

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON 4 AUGUST 2010**

**PRESENT** Councillor Howells – in the Chair

Councillors Cruse, Mrs Cruse, Mrs Lord, Mrs Mason, Miers,  
Walker, Walters, Mrs Way

Mrs R Tranter – Deputy Clerk

**APOLOGIES** Councillors Mrs Knight, Pasley

There were two members of the public present at the meeting.

**PL 001 DECLARATIONS OF INTEREST**

Councillor Cruse

- Personal Interest in Planning Application 10/P/1198/F  
Portishead Youth Centre, Harbour Road, Portishead  
Erection of a single storey extension to south west side of building  
works including landscaping and new access point into Station  
Road
- Reason – Member of The Portishead Nautical Trust (which will be  
making financial contributions towards the Special Needs Facility.)

Councillor Mrs Cruse

- Personal Interest in Planning Application 10/P/1198/F  
Portishead Youth Centre, Harbour Road, Portishead  
Erection of a single storey extension to south west side of building  
works including landscaping and new access point into Station  
Road  
Reason – Member of the Youth Centre Management Committee.

Councillor Mrs Lord

- Personal interest in Planning Matters - Lake Grounds Café PL 008  
Reason – resident of Lake Grounds.

**PL 002 PUBLIC PARTICIPATION**

Mrs Jackie Taylor, a resident of 5 Little Halt, Portishead spoke against the Planning application 10/P/1206/F, Thoreaudene, Heavens Lane, Portishead for the erection of a second storey to existing bungalow.

Mrs Taylor explained that she considered the description for the application to be incorrect. The extensive alterations proposed were a replacement of and extension of the existing bungalow with a larger 2-3 storey house. Her main concerns were –

- The property had already been extended and the increase in footprint would extend the property by 100%.
- The plans were inaccurate regarding the level of the lane in relation to the existing roof height and did not show how the proposed development would occupy the plot.
- The plans did not show boundaries and the relationship of the development with neighbouring properties.
- No Design and Access statement was provided within the application.
- The proposal is overdevelopment of the site with a large 2/3 storey building on a narrow, unmade lane.

An application for a similar proposal adjacent to this application was objected to by the Town Council and subsequently refused by North Somerset Council in May, on the grounds of it being over dominant, overdevelopment and the cumulative impact. This proposal would also result in a development that is over dominant and would have an adverse impact on both the character of the surrounding street scene. The proposal is contrary to Policy GDP/3 and H7 of the Local Plan.

Mrs Taylor also added that there was a large Beech tree subject to a TPO on the boundary and no information had been submitted within the application. Any damage to the tree would be detrimental to the character and biodiversity of the area.

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

### **PL 003 PLANNING APPLICATIONS**

*Clerk's Note: With the agreement of the Committee the Chairman altered the order of the agenda to accommodate the members of the public present.*

#### **10/P/1206/F THOREAUDENE, HEAVENS LANE, PORTISHEAD**

Erection of a second storey to existing bungalow

The Chairman pointed out that applications in this area were often given different road names eg Heavens Lane, Little Halt, dependant on their exact location. This made it difficult to track past history of applications in the area. Members discussed the application and its location on the narrow, unmade and un-adopted lane. Reference was also made to the recent refusal by North Somerset Council for an extensive development on the adjoining plot, Tregenna.

It was also noted that there was no reference to the existing TPO on the substantial Beech tree, which is within the boundary of the site.

### **RECOMMENDATION**

Object to the planning application on the following grounds –

- Overdevelopment of the site on a narrow, unmade, sub-standard lane with restricted access. Another application (Tregenna 10/P/0573/F refers) was recently refused by both the Town Council and North Somerset Council.
- The proposed development will have an adverse impact on the character of the surrounding area and character of the street scene by virtue of its height, bulk, siting, design and massing. In particular the cumulative impact of the additional storey will result in a development that is over dominant in the modified street scene. The development is therefore contrary to Policy GDP/3 and H/7.
- The proposed development by virtue of its height, siting, bulk will have an adverse impact on the living conditions of neighbouring residents. Contrary to Policy H/7.
- The Tree Preservation Order for the Beech tree on the boundary is omitted within the application. Full assessment of the damage to the tree needs to be made as 5 Little Halt is within falling distance of the tree. Contrary to Policies GDP/3 and ECH/10 of the North Somerset Replacement Local Plan and the supplementary planning document “Biodiversity and Trees”.

