

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY, 10 JANUARY 2007**

PRESENT

Councillor Mrs Lord – in the Chair

Councillors Mrs Bickley**, J H Clark, J S Clark*, Mrs Cruse, Gething, Howell, Johnston, Mrs Mason, Miers, Pasley, Walters
Mrs R Tranter – Assistant Clerk

Mr D Meadows –Babcock Infrastructure Services

*Councillor J S Clark left the meeting at 8.55pm.

**Councillor Mrs Bickley left the meeting before the last item
06/P/3011/F

APOLOGIES

Councillor Miss Way

PUBLIC PARTICIPATION

There were nine members of the public present.

Standing orders were suspended to allow Mr Meadows of Babcock Infrastructure Services, the contractor for the Redcliffe Bay PSD, and two members of the public to address the Committee concerning the recent application made by the Oil and Pipeline Agency (OPA).

Mr Meadows spoke first and explained to the Committee that blanket applications had been submitted for numerous sites around the country, including the sites at Redcliffe Bay and Flax Bourton. The applications had been necessary to comply with the Planning (Hazardous Substances) Act 1990 and similarly named regulations of 1992. Until June 2006 these sites had been covered by Crown Immunity but this was no longer the case and the applications were submitted to North Somerset Council to bring the sites within the appropriate regulations in relation to the storage and distribution of hazardous substances.

Unfortunately errors had been made on the applications concerning the descriptions of transport and type of substances stored at Redcliffe Bay PSD. Mr Meadows confirmed that no Gasolines are or had been stored at Redcliffe Bay only aviation fuel which is piped in from Portbury. This aviation fuel is forwarded on by pipeline around the country. The only use of road for transportation would be for the removal of “slops”. He confirmed that during the last 18 months no “slops” had been removed by road tanker from the site.

Mrs Marilyn Koops of 8 Waterside Park, Portishead, spoke against the application on behalf of a group of local residents. Mrs Koops said that whilst it was understood that errors had been made on the application for the Redcliffe Bay PSD there were still grave concerns that because North Somerset Council had not responded by the 14 day time limit in December 2006 that “deemed consent” would have been given for the application (including the errors) by default. Mrs Koops had spoken to the OPA’s Chief Executive and although assurances had been given that no gasolines are stored at Redcliffe Bay PSD no written confirmation has been received.

Mr David Bowring, 40 Hillcrest Road, Portishead then spoke confirming his support for the previous speaker. Mr Bowring added that the statement on the application should be tightened so that all mention of transportation by road should be deleted from the application.

The Planning Chairman advised the meeting that an amended application had been received from North Somerset Council that afternoon but the statement still included road transport. The statement now reads “ The receipt (by pipeline), bulk storage and delivery (by pipeline and road) of refined hydrocarbon liquids including kerosenes and gas oils”.

There followed a question and answer session when councillors and residents asked Mr Meadows for clarification of additional information. The following points were raised –

- Timescales for the application;
- 40% of tanks are currently in use at the site;
- Confirmation that a pipeline exists between Portishead and Flax Bourton which is not currently in use;
- Confirmation that the OPA were aware of the smell when the pipeline was discharging fuel to the Redcliffe Bay PSD. The OPA were addressing these problems and hoped to have improvements in place by Easter this year.

The Chairman thanked Mr Meadows for attending the meeting.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mrs Bickley

- Prejudicial interest in 06/P/3011/F, 15 Glenwood Rise, Portishead
Erection of a first floor side extension with rear balcony
Reason – the site is directly opposite her residence.

Councillor Gething

- Personal interest in 06/P/2986/F, 74 West Hill, Portishead
Erection of wind turbine to side elevation and extension of existing garage
Reason – is proposing to erect a similar wind turbine at his home.

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

Councillors J H Clark, Gething, Johnston and Walters stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The application for Redcliffe Bay PSD was dealt with first as it was of interest to the members of the public present at the meeting.

06/P/2975/HZ2

REDCLIFFE BAY PSD, DOWN ROAD, PORTISHEAD

The receipt (by pipeline, road and rail), bulk storage and delivery (by pipeline road and rail) of refined hydrocarbon liquids including kerosenes, gasolines and gas oils

The Committee noted that this is not a planning application in the normal sense but comments should be forwarded to North Somerset Council. Following a lengthy discussion on the application the following recommendations were agreed. The Committee were unanimous.

RECOMMENDATIONS

1. The following comment is forwarded to North Somerset Council as the Town Council's response to the application –

Considering the application in front of us Portishead & North Weston Town Council state that “the site is not rail connected, and no road vehicle delivery has been observed during the establishment period. The Council is informed that only aviation grade kerosene has been stored at the Redcliffe Bay PSD during this period. The Town Council regards the application as untrue and does not accord with local information. The application should be refused”.

As the applicant is an arm of government and has submitted an erroneous application the Portishead & North Weston Town Council will make a formal complaint to our Member of Parliament.

