

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON 2 DECEMBER 2009**

**PRESENT** Councillor Howells

Councillors Cruse\*\*, Mrs Cruse\*\*, Mrs Knight, Mrs Mason, Miers, Parker, Pasley, Miss Stanley\*, Mrs Way, Walters

Mrs R Tranter – Deputy Clerk

\*Councillor Miss Stanley left the meeting at 8.15pm

\*\* Councillors Mrs Cruse and Cruse left the meeting at 8.50pm

**APOLOGIES** Councillor Mrs Lord, McMurray

There were 10 members of the public present.

**DECLARATIONS OF INTEREST**

Councillor Cruse

- Personal interest in Planning Application 09/P/1842/O  
Land adjacent to White Cottage Stores, 1 St Peters Road, Portishead  
Outline application for the development of three two storey dwellings with access from St Peters Road  
Reason – In addition to the blanket interest below is also acquainted with applicant.
- Personal interest in Planning Application 09/P/1909/ADV  
108 High Street, Portishead. (Delegated application)  
Display of 4 non-illuminated signs – 3 no. fascia and 1 no projecting sign.  
Reason – property owner.

Councillor Miss Stanley

- Personal interest in Planning Application 09/P/1856/F  
Land at Lake Grounds, Esplanade Road, Portishead  
Construction of a public skatepark including fencing and landscaping  
Reason - Town Council Representative on Portishead Skatepark Project.

Councillor Walters

- Personal and Prejudicial interest in Planning Application 09/P/1842/O  
Land adjacent to White Cottage Stores, 1 St Peters Road, Portishead  
Outline application for the development of three two storey dwellings with access from St Peters Road  
Reason – Acquainted with the applicant and residential address is close to development site.

All Councillors (except Walters)

- Personal interest in Planning Application 09/P/1842/O  
Land adjacent to White Cottage Stores, 1 St Peters Road, Portishead  
Outline application for the development of three two storey dwellings with access from St Peters Road  
Reason – the applicant is a tradesman frequently used by the Town Council.

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

Councillors Mrs Knight and Pasley 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.

## **PUBLIC PARTICIPATION**

There were several residents wishing to address the Committee.

The first resident, Mr Tony Mosely, spoke as Chairman of the Portishead Skatepark Project, in support of the application 09/P/1856/F for the construction of a skatepark at the Lake Grounds. Mr Mosely explained that he had worked for several years with the Youth Club and a lot of young people. He was passionate about providing the facility in Portishead as were other members of the skatepark group. The group were most anxious not to upset local residents. For this reason the Skateboard Group had complied with the following points –

- The Skatepark was to be located at least 100 metres from the nearest residential properties.
- It was centrally located in the town.
- Public Toilets were nearby.
- Casual supervision was provided, and
- The site was on public land as the cost of private land would be prohibitive.

The site had been suggested by North Somerset Council and landlord's permission would also be needed in addition to Planning Permission. Local consultation had taken place and landscaping would address many of the concerns of local residents.

Mr Mosely urged the Town Council to support the application for the skate park project so that the process of raising funding could begin.

Mr J S Clark, 73 Nightingale Rise, also spoke in support of the Skatepark Project. Mr Clark explained that the Town Council had set up a working party three years ago to consider the provision of a Skatepark in Portishead following a petition to the council from a group of youngsters. In November 2006 a survey was carried out in all schools and 430 young people had confirmed they would use such a facility and half of that number would use it weekly. Further consultation took place in the Town which resulted in 813 responses and of this number 94% supported the development of the project. Following the rejection of the preferred site at Parish Wharf by North Somerset Council the present application which obtained 32.8% of the vote has been progressed.

Mr Clark confirmed that a large amount of research and consultation had taken place with other areas of the country which have skateparks, including Plymouth, Abergavenny and Yate and it has been proved that this sort of facility reduces anti-social behaviour.

Mr Paul Maltby, a resident of 22 South Road urged the Council to support the Skatepark Project. He explained that he had two sons who liked to BMX and skateboard in all winds and weather and he had travelled to parks in Newport and Bristol. His boys frequently skated in areas around the town including the Piazza and Gordano School but they were always being moved on and told the areas were unsuitable.

Mr Maltby commended the work of Project, for the thoughtful location and design and the use of low noise concrete and landscaping. Finally Mr Maltby added that the Council had the opportunity to provide a major facility for Portishead. The Lake Grounds was a public area for use of all residents.

Mr L Dellacassa, a resident of 15a Beach Road West, spoke against the Skatepark. He had lived in Portishead for 70 years, 40 years around the Lake Grounds. He was concerned that the top part of the play area which was currently used by toddlers would be lost to them if the project went ahead. In addition youngsters congregate at the Lake Grounds at night. This area is like a magnet and this problem will increase and could result in additional anti-social behaviour. The police also have concerns about the location of this facility at the Lake Grounds.

Catherine Stockham, a resident of 75 Woodhill Road, also spoke against the Skatepark. Mrs Stockham was anxious to protect something which is beautiful and thought there must be a more suitable place for the Skatepark. She added that there were planning rules to protect the appearance of amenity space. Part of the green area had already been built on namely the public toilets, café and boathouse. The Skatepark would totally change the character of the area.

