

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON 3 FEBRUARY 2010**

**PRESENT**

Councillor Howells – in the Chair

Councillors Cameron\*, Cruse, Mrs Cruse, Mrs Knight, Hazelton, Parker, Mrs Lord, Mrs Mason, Miers, Parker, Walters, Mrs Way

Councillor Cameron left the meeting at 8.15pm

Mrs R Tranter – Deputy Clerk

**APOLOGIES**

Councillor Pasley, Terry

**DECLARATIONS OF INTEREST**

Councillors Cruse

- Personal interest in Planning Application 09/P/2219/F  
Land adjacent to 13 Halliwell Road, Portishead  
Erection of new detached dwelling with integral garage  
Reason - Acquainted with neighbour opposite the proposed development.

Councillors Mrs Cruse

- Personal interest in Planning Application 09/P/2219/F  
Land adjacent to 13 Halliwell Road, Portishead  
Erection of new detached dwelling with integral garage  
Reason - Acquainted with neighbour opposite the proposed development.

Councillor Miers

- Personal interest in Planning Application 09/P/2219/F  
Land adjacent to 13 Halliwell Road, Portishead  
Erection of new detached dwelling with integral garage  
Reason - Acquainted with neighbour opposite the proposed development.

Councillor Mrs Way

- Personal interest in Planning Application 09/P/2219/F  
Land adjacent to 13 Halliwell Road, Portishead  
Erection of new detached dwelling with integral garage  
Reason - Acquainted with neighbour opposite the proposed development.

Councillor Parker

- Personal interest in Planning Application 10/P/0053/F  
Sainsbury, Off Serbert Way, Portishead  
Erection of foodstore, customer car parking, service and associated development  
Reason - Councillor Parker's wife works for the John Lewis Partnership at Cribbs Causeway.

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

Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.

## **PUBLIC PARTICIPATION**

There were no members of the public wishing to address the meeting.

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

### **PLANNING APPLICATION**

#### **09/P/2219/F            LAND ADJACENT TO 13 HALLIWELL ROAD, PORTISHEAD**

Erection of new detached dwelling with integral garage

Members discussed the location of the proposed development. It was noted that previous permission had been granted for a bungalow. Two objections to the development had been made to North Somerset Council. However

#### **RECOMMENDATION**

No objections - subject to no valid objections from neighbours.

#### **09/P/2227/F            21 RIDGE CLOSE, PORTISHEAD**

Erection of two storey side/rear extension incorporating existing attached garage

The Chairman informed members that he had looked at the site and other houses had extended their properties in a similar manner. No objections had been received from neighbours.

#### **RECOMMENDATION**

No objections - subject to no valid objections from neighbours.

#### **10/P/0011/F            89 HILLSIDE ROAD, PORTISHEAD**

Erection of a detached two storey garage with workshop and office. Creation of a new vehicular access

The Committee noted that there had been a number of applications for an additional property in the garden, to be served from Newhaven Road. These had been refused and one subsequent appeal dismissed. There had also been an application for a garage/workshop in 2009 which had also been refused (09/P/1161/F refers).

#### **RECOMMENDATION**

Object to the planning application on the following grounds –

- The proposed development, by virtue of its height, massing and the characteristics of the 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.

**10/P/0023/F                      38-40 BEACH ROAD EAST, PORTISHEAD**

Conversion of disused residential home (use Class C2 to 2 no semi-detached dwellings)

Members noted that the development site had previously been the Abbeyfield Residential Home. The proposal to convert the property to 2 semi-detached properties would return the property to its original appearance. This would be in keeping with the neighbouring properties. There had been no objections from neighbours.

**RECOMMENDATION**

No objections subject to no valid objections from neighbours.

**10/P/0053/F                      SAINSBURY, OFF SERBERT WAY, PORTISHEAD**

Erection of foodstore, customer car parking, service and associated development

Members discussed this application in some detail -

- Concerns were expressed that the Supermarket site was too far from the High Street and would take shoppers from the High Street.
- The application was not B1/B8 as was designated in the Local Plan. Although it was noted that other applications had been contrary to this Class Use and had been given permission eg Arthur Llewellyn Jenkins, Brewsters.
- The additional parking was welcomed.
- Concerns that the proposed split food/other 80/20 could be amended, as had been the case in Worle, which is now 60/40. This could have repercussions for the High Street traders.

Members voted on the application, 5 for no objections, 4 against no objections, with three abstentions, Councillor Mrs Knight asking that her abstention be noted in the minutes.

**RECOMMENDATION**

No objections to the development.

**10/P/0060/F                      QUARRY COTTAGE, QUARRY ROAD, PORTISHEAD**

Erection of split level single storey extension with part mezzanine level and connected to existing dwelling with glazed link. Erection of detached under ground garage.

Members discussed this unusual design in a difficult and sloping site which is served off a private lane.

## RECOMMENDATION

No objections – subject to no valid objections from neighbours.

