

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE
PLANNING & REGULATORY COMMITTEE
HELD ON 3 AUGUST 2011**

PRESENT Councillor Terry – in the Chair

Councillors Clark, Mrs Koops, Mrs Lord, Walters

Mrs Tranter – Deputy Clerk

APOLOGIES Councillor Burden

PL072 DECLARATIONS OF INTEREST

Councillor Mrs Lord

- Personal Interest In Planning Application 11/P/1197/F, 6 South Road, Portishead
Conversion of single house with extensions and provide 5 domestic apartments
Reason – Acquainted with applicant.

PL073 PUBLIC PARTICIPATION

Mr Coop, a resident of 22 Capenor Close spoke in support of his application 11/P/1150/F 22, The Lindon, Capenor Close, Portishead, Demolition of existing dwelling with the explicit condition of retaining existing south façade. Erection of a two storey detached dwelling with integral garage.

Mr Coop explained that he had lived in the close for 9 years and with a growing family needed more accommodation. The property is situated at the end of the close which consists of a mixture of bungalows and two storey properties. He had noted the concerns from neighbours at the loss of a bungalow but permission had already been granted for a two storey dwelling in 2007 (07/P/2958/F refers).

The current application had been submitted to overcome problems experienced when construction of the slab had unearthed a deep concrete structure. Consultation had taken place with North Somerset planning officers to work around the obstacle and the application before the Committee was the result of these negotiations. The design reduced the footprint and reflects other properties in the road. The design would also enable the applicant to increase their usage with renewable energies.

PL074 SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PLANNING APPLICATIONS

**11/P/1150/F 22, THE LINDON, CAPENOR CLOSE,
PORTISHEAD**

Demolition of existing dwelling with the explicit condition of retaining existing south façade. Erection of a two storey detached dwelling with integral garage

Firstly the Committee acknowledged that the application site was close to the residence of Councillor Burden, the Planning Chairman. It was also noted that there had been several objections and one letter of support for the application. However, planning permission had been granted for a two storey property in 2007 on this plot and there were other 2 storey properties in the road. Therefore

RECOMMENDATION

No objections.

11/P/1192/F 14 NORE PARK DRIVE, PORTISHEAD

Erection of a first floor side extension

The Committee noted that there were no objections to the development on North Somerset Council's website.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

11/P/1196/F 7 NICHOLS ROAD, PORTISHEAD

Erection of two storey extension to the east, west elevations and single storey extension to the south elevation. Erection of Juliette balconies to the west and north elevation.

The Committee noted that whilst there were several extensions proposed to the property, the plot was generous in size. No objections had been logged on North Somerset Council's website.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

11/P/1197/F 6 SOUTH ROAD, PORTISHEAD

Conversion of single house with extensions and provide 5 domestic apartments

The members noted that this application was a resubmission, the earlier application having been withdrawn before decision by North Somerset Council (11/P/0542/F refers). There were a number of objections to the application on North Somerset Council's website.

The Committee noted that with 5 flats proposed there was potential for 10 additional cars, which due to the onsite parking provision would force additional cars to park on South Road. This road was already highly congested. Concern was also expressed about overlooking adjacent properties in Beach Road East.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site and contrary to Policy H/6 of the Local Replacement Plan, as the proposal will affect the amenity of properties in Beach Road East by way of overlooking.
- Insufficient off road parking and manoeuvring space for the number of flats and bedrooms being proposed, on an already highly congested road.
- The bin store is located some distance from the road and full bins will have to be pushed up hill to the entrance. The bin store should be level with the road.

11/P/1201/F 275 DOWN ROAD, PORTISHEAD

Construction of single storey rear extension, two storey side extension and pitched roofs to dormers at front

The Committee discussed the proposal to extend the property. It was agreed that the plot was large and other adjacent properties on Down Road had extended in a similar way resulting in an improved street scene. There were no objections logged on North Somerset Council's website.

RECOMMENDATION

No objections.

11/P/1223/F 34 NORFOLK ROAD, PORTISHEAD

Retrospective application for a wooden structure with tiled roof

Members noted that this application was retrospective. The wooden structure was being used as a pigeon loft and there were no objections from neighbours on the North Somerset Council website. Photographs submitted with the application showed that the wooden building was tucked away behind the boundary wall and was barely visible from the road and pathway.

RECOMMENDATION

No objections to the planning application but would comment that a condition should be applied to the permission - that the wooden shed should not be used or converted to living accommodation.

11/P/1334/F

3 BATTERY ROAD, PORTISHEAD

Removal of roof and additional second floor

Members noted that there similar house extensions on other properties on the road. The plot was also large.

RECOMMENDATION

No objections.

PL075 **SECTION 2**
PLANNING & REGULATORY MATTERS (RECOMMENDATIONS TO
TOWN COUNCIL)

No matters to be considered.

PL076 **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

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

There being no further business the Chairman closed the meeting at 8.10pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/1103/F	108 Badger Rise Portishead	Erection of a two storey side extension and repositioning of garden wall	No objections – subject to no valid objections from neighbours.
11/P/1108/F	19c Woodhill Road Portishead	Conversion of loft space to habitable accommodation with creation of new staircase to loft and addition of 3 no. rooflights	No objections – subject to no valid objections from neighbours.
11/P/1163/F	19c Woodhill Road Portishead	Insertion of 3 no rooflights	No objections – subject to no valid objections from neighbours.
11/P/1184/F	Gordano School St Mary's Road Portishead	Creation of 10 new car parking spaces	No objections - subject to no valid objections from neighbours.
11/P/1194/F	5 Rippleside Portishead	New conservatory to the rear of property	No objections - subject to no valid objections from neighbours.
11/P/1253/ADV	HSBC High Street Portishead	Display of 3 no internally fascia signs, 1 no internally standard signage/vinyl signs to replace all existing signs	No objections.
11/P/1268/F	1 High View Portishead	First floor side extension over garage and kitchen	No objections – subject to no valid objections from neighbours.
11/P/1273/F	2 Woodhill Avenue Portishead	Erection of a two storey front and side extensions. Alterations to front and rear doors. Addition of 2 no. windows to rear elevation	No objections - subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/1159/WT	19c Woodhill Road Portishead	<ul style="list-style-type: none">• Spruce x 1 – Fell	No comment
11/P/1169/TPO	25 The Knoll Portishead	<ul style="list-style-type: none">• Weeping Ash x 1 – Fell – Severely decayed.	No objections
11/P/1177/TPO	12 Pier Close Portishead	<ul style="list-style-type: none">• Lime Tree in rear garden thin and lift to reduce shading, thinning will also reduce leaf litter, deadwood and crown clean as part of general good maintenance	This is one of an important row of trees. However No objections.

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

10/P/2046/F 19 BURFORD CLOSE, PORTISHEAD

Erection of a 3 no bedroom dwelling

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.