2. Portishead & North Weston write to North Somerset Council requesting that –
 - The Town Council would want to be informed of any future changes to the Redcliffe Bay PSD.
 - As this site no longer has Crown Immunity the Town Council would expect North Somerset Council's environment services to be examining the question of pollution (ie the smell) as a matter of urgency.
3. Portishead & North Weston formally arrange a meeting with the OPA and other relevant bodies to discuss their concerns.

06/P/2785/F

**LAND TO THE REAR OF CLARENCE COTTAGE
154 HIGH STREET, PORTISHEAD**

Erection of 8 no. new dwellings and a replacement garage

The Committee noted that the previous application 05/P/2056/F went to appeal following refusal by North Somerset Council in February 2006. The Inspector dismissed that Appeal but his only concern with the application was the visibility/access to the highway along the frontage of the site and not with the development itself. The problems with visibility/access to the highway have now been addressed within the current application and reluctantly the Committee

RECOMMENDATION

No comment.

06/P/2790/O

35 PORTLAND DRIVE, PORTISHEAD

Outline planning application for the erection of a two storey building comprising of 4 no. one bedroom flats/starter homes with associated parking

The Committee discussed the location of the site at the hammerhead of the cul-de-sac. It was concluded that whilst this application was only outline there was insufficient detail of access and parking within the site.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site;
- Insufficient detail within the application of access and parking.

06/P/2837/F

**BLOCK S, DISTRICT CENTRE, HARBOUR ROAD
PORTISHEAD**

To vary condition 17 of planning permission 06/P/0182/F to include permitted development uses within classes A1,A2, A3, A4 and D1 of the Town and Country Planning Use Class Order 2005

The Chairman advised the Committee that an amended application had been received as a result of concerns raised by Officers, Councillors and local residents. The applicant had agreed to delete references in the description of the development to A3 (Restaurants and Cafes) and A4 (Drinking Establishments). Whilst the Committee welcomed the amendments there were concerns that officially no signed agreement was on the table for the provision of a new health facility elsewhere in the town. Until this was forthcoming the Committee would not wish this condition to be varied.

RECOMMENDATION

Object to the planning application on the grounds of –

- No evidence that the site has been marketed as a health facility.

If North Somerset Council are minded to approve to vary Condition 17 Portishead and North Weston Town Council would wish to see the Class Use restricted to A1 only.

06/P/2986/F

74 WEST HILL, PORTISHEAD

Erection of wind turbine to side elevation and extension of existing garage

The Committee noted that this was the first application received in Portishead for a wind turbine. Letters of objection had been received from concerned neighbours about the location of the wind turbine so close to their properties, in particular the noise that the turbine would produce. There were also concerns about the extension to the garage so close to the boundary with 72 West Hill.

RECOMMENDATION

Object to the planning application on the grounds of –

- Inappropriate site for turbine - too close to neighbour's property;

- Garage too close to boundary with 72 West Hill.

Note: The incorrect property is marked on the site plan.

In addition to the above recommendation the Committee would like the Town Council to write to our MP to ask for a government review of the General Development Order allowing for the inclusion of suitable wind turbines within the GDO.

Councillor J S Clark left the meeting before the next item at 8.55pm.

06/P/3009/ADV 120 HIGH STREET, PORTISHEAD

Display of illuminated fascia letters, entrance sign projecting sign and a non illuminating parking sign and flags

It was noted that several residents had submitted objections to this application. The Committee did not have concerns with the alterations to the corporate signage. However, the height of the new flagpoles at 12 metres was considered inappropriate in this location on the High Street and close to residential properties.

RECOMMENDATION

Object to the planning application on the following grounds –

- The three tall flag poles with banner type flags will be intrusive upon the street scene and are sited unacceptably close to residential properties. These flags will be noisy in high winds and are inappropriate development.

The following two plans were discussed together although recommendations are shown separately.

06/P/3034/F LAND AT 2 WOODHILL AVENUE, PORTISHEAD

Erection of a two storey dwelling with attic accommodation and basement garage with the provision of 2 no. parking spaces after demolition of existing garage

Members discussed the location and size of the neighbouring plots in the road and noted that one applicant has submitted both the applications.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site; and
- Detrimental to the street scene.

06/P/3053/F 2 WOODHILL AVENUE, PORTISHEAD

Erection of two storey front and side extensions. Alterations to front and rear doors. Addition of 2 no windows to rear elevation.

The Committee generally thought that the alterations and extensions were an improvement.

RECOMMENDATION

No objections.

06/P/3036/F 62B HIGH STREET, PORTISHEAD

Erection of two retail units and 5 no. residential flats following demolition of the existing buildings

This site is located behind the high street and access is across the High Street pavement. The site is presently occupied by a taxi company which is relocating. Members were anxious that this development would be served solely by this substandard access. Although the proposal is for 5 residential properties there is no parking available. Part of the application has conflicting information about the servicing of the existing bakery from the rear.