*Clerk’s Note: Members suggested that Mrs Taylor contact her District Councillor, Felicity Baker and ask her to call the application to North Area Committee at North Somerset Council. The Committee also asked the Deputy Clerk to send a copy of Town Council’s recommendation to the District Councillor for information.*

**10/P/1151/RG3      GORDANO SCHOOL, 1 ST MARY’S ROAD,  
PORTISHEAD**

Erection of a two storey English Faculty building consisting of teaching classrooms, staff facilities and associated sanitary provision, plant and IT infrastructure

Members discussed the proposal and the location of the building within the school boundary. It was noted that the plans show that the disabled parking spaces will be relocated.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- The design of the new building does not reflect the importance of the site in this prominent location and the effect of the existing curved roof is completely lost.
- A flat roof is not appropriate near to a sports field and is neither practical nor aesthetically pleasing.
- The disabled parking should be relocated to a more central position.

**10/P/1163/RM      PHASE 3, AREA 4, KCC, THE ASHLANDS,  
PORTISHEAD**

Submission of reserved matters for the development of 18 residential unit and associated landscaping and vehicle parking

Members noted that this part of the development was on the coast. The proposal to alter already approved plans for apartments to town houses was as a result of market forces.

**RECOMMENDATION**

No comment.

**10/P/1190/F      SITES M & U, HARBOUR ROAD, PORTISHEAD**

Construction of additional car parking spaces

The Committee noted that this application was formalizing the car parking arrangements for the Lidl store (10/P/0144/F refers) including the allocation for the railway station.

**RECOMMENDATION**

Portishead and North Weston Town Council welcome the additional parking spaces.

**10/P/1198/F      PORTISHEAD YOUTH CENTRE, HARBOUR  
ROAD, PORTISHEAD**

Erection of a single storey extension to south west side of building works to include landscaping and new access point into Station Road

The Committee noted that Portishead and North Weston Town Council are the land owners. Members discussed the proposals which are now a scaled down option of the original design. The work will include the tidying up of the frontage and changing the entrance to Station Road. The extension to the property will wrap around the existing building and provide an office, an extension to the social area and a special needs area with appropriate toilets etc.

The entrance has been moved to Station Road as it is considered to be a much safer option.

**RECOMMENDATION**

Portishead and North Weston Town Council welcome the visual improvement of the property at this prominent and highly visible location.

The item concerning landlord's permission is referred for decision to Town Council (see Section 2 Planning Decisions Minute No. PL 010)

**10/P/1245/F**

**31 LOWER DOWN ROAD, PORTISHEAD**

Erection of detached two storey dwelling on rear garden attached to 3 flats with vehicular access off rear un-adopted lane (off Avon Way)

The Chairman explained the history on this plot which had in part already been developed following conversion and extension of the existing house into 3 flats. The proposal is to erect a new dwelling on what was formally the garden of a local authority premises. The proposal would leave the flats with no amenity area whatsoever, as the front garden had already been converted to parking spaces. The only vehicle access to the property is via a narrow, unmade up lane. This will set a dangerous precedent for future development.

#### RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site -This land in the original application (09/1046/F refers) to convert the house was the amenity land for that development. Development of this land will leave the flats already built with no amenity land at all, as the front gardens is already allocated for parking.
- Vehicle access to the plot is by way of a narrow, unmade and substandard lane which serves garages and parking spaces. The site is 150 metres from the junction with Avon Way. The lane as the only means of access is contrary to PolicyT/6.
- This application will set a precedent for future development for all properties fronting Lower Down Road and Avon Way and is unacceptable back garden development.