Mrs Stockham added that people came from all over the area to enjoy the peace and quiet of the Lake Grounds and this would be spoilt by the Skatepark which would be noisy. The area is an amphitheatre where sound is amplified and carried on the wind, as had happened at a recent Music in the Afternoon Event.

Finally Mrs Stockham added that the Lake Grounds would be 100 years old next year. The Urban District Council had gone to great lengths in the history of the park to preserve the area and she hoped that the Town Council would do the same.

Mr J H Clark, a resident of 3 Glenwood Rise, spoke against the application at 1 Glenwood Rise, Portishead, for change of use and conversion of the dwelling into 3 self contained flats. He explained to the Committee that this was not the first application. The house had originally been a three bedroom link-detached property. Following an extension to the dwelling, and the proposed application, the house will be an eight bedroom multiple occupation property. There was no amenity space for some of the accommodation and no car parking provision within the application. The application in short was totally inept. Mr Clark hoped that the application would be refused by the Town Council.

## **SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

### **PLANNING APPLICATIONS**

*Clerk's Note: With the agreement of the Committee the Chairman altered the order of the applications to accommodate those members of the public present at the meeting.*

#### **09/P/1856/F            LAND AT LAKE GROUNDS, ESPLANADE ROAD, PORTISHEAD**

Construction of a public skatepark including fencing and landscaping

Members discussed this planning application in some detail. Many diverse opinions were expressed on the following -

- The reasons both for and against the location chosen.
- The future maintenance of the skatepark.
- North Somerset Council's approval as landlords of the Lake Grounds.
- Other proposals for the land which are in the pipeline e.g. bandstand and additional play equipment.
- Problems with youths congregating in the area, including the concern of the police.
- Noise produced by the skatepark.

The Chairman put this matter to the vote and the vote was 6:4, one abstention in favour of the application.

#### **RECOMMENDATION**

No objections to the planning application.

Councillor Miss Stanley left the meeting at this point.

#### **09/P/1881/F            1 GLENWOOD RISE, PORTISHEAD**

Change of use convert dwelling into 3 self contained flats

Members noted the previous history of the site. An earlier application (08/P/2202/F) had been dismissed at Appeal.

#### **RECOMMENDATION**

Object to the planning application on the following grounds –

- Gross overdevelopment of the site and no provision for off road parking within the application.

The decision of the Committee was unanimous.

**09/P/1842/O**

**LAND ADJACENT TO WHITE COTTAGE STORES,  
1 ST PETERS ROAD, PORTISHEAD**

Outline application for the development of three two storey dwellings with access from St Peters Road

*Councillor Walters left the meeting at this point due to his declared personal and prejudicial interest.*

The Committee noted that this application was a resubmission (09/P/0122/F was withdrawn prior to decision by North Somerset Council.) The new application is for three dwellings, the earlier application had been for 3 flats in a two storey building. It was also noted that an objection had been logged on the North Somerset website from the neighbour at 1 The Paddock.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- This application is the approach road to a site for homes recently granted outline planning permission at Appeal (Grange Farm). Until full details of the land needed for the approach road are known this application would seem to be premature.
- Although the application is in outline only, the indicated layout would seem to present insurmountable objections because of overlooking of existing houses and loss of light.
- There is no amenity land for the proposed dwellings.

Councillor Walters returned to the meeting.

**09/P/1891/F**

**149 HIGH STREET, PORTISHEAD**

Erection of attached dwelling

The recent history of the site was discussed. Members noted that this was a resubmission of an earlier application (08/P/2536/F) which had been refused by North Somerset Council, primarily because the application did not pass the sequential and exception tests set out in PPS25 Development and Flood Risk.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Portishead and North Weston Town Council know that there are traffic dangers in this area and call for a comprehensive plan for the whole of this site and not piecemeal applications.

**09/P/1919/F**

**52 NORE ROAD, PORTISHEAD**

Change of use of former children's home to 4 surgery dental practice

The Chairman informed the meeting that the dentist practice was relocating to this larger property from West Hill. It was noted that there is a considerable amount of parking for patients and staff within the application area.

#### RECOMMENDATION

No objections to the planning application but would comment that no change to any other use within this classification D1 is allowed without further permission.

#### **09/P/1936/RM      BLOCK K, NEWFOUNDLAND WAY, PORTISHEAD**

Submission of reserved matters for the access, appearance, landscaping, layout and scale for the erection of 31 apartments and 9 townhouses with associated parking pursuant to outline planning permission 94/0348 (extended under outline permission 00/P/1846/O

Members discussed the location of the application site. Some members had concerns that, as this application is for a site which already has planning permission, the application may increase the number of properties proposed. This information was not available at the meeting.

#### RECOMMENDATION

Decision on the application was deferred until the Town Council Meeting 9 December 2009 to enable further information to be provided for members.