RECOMMENDATION

Object to the planning application on the following grounds –

- Poor access to the site;
- No parking;
- Storage and collection of refuse;
- Residential flats in very close proximity to a manufacturing business (bakery); and
- Inadequate access for existing business.

06/P/3040/F 22 NORFOLK ROAD, PORTISHEAD

Two storey front extension, single storey rear extension and convert garage to living accommodation to form parent's flat

Members noted that this was a large extension but the plot was of a reasonable size.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

06/P/3090/F 44 HIGH STREET, PORTISHEAD

Two storey side extension to provide new ground floor shop and first floor self contained flat

The Committee noted that a previous application had been approved for a single storey retail outlet. This application was an improvement on the design as a second storey was proposed and replaced the previous flat roof. There was adequate access to the rear alongside the extension.

RECOMMENDATION

No objections.

The following planning application was considered out of order after Councillor Mrs Bickley had left the meeting.

06/P/3011/F 15 GLENWOOD RISE, PORTISHEAD

Erection of a first floor side extension with rear balcony

Members noted that there had been objections from residents to this application concerning the effect of the extension on the street scene. However the precedent had been set with other similar applications being approved. Therefore reluctantly

RECOMMENDATION

No objections.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of the Planning Committee under delegated authority were noted.

There being no further business the meeting closed at 9.15pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/2713/F	7 Ranchways Portishead	Erection of single storey side extension	No objections.
06/P/2772/F	16 Ashdown Road Portishead	Erection of a rear conservatory	No objections.
06/P/2792/F	15 Lipgate Place Portishead	Erection of a single storey side extension to form garage and store following demolition	No objections.
06/P/2822/F	8 Exeter Road Portishead	Erection of a single storey front extension	No objections.
06/P/2829/F	27 Hollis Avenue Portishead	Erection of a two storey side extension, a single storey rear extension following demolition of existing garden room, a single storey front extension to extend garage, a replacement front porch and widening of vehicular access in Hollis Avenue	No objections.
06/P/2831/F	7 Lambourne Way Portishead	Erection of a single storey rear extension and erection of a first floor extension	No objections.
06/P/2832/F	Lakemead House Battery Lane Portishead	Rear glazed veranda	No objections subject to no loss of privacy for neighbour.

06/P/2841/ADV	42 High Street Portishead	Display of replacement internally illuminated shop fascia sign	Noted that this application is retrospective. No objections.
06/P/2873/F	14 Lipgate House Portishead	Replacement garage and store	No objections.
06/P/2875/F	306 Down Road Portishead	Conservatory	No objections.
06/P/2877/F	105 Nore Road Portishead	Side extensions to bungalow incorporating accommodation with roofspace	No objections.
06/P/2894/F	Westwinds Lake Road Portishead	Single storey front extension	No objections.
06/P/2934/F	2 Leaside, Portishead	Erection of a single storey rear extension	No objections.
06/P/2940/F	20 Newhaven Road Portishead	Insertion of front and rear dormer windows	No objections.
06/P/2962/F	Units 9 & 10 Harbour Road Trading Estate	Change of use of industrial unit to gymnastics centre	No objections.
06/P/2974/F	1 Chesle Close Portishead	Erection of a two storey side extension	No objections.
06/P/2990/F	Lloyds TSB Combe Road	Fluorescent and / LED where detailed on the attached drawing. Fascia sign illumination levels do not exceed 800cd/m ²	No objections.
06/P/3000/F	127 High Street	Erection of 2 metre high open picket fence to front boundary	No objections.

WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/2614/TPO	77 Nore Road Portishead	Works to trees <ul style="list-style-type: none"> • Oak x 2 – Crown Lift 	No objections
06/P/2725/F	6a Down Road, Portishead	Works to trees – <ul style="list-style-type: none"> • Walnut 50% reduction of boughs overhanging neighbours property and 15% thin 	No objections
06/P/2632/TPO	Charlcombe Rise	Works to trees – <ul style="list-style-type: none"> • Cut back branches overhanging 29 Charlcombe Rise 	Object to any work being carried out on these trees. They were protected when houses were built and no 29 should have been built further away from trees if they were not to overhang garden. As it is they are causing little inconvenience to the garden so there is no justification for the work.
06/P/2922/TPO	Public land adjacent to 29 Charlcombe Rise Portishead	Works to trees – <ul style="list-style-type: none"> • Pine x 1 – Fell 	This tree is growing at an awkward angle so will need to be removed. No objections.

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

06/P/2234/F 24 HIGH STREET, PORTISHEAD

Change of use from internet café (Class A1) to a café. (Class A3)

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 North Somerset Council to refuse planning permission for the application above. It was also noted that a copy of the appeal decision has been requested.