

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON THURSDAY, 10 MAY 2007**

PRESENT

Councillor Mrs Lord – in the Chair

Councillors Howells, Mrs Mason, Miers, Miss Stanley, Parker,
Walters, Mrs Way,
Mrs R Tranter – Assistant Clerk

APOLOGIES

Councillors Cameron, Pasley, Wright

PUBLIC PARTICIPATION

There were 10 members of the public present.

Standing orders were suspended to allow members of the public to address the Committee.

All members of the public spoke against the planning application 07/P/0857/F, Weston Lodge Farm, Valley Road, Portishead for the continued use of recreational clay pigeon shooting, paintball games and karting, together with the retention of buildings and structures associated with this use.

Mr D Quinn-Hall of 6 Charlcombe Rise, Portishead had three main concerns with the application –

- The first concern was the additional noise and disturbance caused by the increase in opening days and hours and the increased traffic exiting the site.
- Pollution caused by the karts throwing up large amounts of dust when racing around the tracks. This was particularly noticeable following last year's dry summer.
- Highway safety issues resulting from coaches unable to enter the site parking on both the Coast Road and Charlcombe Rise entrance and dropping off passengers.

Mr Quinn-Hall concluded that approximately 300-400 homes in the area were affected and permission should not be granted to extend the hours/days more than was already agreed in the Certificate of Lawful Use.

Mr D Faulkes, 5 Charlcombe Rise, Portishead, agreed with the first speaker and also added that the Noise Report submitted as part of the current application already exceeded the levels as recommended for a major shoot. The site also exceeded permitted development within the Green Belt. Mr Faulkes also mentioned that quad bikes are being used in addition to karts on the site although they are not mentioned within the application.

Mr Mercer, 11 Valley Road, Portishead and Mr Evans, 15a Valley Road both gave detailed figures of the differences between the existing and proposed hours. The proposals will increase the possible number of Saturdays to 48, 18 Sundays and 20 weekday events. There could be parties of 80 people firing a possible 100 rounds each and this was unacceptable. It was also pointed out that although there were at present only a few objections on North Somerset Council's IDOX system this was not up to date and a considerable number of people would be lodging their objections to this application. The application should be rejected.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 07/P/1043/F 236 Down Road, Portishead
Erection of a replacement two storey dwelling following demolition of bungalow
Reason – Acquainted with occupant.
- Personal interest in Planning Application 07/P/0857/F Weston Lodge Farm
Continued use of recreational clay pigeon shooting, paintball games and karting,
together with the retention of buildings and structures associated with this use
Reason – Can hear shooting from home property.

Councillor Miers

- Personal interest in Planning Application 07/P/0857/F Weston Lodge Farm
Continued use of recreational clay pigeon shooting, paintball games and karting,
together with the retention of buildings and structures associated with this use
Reason – Can hear shooting from home property.

Councillor Stanley

- Personal interest in Planning Application 07/P/0857/F Weston Lodge Farm
Continued use of recreational clay pigeon shooting, paintball games and karting,
together with the retention of buildings and structures associated with this use
Reason - Partner's parents live in Valley Road.
- Personal interest in Planning Application 07/P/0954/RM Chandlery Square, East
Dockside, Portishead Quays, Portishead, Submission of reserved matters of external
siting, design, means of access for the erection of mixed use building comprising pub,
delicatessen, restaurant and catering facilities together with associated staff
accommodation, plant rooms, wash rooms, toilets and parking facilities pursuant to
Outline Planning Permission 94/0348
Reason – is employed by company marketing residential properties in the area.
- Prejudicial interest in Planning Application 07/P/1052/RM Block D, Dockside,
Portishead Marina Portishead - Submission of reserved matters for 142 no. residential
dwellings (1,2, and 3 bedroom) refuse and cycle stores, an electrical substation and
centralized boiler, a commercial unit Class A1/A3 and associated car parking and
landscaping pursuant to Outline planning Permission 94/0348.
Reason – Employed by competitor.

Councillor Way

- Personal interest in Planning Application 07/P/0857/F Weston Lodge Farm
Continued use of recreational clay pigeon shooting, paintball games and karting,
together with the retention of buildings and structures associated with this use
Reason - Acquainted with applicant.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The order of the applications was amended to allow those applications where members of the public were in attendance to be dealt with first.

07/P/0857/F

WESTON LODGE FARM, VALLEY ROAD, PORTISHEAD

Continued use of recreational clay pigeon shooting, paintball games and karting, together with the retention of buildings and structures associated with this use

The Committee noted that the application is within the Weston-in-Gordano Parish Boundary but affects residents in Portishead. Members discussed the history of the site and the previous application for Lawful Use in some detail. Whilst members noted that this was a retrospective application there were concerns at the proposed increase in both hours and days when the various activities, in particular the clay pigeon shooting, would be taking place.

