Road, Portishead, to increase the roof height with the addition of two front dormer windows and one to the rear.

Mr Bolt produced photographs showing the proximity of his property to no 29 and explained the effect the proposal would have on his property. His main objections were –

- Overdevelopment of the site and out of keeping with similar properties in the immediate vicinity. He considered that the increase in roof height and addition of dormer windows were out of proportion with the rest of the house.
- The proximity of the rear facing dormer window would be intrusive and overbearing, being only 3 metres from his own property, and would consequently impinge on his privacy. The current landing window of no 29 only permits a limited view of the landing where as the proposal would allow views into the hallway, bathroom and children's bedrooms. No other property in the area has a rear facing dormer window. Neighbouring properties all use Velux style windows which will permit light but not line of sight.

- The addition of an end wall window will overlook the garden and that of his neighbour no 31. 31 Kingfisher Road will also be objecting to the application.
- The significant increase in roof height will significantly reduce natural light to his landing (north facing), hallway and down-stairs.

Mr Bolt asked the Town Council to object to the application and confirmed that he would be sending his objection to North Somerset Council.

Clerk's Note: This application was originally in Portbury Parish but now came within the Portishead boundary. The item was not on the agenda but the Chairman explained that Mr Bolt's comments would be taken into account when the application was dealt with as a delegated item.

Councillor Terry also suggested that he would request the application be called to Committee at North Somerset if the planning officer proposes approval.

SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE

PL060 PLANNING APPLICATIONS

11/P/0754/F 24 NORE ROAD, PORTISHEAD

Erection of a single storey side extension to both sides of the building, 2 no additional dormer windows to the north elevation to include a Juliet balcony, 1 no dormer window to the side elevation, 1 no roof-light to east and west elevation

Members noted the large roof but commented that the plots for the properties in this part of Nore Road were large and the precedent had already been already been set.

RECOMMENDATION

No objections.

11/P/0759/LDE LAND ADJACENT TO LAYBY AND ELECTRIC SUBSTATION, WYNDHAM Way, PORTISHEAD

Application for a Lawful Development Certificate for an existing use for the siting of a food and refreshment trailer

The Committee discussed this application in some detail. Councillor Terry informed the meeting that there was some confusion about this application. The applicant was confusing trading at this location with a right to permanently site the unit in the layby. Providing proof of trading was not a planning issue but entirely separate and part of a Street Trading Consent.

Some members felt that it was better to grant permission for the unit at this location as it would be in full view of CCTV cameras. Other members were concerned about the unit, with its onboard propane

tanks, in such close proximity to the electric substation and the danger of fire.

RECOMMENDATION

Members of the Town Council recall that the trailer was moved on a regular basis each evening until the last few years. It is only in the last few years that the trailer has been sited permanently at this location.

Clerk's Note: In addition to the application above the Committee also considered a Street Trading Consent for the same applicant in Old Mill Road, Portishead.

STREET TRADING CONSENT - T/A ESMERALDA KEBAB PROPOSED SITE: OLD MILL ROAD, PORTISHEAD

RECOMMENDATION

No objections – subject to North Somerset Council Highways having given permission for the unit to be sited on the road.

11/P/0864/F LAND AT 89 HILLSIDE ROAD, PORTISHEAD

Erection of a dwelling with access from Newhaven Road

It was noted that there was a history of proposed development on this site over a number of years. Permission had been granted in 2010 for a two storey garage with workshop and office. The application now before the Committee was to change this to a two storey dwelling.

Members considered that there was considerable difference between the garage and dwelling. The adjacent house would be overlooked and there were also issues with loss of parking.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed development, by virtue of its height, massing and the characteristics of the steep site, would have an adverse impact on the living conditions of existing and neighbouring residents, in terms of overbearing impact. The proposal is therefore contrary to Policy H/7 and GDP/3 of the North Somerset Replacement Local Plan.
- Overdevelopment of the site, out of keeping with the street scene and lack of parking for the development.

SECTION 2 **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

PL061 PROPOSED ALTERATIONS TO THE TRAFFIC REGULATION ORDER

The Committee discussed the proposed alterations within the town.

There were some concerns expressed that alterations to parking, loading etc in the High Street area were carried out relatively recently and a further period of time should elapse before additional alterations were made. It was suggested that Portishead Town Council meet with North Somerset Council Highways in September, when schools, particularly Gordano School, would have re-started after the holiday break.

RECOMMENDATION

- i Portishead Town Council respond to the new Traffic Regulation Order (TRO) as set out in the attached table.
- ii Portishead Town Council arrange a meeting with North Somerset Council Highways Officer in September to examine in further detail the proposed alterations to the TRO for the High Street Area.

The table is attached to and forms part of these minutes.

PL062 RELAUNCHING OF THE TREE WARDEN SCHEME IN NORTH SOMERSET

The Committee discussed the documents which had been circulated. Members commented on the amount of work which was expected of the Tree Warden and suggested that for the size of the town several tree wardens would be necessary.

The Deputy Clerk informed members that one person had volunteered to become a tree warden.

RECOMMENDATION

The Deputy Clerk and the volunteer attend the Q & A Evening on 16 June at 7pm in Nailsea for prospective Tree Wardens and report back to the Planning Committee in July 2011.

PL063 PORTISHEAD CHURCH OF ENGLAND – PROPOSED NEW EXTERNAL NOTICE-BOARDS

The Committee studied photographs of the proposed external notice boards which the Church of England is intending to locate at four sites, close to St Peter's Church.

