

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

PRESENT Councillor Howells – in the Chair

Councillor Hazelton, Mrs Lord, Mrs Mason, Miers, Miss Stanley*
Walters, Mrs Way

Mrs Tranter - Deputy Clerk

*Miss Stanley joined the meeting at 7.40pm.

APOLOGIES Councillor Mrs Knight

PL021 DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 10/P/1736/F
3 Queens Way, Portishead
Erection of one dwelling and garage following demolition of existing dwelling
Reason – acquainted with neighbour at 2 Queens Way, Portishead.

Councillor Walters

- Personal Interest in Planning Application 10/P/1778/F
176 High Street, Portishead
Re-development of site to form 61 no sheltered apartments and 1 no. managers apartment including access, parking and landscaping
Reason – This part of the high street is visible from his residential property.

Councillor Mrs Way

- Personal interest in Planning Application 10/P/1736/F
3 Queens Way, Portishead
Erection of one dwelling and garage following demolition of existing dwelling
Reason – acquainted with neighbour at 2 Queens Way, Portishead.

PL022 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE

PL023 PLANNING APPLICATIONS

10/P/1695/F 8 OLD MILL ROAD, PORTISHEAD

Change of use from B1 (Business to B2) to B2 (General Industrial) for
MOT testing

Members discussed this application briefly and noted that it is largely retrospective.

RECOMMENDATION

No objections.

10/P/1698/ADV 113 AVON WAY, PORTISHEAD

Advertisement consent

The Chairman informed the meeting that this application had been submitted as a result of enforcement action of excessive signage. Some signage had been removed and members considered it was now acceptable. The question of Licensing was raised, which was not a planning issue, and the Chairman advised the meeting he would investigate this with North Somerset Council.

RECOMMENDATION

No objections.

Councillor Miss Stanley joined the meeting at this point.

10/P/1721/F 42A HIGH STREET, PORTISHEAD

Removal of Condition 3 attached to planning permission 10/P/0813/F relating to opening times

The Committee discussed the impact of increased trading hours on nearby traders and residents, in the sheltered accommodation to the side of the site. It was noted that the nature of the businesses proposed, a bridal shop and photographer, should not cause any problem. However, there were concerns that the impact of future businesses could be more significant. For this reason it was proposed that a temporary permission should be granted to monitor their effect.

RECOMMENDATION

Object to the planning application for removing Condition 3.

However, a compromise of trading hours Monday to Saturday until 8pm and Sunday no later than 5pm would be acceptable. A limit of 2 years for the permission is also suggested to monitor the effects on nearby residents.

10/P/1736/F 3 QUEENS WAY, PORTISHEAD

Erection of one dwelling and garage following demolition of existing dwelling

The Chairman updated the Committee on the previous history of the site, where most recently an application for two properties had been refused (08/P/1691/F). It was noted that there was adequate space

within the site for vehicles entering the plot to manoeuvre and exit the site in forward gear. The previous property had already been demolished.

RECOMMENDATION

No objections to the planning application but would comment that -

- the plot should be restricted to only one dwelling to protect adjacent neighbours from increased traffic on a sub-standard private road.
- A condition should be applied to the permission, restricting hours of building work to 8am - 6pm, Monday – Saturday, to protect the neighbouring residents which are served by the narrow private road.

10/P/1778/F 176 HIGH STREET, PORTISHEAD

Re-development of site to form 61 no sheltered apartments and 1 no. managers apartment including access, parking and landscaping

Members discussed this application in some detail. It was noted that the width of the public footpath running alongside the development would be increased, although some concern was expressed at the pinch point alongside the farmhouse which is in private ownership.

The main issue with the development was however the lack of parking within the development for residents, staff, and visitors.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site. This application has a higher density than the outline application which was approved at appeal.
- Three storey buildings will be overbearing on neighbouring properties, many of which are bungalows (The Paddock).
- Ludicrously inadequate parking spaces have been allocated. It is totally unreasonable to expect that in this car generation there should be so few parking spaces. The ratio should be 1 space per apartment. Experience at the previous Churchill development (St Peter's Lodge) on the other side of the High Street has shown this to be so. There will be numerous visitors to the development, including relatives, health professionals and they will all need parking. Overflow parking on nearby roads will cause nuisance and safety issues for road users.
- The development is not within easy walking distance of retail and medical services in the High Street, particularly for older residents.

The decision of the Committee was unanimous.

10/P/1780/F LAND AT PORTISHEAD QUAY, AT JUNCTION OF HARBOUR ROAD AND NEWFOUNDLAND WAY, PORTISHEAD

Construction of a 106 bedroom hotel

The Committee noted that the proposal was a change to the Master Plan. The development would provide 35 full time employment opportunities and there would be 81 parking spaces.

RECOMMENDATION

No objection to the planning application but a higher standard of design is desirable. The Town Council would also question that as there are fewer parking spaces than rooms what arrangements will be put in place when the hotel is fully booked?

10/P/1815/ADV MARINA, PORTISHEAD

Interpretation boards at three locations giving industrial illustration of the pre-marina age

Members discussed the locations proposed around the Marina.

RECOMMENDATION

The Town Council welcomes the initiative of the Gordano Society, whom we already support.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL024 NORTH SOMERSET CORE STRATEGY – CONSULTATION RESPONSE

The Chairman explained to the Committee the Key Changes to the North Somerset Core Strategy. Members discussed and completed the attached questionnaire which will be submitted as the Town Council's formal response to the document.

RECOMMENDATION

Portishead and North Weston Town Council submit the attached questionnaire as its formal response to the North Somerset Core Strategy Consultation.

The questionnaire is attached to and forms part of these minutes.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL025 Delegated 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 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/1636/F	3 Harbourmead Harbour Road Trading Estate Portishead	Change of use to allow storage, distribution , repair and sale of computer equipment with associated office use and/or Class B1 and/or Class B2 and/or Class B8 use	No objections.
10/P/1657/F	Avon & Somerset Police Headquarters Valley Road Portishead	Conversion of sports pavilion to form new offices including formation of new window and door opening to ground floor	Noted that part of this application is retrospective. No objections.
10/P/1661/F	11 Lynton Close Portishead	Single storey extension to front of property	No objections – subject to no valid objections from neighbours.
10/P/1701/F	26 Drakes Way Portishead	Small single storey, rear extension to bedroom with additional balcony area over	No objections – subject to no valid objections from neighbours.
10/P/1710/F	Seasons Florists 139A High Street Portishead	Temporary wooden structure which sells fruit and vegetables as a side line to the existing flower shop	No objections.
10/P/1720/F	382 Nore Road Portishead	Conservatory to rear and above lower ground floor	No objections – subject to no valid objections from neighbours.
10/P/1748/F	17 Leigh View Road Portishead	Single storey side extension	No objections – subject to no valid objections from neighbours.
10/P/1790/F	110 Merlin Park Portishead	Proposed two storey side extension over and to the rear of the existing attached garage	No objections – subject to no valid objections from neighbours.

10/P/1795/F	2 Pennant Place Portishead	Erection of single storey extension to rear and new block boundary wall	No objections – subject to no valid objections from neighbours.
10/P/1808/F	37 Marjoram Way Portishead	Single storey side and single storey rear extensions	No objections – subject to no valid objections from neighbours.