*Clerk's Note: Councillor Cameron left the meeting at this point.*

### **10/P/0062/F            19 LOWER DOWN ROAD, PORTISHEAD**

Erection of a rear and side single extension and two storey extension

Members noted the location of the property and that an objection had been received from the neighbour at 17 Lower Down Road. The neighbour's main concerns were with the serious loss of light to bedroom, reduced sun to garden, loss of view and the narrow gap between the proposed extension and his own property.

## RECOMMENDATION

Object to the application on the following grounds –

- Serious loss of light to the rear of 17 Lower Down Road.

### **10/P/0071/F            PORTISHEAD YACHT AND SAILING CLUB, ASHDOWN ROAD, PORTISHEAD**

Erection of conservatory style extension on existing balcony. Addition of cantilevered steel extension to existing balcony along front wall (north) of the building

## RECOMMENDATION

No objections.

## **OTHER PLANNING MATTERS**

### **DELEGATED POWERS FOR PLANNING COMMITTEE**

The Committee noted the report and discussed the implications of giving the Planning Committee delegated powers. Some members had concerns that only Planning Applications should be dealt with in this way. Therefore

## RECOMMENDATION

1. Portishead and North Weston Town Council grant the Planning Committee full delegated powers to reach decisions only on planning applications.
2. Portishead and North Weston Town Council adopt the policy for "call-ins" to the full Town Council of any planning application by the Planning Chairman, or any two other members at, or before, the planning committee meeting.
3. The Clerk to make the necessary recommendations to council to amend standing orders accordingly.

## **HOUSING CONSULTATION**

Members noted the short report on the Draft Housing Strategy 2010 – 2016 which has been produced by North Somerset Council.

### **RECOMMENDATION**

Portishead and North Weston Town Council make no comment at this time.

## **CORE STRATEGY CONSULTATION DRAFT**

The Committee noted the further period of consultation on the North Somerset Core Strategy (Consultation Draft).

### **RECOMMENDATION**

Portishead and North Weston Town Council consider that insufficient weight is given to the need to ensure high speed broadband for homes and places of work in Portishead.

## **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 8.40pm.

## SECTION 2 – DELEGATED DECISIONS

### PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/2235/F	9 Linnet Gardens Portishead	Retrospective application for extension	Noted that this application is retrospective but there are currently no objections from neighbours.  No objections – subject to no valid objections from neighbours.
09/P/2247/ADV	Dreams (Unit 3) Wyndham Way Retail Park Portishead	Display of 1 no. internally illuminated fascia sign, one non illuminated fascia sign and 2 no. digitally printed window graphics	This application is retrospective.  No objections.
09/P/2249/F	43 Avon Way Portishead	Extended raised decking	No objections - subject to no valid objections from neighbours.
10/P/0008/F	74 Brampton Way Portishead	Erection of a two storey side extension with integral garage	No objections - subject to no valid objections from neighbours.
10/P/0013/F 10/P/0014/ADV	Unit 3 Harbourmead, Harbour Road Portishead	Change of use of the premises from trade counter to retail sales  Additional sign Novatech Computer Store	No objections
10/P/0032/LB	Flat 3 Portishead House 29 Nore Road Portishead	Replacement of water damaged ceiling and cornice in lounge (6m x 4.5m)	No objections
10/P/0034/F	83 Hillside Road Portishead	Erection of a single storey side and rear extension	No objections – subject to no valid objections from neighbours.

## PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/2098/TPO	7 Riverleaze Portishead	<ul style="list-style-type: none"> <li>• Various Hawthorn and Blackthorn between Fence and Coast Path</li> </ul>	No objections. Similar work has been carried out on these trees in 2004.
09/P/2184/TPO	1 Clarence Gardens	<ul style="list-style-type: none"> <li>• Ash x 1 Fell</li> </ul>	<p>The tree warden looked at this tree at the end of October when the applicant wanted to reduce height by 25%. The report at that time is attached. Suddenly the tree is diseased and needs to be felled. The Tree Warden is not qualified to comment on the disease issue or whether Ash trees grow old gracefully without presenting danger of falling despite the onset of disease. He would suggest that the Tree Officer gets a second opinion on this. Subject to that then the Tree Warden's comment from the previous application stands.</p> <p>Report 22 October 2009</p> <p>This tree stands in the grounds of Clarence house. It is a tall mature Ash which has been crown reduced in the recent past.</p> <p>The side overhanging 1 Clarence gardens has been badly managed in the past and two large boughs are hanging down into the garden. These should be pruned back to rebalance the tree and reduce the impact on the garden. However I do</p>

			<p>not think a general height reduction is necessary and would significantly affect the landscape value of this tree.</p> <p>Object to application as it stands but no objection to significantly cut back of limbs overhanging garden.</p>
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## **OTHER PLANNING MATTERS - FOR INFORMATION**

### **WEST OF ENGLAND JOINT WASTE CORE STRATEGY**

Following the Preferred Options consultation and Progress Updates the four authorities have now taken into account the responses received. These responses form the Joint Waste Core Strategy Draft Submission Document. The Document was considered by the councils and has now been approved for publication. There is now a further opportunity to give views.

Representations should be made on the ground of 'soundness or legal compliance',

It is proposed that Portishead and North Weston Town Council make no further comment at this time.