

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

PRESENT Councillor Howells - in the Chair

Councillors Cruse, Mrs Cruse, Mrs Lord, Parker, Mrs Way,
Walters

Mrs R Tranter – Deputy Clerk

Mark Kennedy, Kenwright Developments*
Gary Sutton, DDP Planning Consultants/Agents*

*In attendance for the Presentation on Application 10/P/0144/F
Lidl Store and Travel Lodge

APOLOGIES Cllr Mrs Mason, Pasley

There were also 6 members of the public present at the meeting.

DECLARATIONS OF INTEREST

Councillor Howells

- Personal Interest in Planning Application 10/P/0144/F
Sites M & U Harbour Road, Portishead
Erection of a Class A1 Foodstore, hotel and relocation of existing park and
ride facility
Reason – Membership of the Portishead Railway Group
*Clerk's Note: Councillor Howells has sought advice from the Clerk who
confirmed the interest is not significant.*

Councillor Mrs Lord

- Personal Interest in Planning Application 10/P/0144/F
Sites M & U Harbour Road, Portishead
Erection of a Class A1 Foodstore, hotel and relocation of existing park and
ride facility
Reason – Membership of the Portishead Railway Group

Councillor Parker

- Personal Interest in Planning Application 10/P/0144/F
Sites M & U Harbour Road, Portishead
Erection of a Class A1 Foodstore, hotel and relocation of existing park and
ride facility
Reason – Membership of the Portishead Railway Group

PUBLIC PARTICIPATION

Mr Alan Matthews, Chairman of the Portishead Railway Group, spoke on behalf of the group, advising the Committee that they would be objecting to the application

10/P/0144/F, at Site M & U Harbour Road, Portishead for the erection of a Class A1 Foodstore, hotel and relocation of the existing park and ride facility and associated works. They were not objecting to either the foodstore or the hotel but they are concerned that the application compromises the parking for the proposed railway station and which is contrary to Policy T/3 of the North Somerset Local Plan Paragraph 9.41. Mr Matthews read out this relevant paragraph to the meeting.

Mr Matthews added that if the application were to go ahead railway users will approach the town seeing the rear end of industrial units, car parking and the Waitrose Recycling Bank. The character of the approach to the town by rail will not be quality or distinctive.

In addition the applicants intend that the 48 spaces which were put in by Waitrose, and until recently used by the health centre should be incorporated within the Lidl car park. This, the group considered was nonsense.

It is for these reasons that the Portishead Railway Group will be objecting to the application.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PRESENTATION

The Chairman welcomed Mr Kennedy of Kenwright Developments and Mr Gary Sutton, of DDP Planning Consultants/Agents.

Mr Kennedy explained that he lived locally and had a good knowledge of Portishead. They had been working closely with the developers, Persimmon, and the proposal was for a mixed use small foodstore (Lidl) and 60 bed hotel (Travel Lodge). The proposed development would be the fourth element of the square, the other three being the Mirage Building, Jacks and Botellinos. The symmetry would be similar and there would be identical paving to pull the area together.

Some of the car parking spaces would be for the use of the Portishead Railway and discussions held with North Somerset Officers would ensure that adequate potential was available if the Bendy Bus option was considered. A number of other points were clarified –

- There would be a total of 50 new jobs.
- The additional hotel would encourage new visitors to the town.
- No eating facilities would be available within the hotel encouraging users to eat locally and therefore increase trade for local businesses.
- The foodstore would increase the choice within the Town.

Mr Sutton gave further planning detail as follows –

- 60% of the site falls within the town centre and is favoured development and land use as supported by the Local Plan. It adds to the town centre development, investment, choice and competition and will underpin other business in the town. The plans have evolved over several months. Discussions are still taking place with North Somerset Council and plans could be 'tweaked'.

- The application site will not affect the safeguarded land for the Portishead Light Railway.

After the presentation a number of questions were asked by members. The following points were clarified –

- No retail impact study is required.
- 109 parking spaces are allocated for the hotel and store, including staff car parking.
- A separate application will be submitted for signage.
- Confirmation that it is likely that some curves will be added to the elevations, discussions still taking place with the North Somerset Urban Designer.
- Delivery vehicles will pass through the car park area to off load.
- It is unlikely that vehicles will deliver 24 hours a day , but the building is well insulated against noise.
- The bin store will be relocated.
- Confirmation that there is currently only one lift within the hotel building.
- The bus route had been tracked and there were no technical problems with this.

PLANNING APPLICATIONS

Clerk's Note: Councillor Howells stated that in view of his personal interest in application 10/P/0144/F and in the sense of total fairness and openness he proposed that Councillor Walters chair the meeting for the following item.

Councillor Walters took the Chair for application 10/P/0144/F only.

10/P/0144/F SITES M & U, HARBOUR ROAD, PORTISHEAD

Erection of a Class A1 Foodstore, hotel and relocation of existing park and ride facility and associated works

The Committee discussed this item in some detail. Whilst it was appreciated that Lidl would give further choice in the town there were a number of concerns with the current application –

- The plan compromises the railway route as per the North Somerset Local Plan and the number of parking spaces/car park for the station.
- Waitrose car park is on occasion full, dual use of some of these spaces will compound the problem. There is already a 3 hour wait limit in the Waitrose car park.
- The traffic out onto Harbour Road from the Waitrose car park is already queuing. This additional development served by the same side road will exacerbate the situation.
- There are issues with the visual design and aspect of the existing elevations from the proposed railway station. The building is utilitarian.

