

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 3 JUNE 2009**

PRESENT Councillor Howells – in the Chair

Councillor Mrs Cruse, Mrs Lord, Parker, Mrs Mason, Walter, Mrs Way

Mr Martin Dolton – Town Clerk

Mrs R Tranter – Deputy Clerk

APOLOGIES Councillors Cruse, Mrs Knight, Pasley

DECLARATIONS OF INTEREST

Councillor Mrs Cruse

- Personal Interest in Planning Application 9 Sage Close, Portishead
Construction of balcony over ground floor extension
Reason – Association with the objector to the application.

PUBLIC PARTICIPATION

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

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

09/P/0594/F 9 SAGE CLOSE, PORTISHEAD

Construction of balcony over ground floor extension

The Chairman informed the meeting that there had been an objection to the proposed application by the owner of 7 Sage Close, particularly to the intended balcony. The Chairman had visited the property and confirmed that work seemed to be already in progress.

Members discussed the possible effects of overlooking and loss of privacy to the neighbour.

RECOMMENDATION

No objections to the ground floor extension to the property but have reservations about the balcony due to overlooking and loss of privacy.

09/P/0641/ADV BUDGENS STORE, 60 HIGH STREET, PORTISHEAD

Display illuminated fascia signs and window graphics

The Deputy Clerk informed the Committee that approval had already been granted for this application. It was noted that Advertisement Consent has only a 14 day consultation period.

09/P/0682/F

23 VICTORIA SQUARE, PORTISHEAD

Single storey side extension

Members discussed the location of this property which is on the car park side of the road. The proposal for a single storey extension was acceptable. However it was felt that the render finish was inappropriate for the front elevation and should be of stone. The Chairman confirmed that although other properties had been extended in various ways and in different finishes, when viewed from Victoria Square all other front elevations were of stone.

RECOMMENDATION

No objection to the extension but to preserve the street scene there should be stone finish on the front elevation.

09/P/0720/F

**GORDANO COURT, GORDANO GATE BUSINESS PARK,
SERBERT WAY, PORTISHEAD**

Erection of 16 no. two storey office/business units (Use Class B1) with associated parking, cycle and bin stores and access road

The Committee noted the location within the overall development and that part of the site was retrospective. The developer had reappraised the market requirements and was proposing to put in smaller two storey office units which are likely to bring a higher demand from potential purchasers/occupiers.

RECOMMENDATION

Portishead and North Weston Town Council welcome the extra employment opportunities in the Town.

09/P/0726/RM

BLOCK N, NEWFOUNDLAND ROAD, PORTISHEAD

Submission of reserved matters of approval of landscape, layout, scale for erection of residential development comprising of 14 no. two/three storey dwellings

The Committee note that the properties proposed were to be affordable housing and that parking provision was in accord with local planning guidance, but members also noted that there is likely to be a problem as past experience shows that garages are unlikely to be used.

RECOMMENDATION

No objections but would comment that as North Somerset Council are well aware the garages are likely to be very little used.

09/P/0790/F

8 QUANTOCK ROAD, PORTISHEAD

Conversion of loft including the construction of dormers to the front rear and side roof slopes

The Committee discussed the position of the property which is set back on the corner of Quantock Road. Members noted that the proposal was not very attractive but there were no windows to affect neighbours.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

OTHER PLANNING MATTERS

GYPSY AND TRAVELLER SITE ALLOCATION DEVELOPMENT PLAN DOCUMENT

The Chairman informed members of the exhibition which he had attended at the Somerset Hall, Portishead on Monday 11 May 2009.

It was noted that the document mentioned above is the first major step towards the preparation of a North Somerset Council document that allocates land for Gypsy and Traveller sites. A lively discussion ensued when various pieces of land were discussed. The Chairman explained that all possible sites must be close to amenities, such as schools, shops and main roads. Generally it was felt within the meeting that the only site suitable would be off Valley Road on land owned and adjacent to the Police Headquarters. Although this land is within the Green Belt .

RECOMMENDATION

Portishead and North Weston Town Council write to North Somerset with the following response -

North Somerset Council have regard to areas to the south of the Police Headquarters (off Valley Road) already in public ownership, conditional upon adequate spare school places being available before the site is opened.

TREE WARDEN

The Deputy Clerk confirmed that a letter had been sent to the Tree Warden, following the Annual Town Council Meeting, thanking Mr Gething for the work which he undertook on behalf of the Town Council and asking whether he would continue as Tree Warden for a further year. A response had now been received from Mr Gething confirming that he was happy to continue for another year.

APPEAL NOTICE

08/P/0673/F 62 HIGH STREET, PORTISHEAD

Erection of three storey building to provide a retail unit, bakery and 6 flats following demolition of the existing (part)

The Committee noted that notification was recently given of an Appeal for the above application. The Appeal is to be decided by a Hearing and will take place in the Folk Hall (Eve Wigan Room) on 16 June 2009 at 10am.

Members discussed this application and appeal and agreed that a representative of the Town Council should attend the hearing.

RECOMMENDATION

RECOMMEND that

Councillors Mrs Lord and Walters attend the hearing on 16 June 2009 and speak on behalf of Portishead and North Weston Town Council.

SECTION 2 –DELEGATED DECISIONS

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

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0583/F	22 Leigh View Road, Portishead	Erection of a detached garage to rear of property	No objections – subject to no valid objections from neighbours.
09/P/0585/F	Charlcombe Park, Down Road, Portishead	Construction of parking space with dropped kerb access for use of mobile home no. 75	No objections – subject to no valid objections from neighbours.
09/P/0587/LB	19 Woodhill Road Portishead	Installation of new gas supplies including new gas meter. Internal alterations. New gas boiler and associated flue.	No objections – subject to no valid objections from neighbours.
09/P/0664/F	8 Combe Fields Portishead	Erection of a 2 storey side extension	No objections – subject to no valid objections from neighbours.
09/P/0681/O	Woodhill Park Rear of 69 South Road Portishead	Renewal of planning permission to erect dwelling with access not reserved for subsequent approval	No objections – subject to no valid objections from neighbours.
09/P/0721/F	Boat Shed The Boad Yard Portishead Quays Marina	Continued use of light industrial shed to provide shelter for maintenance of boats and to sell associated chandlery	No objections but would comment that a condition is placed on the developer to ensure that Paragraph 7.1.1a of the Replacement Parish Wharf Condition is able to be adhered to – the area immediately in front of the Parish Wharf gates must be left clear for pedestrian and vehicular access at all times.
09/P/0759/F	29 Drakes Way Portishead	Removal of roof (partial) increase size of balcony, include new glass balustrade	No objections – subject to no valid objections from neighbours.
09/P/0780/F	Ashcroft Lower Down Road Portishead	Erection of a two storey side extension	No objections subject to no valid objections from neighbours.

09/P/0808/F	26a Seaview Road Portishead and North Weston Town Council	Erection of first floor front extension	No objections – subject to no valid objections from neighbours.
09/P/0826/ADV	66 High Street Portishead	Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign (Greggs)	No objections.