#### **09/P/1954/F      21-23 HIGH STREET, PORTISHEAD (MACKAYS)**

Erection of single storey rear side extension

The Committee noted that permission had been granted for more substantial alterations in 2007 (07/P/1260/F refers). The application before the Committee was for extensions primarily to the rear and side of the property, using the current staff car park. The proposals were modern and would fit in well with other developments in the area.

#### RECOMMENDATION

No objections to the planning application but note the loss of some parking spaces.

#### **09/P/1970/F      117-119 AVON WAY, PORTISHEAD**

Change of use of video store (A1 use) at 117 Avon Way to customer seating area/kitchen in conjunction with existing takeaway at 119 Avon Way

The Chairman explained that the existing takeaway, Masala, was proposing to takeover the current video store next door, to provide an additional seating and kitchen area for 119 Avon Way. There is adequate parking in the Avon Way and hall car parks.

Some members were disappointed at the loss of a retail outlet. However it was noted that with the dentist relocating to Nore Road (see earlier application) there would be an available retail outlet in this part of the town.

#### RECOMMENDATION

No objections to the planning application.

#### **09/P/1991/F                    43-45 HIGH STREET, PORTISHEAD (FOWLER'S FLORISTS)**

Erection of a three storey building comprising of three retail units, one office, four flats. Erection of a two storey building comprising of three commercial office units and three flats. Demolition of existing building

Members were reminded that the earlier application to develop this area had been refused and dismissed at Appeal (08/P/2077/F refers). This application provides a reversing space for delivery vehicles and the number of units has been reduced.

#### RECOMMENDATION

No objections to the planning application but have concerns at the quality and quantity of on site parking and the amount of traffic generated within the development.

Councillors Mrs Cruse and Cruse left the meeting at 8.50pm.

### **OTHER PLANNING MATTERS**

#### **HINKLEY POINT "C" CONNECTION PROJECT (NATIONAL GRID)**

Members considered the report concerning the National Grid's proposals to connect a new 3600 MW nuclear power station, at Hinckley Point in Somerset to its high voltage transmission network by September 2017. It proposes to do this by upgrading the existing overhead lines to 400,000 volts between Bridgewater and Avonmouth. The proposal will result in the increase in the size of pylons needed to carry the larger cables from the current height of 26 metres to 46.5 metres. The Committee discussed the various options which have been put forward by the National Grid.

#### RECOMMENDATION

The following response is sent to National Grid as the Town Council's formal response to their consultation -

Portishead and North Weston Town Council is opposed to over-ground pylons. The preferred option would be to place the cable under the Bristol Channel and underground where appropriate.

The Town Council do not consider either Options A or B to be acceptable.

## **SEVERN ESTUARY SHORELINE MANAGEMENT PLAN**

The Committee considered the report as part of the consultation on the Severn Estuary Shoreline Management Plan.

### **RECOMMENDATION**

The following response is sent to the Severn Estuary Coastal Group as the Town Council's formal response to their consultation –

Portishead and North Weston Town Council

- object to the status of No Active Intervention for PORT1, PORT2, PORT 3 and PORT4 areas and the status should be Hold the Line to protect and preserve public and private assets already under threat from, and being damaged by, coastal erosion.
- Ask that the Report be up-dated for the Area BRIS6 to take into account the new developments and sea defences recently completed.

### **SECTION 2 –DELEGATED DECISIONS**

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

There being no further business the Chairman closed the meeting at 9.00pm.

## **SECTION 2 – DELEGATED DECISIONS**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
09/P/1801/F	Tigh Na Mara, 15 Ashdown Road Portishead	Erection of a fence along the south and east boundary	No objections – subject to no valid objections from neighbours.
09/P/1909/ADV	108 High Street Portishead	Display of 4 non-illuminated signs – 3no. fascia and 1 no. projecting	Note that this is a change of corporate signage and the projecting sign will only be logo. No objections.
09/P/1935/f	35 Combe Avenue Portishead	Erection of a single rear extension	No objections – subject to no valid objections from neighbours.
09/P/1972/F	The Docks Harbour Road Portishead	Relocation of marina’s existing fuel pontoon and tank storage to provide improved safety and operational efficiency	No objections.

### **PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
09/P/1773/TPO	3a Woodside Gardens Portishead	<ul style="list-style-type: none"> <li>• T1 – Beech install cable bracing</li> <li>• T2 - Beech Remove lower branches x 3</li> <li>• G1 – Beech (group) crown lift to 4m</li> <li>• W1 – Beech crown lift to 4m and reduce laterals by 20%</li> </ul>	<p>These beech trees are mature of considerable girth and height and make a major contribution to the landscape of this part of Redcliffe Bay.</p> <p>All the works proposed are modest in relation to the size of the trees and will not impact on the overall landscape value.</p>

			<p>(Note: The group W1 is on National Trust land so presumably the applicant consulted them regarding this work.)</p> <p>RECOMMENDATION</p> <p>No objection.</p>
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## OTHER PLANNING MATTERS – FOR INFORMATION

**09/P/0584/F      LAND ADJACENT TO 16 ROATH ROAD, PORTISHEAD**

Erection of a dwelling arranged as two apartments following demolition of existing garage and car port

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 application above. A copy of the appeal has been requested.