RECOMMENDATION

Portishead and North Weston welcome the idea of having a Lidl and Travel Lodge but object to the planning application on the following grounds –

- The plan compromises the present and future station car parking and transport interchange. Existing shopping car parks are already full at times while coming out of a recession.
- Exit and entry to Harbour Road is observed as overloaded already.
- The design as shown seems to be utilitarian and does not enhance the gateway aspect. The parking and gateway aspect seem to be contrary to Policy T/3, Paragraph 9.41 of the North Somerset Local Plan.

Councillor Howells abstained from voting and asked that this abstention be recorded in the minutes.

The Planning Chairman thanked Mr Kennedy and Mr Sutton for attending the meeting and giving the presentation. They both left the meeting at 8.15pm with all other members of the public.

10/P/0110/F 22 SLADE ROAD, PORTISHEAD

Construct a two storey extension on the existing garage footprint. Extend to the rear of the house a single storey, and convert the loft space (including new) into a bedroom with en-suite

Members compared the new application with application 09/P/1103/F. The Town Council had objected to the original application which was later withdrawn by the applicant prior to decision by North Somerset Council.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overbearing impact and loss of light to the neighbours at 24 Slade Road.
- The balcony on the rear of the property will overlook the rear gardens of both neighbouring properties.

10/P/0158/F 60 HILLSIDE ROAD, PORTISHEAD

Erection of a new upper floor level with raised roof height

Members discussed the exact location of the property in relation to the neighbouring properties. Many of the houses in the road have changed their roofs from flat to pitched. However, the proposal for number 60 Hillside Road will make the rear of the property three stories. There were two objections to the proposal from neighbours.

RECOMMENDATION

Object to the planning application on the following grounds –

- The overbearing nature and loss of light and privacy to no 58 Hillside Road.

10/P/0216/F 109 BROCK END, PORTISHEAD

Conversion of residential garage to living space with alterations to front and rear elevations

The Chairman explained to members that he had visited the cul-de-sac and the reason for bringing the application to Committee was because of the possible precedent for this type of development. The property was at the head of the cul-de-sac. Although there would be sufficient parking for one car on the drive, loss of the garage would encourage parking in the hammerhead of the cul-de-sac. If other properties were to extend in a similar way there would be increased traffic congestion in the road.

RECOMMENDATION

Object to the planning application on the following grounds –

- This development will set an undesirable precedent and planning permission would not have been given originally for this development.

10/P/0217/F LAND ADJACENT TO 2 WOODHILL AVENUE, PORTISHEAD

Erection of a new dwelling following demolition of existing garage

The history of this site was discussed. Previous applications for a new dwelling had been refused but the last application (07/P/2994/F) had subsequently been allowed at appeal. This latest application was larger than the earlier application and for this reason -

RECOMMENDATION

Portishead and North Weston Town Council objected to the previous application which was overturned on appeal and believe this is bigger than the one given approval by the Inspector. The Town Council therefore object on the same grounds –

- Overdevelopment of the site; and
- Detrimental to the street scene.

10/P/0236/F 2 KINGS ROAD, PORTISHEAD

Erection of side and rear extensions to provide additional living space and garage

It was noted that the property 2a Kings Road which was built in the garden of 2 Kings Road was not shown on the plans. The property 2 Kings Road has also been extended. For this reason -

RECOMMENDATION

No objections to the planning application but would comment that it is essential that the extension is built in accordance with the plans and that Permitted Development Rights are withdrawn to safeguard the living conditions of neighbouring residents.

SECTION 2 –DELEGATED DECISIONS

Delegated 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
10/P/0089/F	196 Phoenix Way Portishead	Proposed erection of 1.8m high arched, top latticed fence panel to enclose patio area and provide security and privacy to the ground floor apartment	No objections in principal to the erection of a fence but believe that a 1.2m high fence would achieve the same result and would be less intrusive on the street scene.
10/P/0124/F	Greggs 66 High Street Portishead	Installation of new bakery shop inclusive of new shop front and rear mounted air conditioning and walk in chiller condensing units	No objections to the planning application but would comment that the rear mounted air conditioning and walk in chiller condensing units need to comply with current noise level limits to protect those residents who live above the retail unit.
10/P/0138/F	74 Down Road Portishead	Single storey rear extension	No objections - subject to no valid objections from neighbours.
10/P/0143/F	2 Bailey Court Portishead	Single storey rear extension incorporating special needs bathroom in bedroom for disabled person	No objections - subject to no valid objections from neighbours.
10/P/0153/F	4 Winford Close Portishead	Proposed garden room attached to rear of existing garage	No objections – subject to no valid objections from neighbours
10/P/0208/F	9 Tarragon Place Portishead	Erection of a conservatory	No objections – subject to no valid objections from neighbours.

10/P/0209/F4	Brackenwood Garden Centre Nore Road Portishead	Application for a new permission to replace an extant planning permission (05/P/2451/F) for the erection of 3 no four storey dwellings with integral double garages following demolition of existing dwelling	Noted that this new application is to replace extant planning permission (05/P/2451/F) in order to extend the time limit for implementation. No plans have been submitted with the application . No objections.
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OTHER PLANNING MATTERS - FOR INFORMATION

PLANNING APPEALS

09/P/1362/F 16 KINGS ROAD, PORTISHEAD

Proposed creation of a first floor level to include raising the roof height; a dormer extension with sliding doors and Juliette balcony to the north west elevation and a window to the south west elevation. 2 no rooflights to the south east elevation.

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.

09/P/1251/F 33 BEACH ROAD WEST, PORTISHEAD

Erection of four storey side extension to include an additional floor at roof level with a hipped lantern roof set back from parapet, four storey rear extension, 2m high boundary walls to front and front paving

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.

The Appeal was to be decided by a 'hearing' held at the Town Hall, Walliscote Road, Weston-super-Mare on 2nd March 2010 at 10.00am.