RECOMMENDATION

Object to the planning application on the following grounds –

- It will be detrimental to the amenities of local residents in Portishead by reason of noise, traffic and dust.

07/P/0954/RM

**CHANDLERY SQUARE, EAST DOCKSIDE, PORTISHEAD
QUAYS, PORTISHEAD**

Submission of reserved matters of external siting, design, means of access for the erection of mixed use building comprising pub, delicatessen, restaurant and catering facilities together with associated staff accommodation, plant rooms, wash rooms, toilets and parking facilities pursuant to Outline Planning Permission 94/0348

The location of the proposed public house and restaurant within the development of the east side of the development was discussed. The main concern to all members was the lack of parking and comparisons were made with other public houses in the area, particularly The Royal Hotel. The proposed 2 disabled parking spaces and 9 parking spaces were considered inadequate.

RECOMMENDATION

The Committee welcome the principle of this development but object to the planning application on the following grounds –

- Woefully inadequate parking for staff and customers not from the immediate area;
- Clarify provision for deliveries by lorries as no detail is given; and
- Inadequate access for emergency vehicles through the spine road, particularly if the road is clogged with parked cars.

Councillor Stanley asked that her abstention from voting be recorded.

All members of the public left the meeting at 8.15pm.

07/P/0843/F

**PORTISHEAD FOOTBALL CLUB, BRISTOL ROAD,
PORTISHEAD**

Erection of 4 no fold down lights and 2 no. static floodlights

The Chairman informed the Committee that Notice under Article 6 for the proposed work had been received by the Town Council as landlords for the site. The proposed location of the

static and fold down floodlights were discussed. It is understood that the floodlights are one of the requirements necessary for the club to move up to the next league.

RECOMMENDATION

No objections subject to the following –

- The floodlights may not be used after 10pm; and
- North Somerset Council apply an appropriate limit to restrict the light intensity so as not to affect nearby homes.

07/P/1007/F 11 UNDERWOOD ROAD, PORTISHEAD

Single storey rear extension

The Committee noted that the other properties in the road were all single storey. This application proposed an additional storey on the rear of the property. Members felt it could set a precedent and would affect the neighbouring property.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment in a relatively small garden;
- Detrimental to the amenity of the adjacent property by loss of light and sunlight.

07/P/1043/F 236 DOWN ROAD, PORTISHEAD

Erection of a replacement two storey dwelling following demolition of bungalow

The Chairman informed the Committee that additional information had now come to light concerning this application. While building work was being carried out on an approved extension major problems had been discovered with the bungalow and it had to be demolished. This application would enable the bungalow to be rebuilt, including the extensions agreed under planning permission 06/P/2488/F.

RECOMMENDATION

No objections.

07/P/1050/F WHITEHAVEN, PIER ROAD, PORTISHEAD

Erection of a detached triple garage, conversion of rear lean-to pitch roof to balcony, erection of a two storey front extension and building up existing front lean-to to form additional living accommodation.

This proposal is on a large plot within the Conservation Area.

RECOMMENDATION

No objections.

Councillor Miss Stanley left the meeting before the following item at 8.45pm.

07/P/1052/RM

**BLOCK D, DOCKSIDE, PORTISHEAD MARINA
PORTISHEAD**

Submission of reserved matters for 142 no. residential dwellings (1,2, and 3 bedroom) refuse and cycle stores, an electrical substation and centralized boiler, a commercial unit Class A1/A3 and associated car parking and landscaping pursuant to Outline planning Permission 94/0348.

The Committee noted that this application did include some amenity space within the development. Parking provision was 169 spaces for 142 flats and in addition 142 cycle spaces were also proposed. Members were disappointed that no visitor parking spaces were included.

RECOMMENDATION

The Committee welcome the commercial unit and the Very Good Eco-Home rating, however