There was some concern expressed at the suggested locations for two of the notice-boards which will be within the environs of a Grade 1 Listed Building and in a Conservation Area.

RECOMMENDATION

Portishead Town Council asks the District Ward Councillor to pursue this matter and ensure that the necessary permission is applied for.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL064 Decisions made by the planning chairman on the attached table under delegated powers were noted.

There being not further business the meeting closed at 8.55pm.

PROPOSED NEW TRAFFIC REGULATION ORDER

Item	Location	Details of Request and Comment by NSC	RECOMMENDATION
1	Friary Road	Request for parking restrictions to prevent parking on both sides of the road obstructing refuse vehicle access to Hanover House	Not supported.
2	Harbour Road	Request for double yellow lines at its junction with Waitrose <ul style="list-style-type: none"> • Suggest double yellow lines opposite and 30m either side of junction with Waitrose. 	Not supported.
3	Clevedon Road	Request for 1 hour limited waiting restriction in lay-by adjacent to Gordano School footbridge	Not supported. Support 30 minutes waiting only.
4	High Street	Request for double yellow lines outside the Folk Hall and immediate properties to allow better visibility exiting private lane leading to 101,101A,101B and 101C High Street <ul style="list-style-type: none"> • Suggest 10m either side of junction. 	Deferred decision pending meeting with North Somerset Council in September.
5	Lower Burlington Road	Request for double yellow lines on Lower Burlington Road between Estuary House and Centre Quay <ul style="list-style-type: none"> • Suggest double yellow lines opposite and 10m either side of the entrance to car park between Central Quay and Estuary House 	Not supported.

6	Burlington Road	<p>Request for restrictions on the narrowed road surfaces , immediately adjacent to the pinch-points, at the top and bottom of Burlington Road</p> <ul style="list-style-type: none"> • Suggest yellow lines for approx 25m on both sides of road narrowed sections of carriageway. (Road not currently adopted) 	Not supported.
7	Combe Fields	<p>Request for double yellow lines at junction with Combe Avenue and across driveways for 1-2 Combe Fields</p>	Not supported.
8	Albert Road	<p>Request for double yellow lines on Albert Road at its junction with Victoria Square</p> <ul style="list-style-type: none"> • Suggest double yellow lines 10m either side of junction 	Not supported.
9	Battery Lane	<p>Request double yellow lines at its junction with Beach Road West</p>	Not supported.
10	Brendon Road	<p>Request for double yellow lines in the turning head near 44 to prevent vehicles blocking access to driveway</p>	Not supported.
11	High Street Review	<p>a) Request to extend no loading restrictions along Roath Road</p>	Deferred decision pending meeting with North Somerset Council in September.
		<p>b) Request for additional Loading only bay in lieu of limited waiting parking near St Peter's Hospice Shop</p> <p>Suggest that the most suitable location for a loading only bay would be just north of the existing disabled bay located outside St Peters Hospice replacing a</p>	Deferred decision pending meeting with North Somerset Council in September.

		<p>section of the limited time parking. The loading bay would be like all the others on the High Street and would be shared between all shops who require deliveries.</p> <p>Obviously the down side of this would be the reduction in on-street parking for shoppers.</p>	
		c) Request for additional disabled bays in lieu of limited waiting parking.	Deferred decision pending meeting with North Somerset Council in September.
		d) Removal of parking space at the bottom of Combe Road, opposite bus stop	Deferred decision pending meeting with North Somerset Council in September.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0766/F	1 High View	First floor extension over kitchen part garage to form extended bedroom accommodation	No objections - subject to no valid objections from neighbours.
11/P/0812/F	41 Denny View Portishead	Erection of a single storey rear extension with terrace and undercroft below	No objections - subject to no valid objections from neighbours.
11/P/0862/F	304 Down Road Portishead	Erection of a two storey front extension. Alternative to the roof to include 2 no dormer windows	No objections - subject to no valid objections from neighbours
11/P/0890/F	16 Camomile Walk Portishead	Erection of a single storey side extension	No objections - subject to no valid objections from neighbours
11/P/0897/F	8 Black Nore Point Portishead	Erection of a rear conservatory	No objections - subject to no valid objections from neighbours
11/P/0901/F	44A High Street Portishead	Change of use of first floor from existing to Dental Studio (B1 Business Use)	No objections.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0691/TPO	315 Nore Road Portishead	<ul style="list-style-type: none">T1 Sweet Chestnut – Crown thin	No comment
11/P/0761/TPO	13 Falcon Close Portishead	<ul style="list-style-type: none">T1 Ash x 1 – Crown reduce up to 30% - back to previous pruning points.	No comment

11/P/0870/TPO	Communal Garden Parsonage Court Church Road South Portishead	<ul style="list-style-type: none"> • T35 – Oak – Reduce crown in height and lateral spread by max 3m 	No comment
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OTHER PLANNING MATTERS – FOR INFORMATION

10/P/1778/F 176 HIGH STREET, PORTISHEAD, BS20 6QL

Re-Development of site to form 58 no. sheltered apartments for the elderly including communal facilities (Category 11 type accommodation) access, car parking and landscaping

It was noted that notification has been received of an Appeal 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 development above. A copy of the Appeal has been requested.

NORTH SOMERSET PROCEDURE FOR CONSULTATION ON PLANNING APPLICATIONS BY TOWN AND PARISHES COUNCILS - UPDATE

Members noted the contents of the letter.