Object to the planning application on the following grounds –

- Less than one parking space per one bedroom flat is not viable. From local experience car parking standards are inadequate;
- Parking spaces should be allocated to flats;
- There is no visitor parking; and
- Over provision of cycle spaces.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 9.00pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0605/F	20 Woodhill Road Portishead	Erection of a first floor front extension. Enlargement of ground floor front window. Construct new roof to rear kitchen and alter doors and windows to side of kitchen	No objections – subject to no valid objections from neighbours.
07/P/0778/F	29 Albert Road Portishead	Erection of a two storey side extension and a single storey rear extension following demolition of existing garage	Object to the planning application on the following grounds – <ul style="list-style-type: none">• The Town Council’s concerns about the style of the extension in the previous application 07/P/0404/F have not been addressed.
07/P/0782/F	Land adjacent to 62 Lower Down Road Portishead	Erection of a two bedroom dwelling	Object to the planning application on the following grounds – <ul style="list-style-type: none">• The plan as submitted shows only limited and difficult turning provision to allow entrance and exit to Lower Down Road in a forward motion as stated by the access statement. There would be no provision for turning if the land claimed by the owner of 64 Lower Down Road is not available.
07/P/0784/F	36 Wetlands Lane, Portishead	Erection of a two storey side extension	No objections – subject to no valid objections from neighbour.
07/P/0817/F	Co-operative Retail Store Wyndham Way Portishead	Erection of a refrigeration plant in new housing in goods yard, covered trolley bays and external work car park	No objections - assuming the new refrigeration unit will not increase noise levels for neighbouring properties.

07/P/0855/RM	Area 2 The Ashlands Portishead	Submission of reserved matters of layout, appearance, scale, access and landscaping for the erection of 56 residential dwellings with associated parking pursuant to Outline Planning Permission 00/P/1844/OT2 – revision of 16 garages on application 06/P/2447/RM	Object to the planning application on the following grounds – <ul style="list-style-type: none"> The Town Council’s concerns about the distance from some properties to the garages have not been addressed eg Plot 169.
07/P/0893/F	Boatshed, The Boatyard Portishead Quays Portishead	Continued use of industrial shed to provide shelter for maintenance of boats and to sell associated chandlery (Renewal of 02/P/0045/F)	No objections to the renewal of this temporary permission subject to it not compromising the future development of the area.
07/P/0909/F	105 Burlington Road, Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.
07/P/0922/F	16 Cedarhurst Road Portishead	Erection of a replacement single storey side extension	No objections – subject to no valid objections from neighbours.
07/P/0930/F	Brent House 66 Slade Road Portishead	Erection of a fence on existing wall to boundary at front of property	Object to the planning application on the following grounds – <ul style="list-style-type: none"> The fence is detrimental to the visual amenity of the street scene at this prominent location on the corner of Slade Road/Avon Way. The Council note that the fence does not block motorists’ views of Avon Way from Slade Road.
07/P/0934/F	45a Hillside Road Portishead	Replacement of first floor window of rear elevation	No objections – subject to no valid objections from neighbours.
07/P/0935/F	18 Tower Road Portishead	Two storey rear extension	Object to the planning application on the following grounds – <ul style="list-style-type: none"> The extension is overbearing on the neighbouring properties and will result in loss of sunlight to no 16 Tower Road.

07/P/0937/F	72 Heron Gardens, Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.
07/P/0949/F	9 Station Road Portishead	First floor extension comprising 4 th bedroom with en-suite	No objections – subject to no valid objections from neighbours.
07/P/0985/F	54 Briary Road, Portishead	Replacement of 3 no. windows	No objections.
07/P/0992/F	17 Halliwell Road Portishead	Proposed erection of single detached garage	No objections, providing that the building line gives sufficient vision for cars emerging into Halliwell Road.
07/P/1021/F	29 South Road, Portishead	Erection of a shed	No objections.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0032/F	Unit 1, Old Mill Road Portishead	Erection of a retail development together with associated car parking, servicing and landscaping following the demolition of existing building <i>(Amendment dated 5 April comprising alteration to materials used on some elevations)</i>	No objections.
07/P/0313/F	6 Springfield Road Portishead	Erection of rear balconies and spiral staircase <i>(Amendment dated 30 April 2007, comprising revised first floor plans and elevations)</i>	No objections.

**WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN
INCONJUNCTION WITH THE TREE WARDEN**

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0774	Woodside Woodlands Road Portishead	<ul style="list-style-type: none"> • Ash x 2 - Fell • Sycamore x 2 – Fell • Maple x 1 – Crown reduction x 25% • Cedar x 1 – Remove deadwood and crown clean, remove 2 x low lateral branches 	No objections. These trees are leaning and misshapen and are crowding better specimens.
07/P/0804/F	25 Charlcombe Rise Portishead	<ul style="list-style-type: none"> • Pines x 4 – 15% crown thin remove crossing branches 	No objection. This group of Pines is crowded so work should benefit the group.

07/P/0814/WT	18 Woodhill Road Portishead	Lime x 1 – 30% crown Reduction and rebalance as necessary, thin by approx 20% and remove basal and epicormic growth and lift crown to give 4.5m headroom	No objections.
07/P/0868/TPO	35 Sally Hill Portishead	Works to trees – <ul style="list-style-type: none"> • Lime Tree x 1 – Crown Reduction 	Concerned that any work to this important row of trees on Leigh View Road does not affect the overall form of the trees. A 30% reduction may well put this tree out of proportion to its neighbour.