*Clerk's Note: The Committee asked that a copy of the recommendation letter be sent to the District Councillor and also requesting the application be called to North Area Committee.*

## **SECTION 2**

### **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

#### **PLANNING DECISIONS**

##### **PL 004 NATIONAL GRID – HINKLEY POINT C CONNECTION CONFIRMATION OF TOWN COUNCILS POSITION**

Since November 2009 National Grid had been consulting on its proposal to upgrade and increase the size of pylons, between Hinkley Point and Avonmouth. In December 2009 the initial response from the Town Council was as follows –

“Portishead and North Weston Town Council is opposed to over ground-pylons. The preferred option would be to place the cable under the Bristol Channel and underground where appropriate.

The Town Council do not consider either option A or B to be acceptable.”

The Planning Chairman suggested that now the consultation period had ended and members have had the opportunity to attend additional meetings and be updated on National Grids proposals that the Town Council should reaffirm its original comments.

#### RECOMMENDATION

Portishead and North Weston Town Council having considered all the information available during the consultation period reiterate its previous comments –

“Portishead and North Weston Town Council is opposed to over ground-pylons. The preferred option would be to place the cable under the Bristol Channel and underground where appropriate.

The Town Council do not consider either option A or B to be acceptable.”

#### **PL 005**

#### **NATIONAL GRID PROPOSAL BY WRAXALL AND FAILAND PARISH COUNCIL**

Members discussed a letter from Wraxall and Failand Parish Council relating to various matters and suggestions including raising funds for a fighting fund via the Precept.

#### RECOMMENDATION

The Clerk reply to the letter from Wraxall & Failand Parish Council with the following response -

Portishead and North Weston Town Council do not support the suggestion for raising money for a fighting fund from the Precept.

#### **PL 006**

#### **MODIFICATION OF THE DEFINITIVE MAP CLAIMED FOOTPATH - MERLIN PARK, PORTISHEAD**

Members discussed the notification received from North Somerset Council concerning an application made for modification of the Definitive Map and Statement of Public Rights of Way by the inclusion of 2 additional routes (illustrated in Appendix A), at Merlin Park, Portishead. The routes in question are A-B Merlin Park to Weston Big Wood and A-C Merlin Park to Valley Road, Portishead.

Councillor Mrs Cruse informed members that the routes had been used to her knowledge for over 20 years by residents walking their animals etc. A couple of years ago the Police Authority had purchased the land and initially had barred residents from using the footpaths. Access is now allowed via kissing gates and 5 bar gates.

## RECOMMENDATION

The Clerk writes to North Somerset Council -

Portishead and North Weston Town Council supports the Rights of Way being established and becoming a statutory Right of Way.

**PL 007**

### **DEVELOPMENT MANAGEMENT POLICIES**

- **Development in North Somerset's Green Belt**
- **Residential Parking Standards**

North Somerset Council is currently in the process of producing a Development Management Plan Document (DPD). This document will be available for consultation in the New Year. Prior to the whole document being produced the two proposed policies above are available for comment.

## RECOMMENDATION

- Portishead and North Weston Town Council note the Development Management Policy - Development in North Somerset's Green Belt.
- Portishead and North Weston welcome the Development Management Policy - Residential Parking Standards except for the following –

Elderly persons dwellings should not be exempt from the minimum parking requirements.

**PL 008**

### **LAKE GROUNDS CAFÉ**

Members will recall that the terms of the lease between North Somerset Council and the concessionaire of the Lake Grounds Café were raised by a member of the public at the Annual Town Meeting. A copy of the lease is now available for use by the Town Council.

Following a discussion on the problems highlighted by the resident the Committee recommended that

## RECOMMENDATION

Portishead and North Weston Town Council has obtained and examined a copy of the lease between North Somerset Council and the Lake Grounds Concessionaire and recommends no further action.

**PL 009**

### **REPLACEMENT CROSSING, HIGH STREET, PORTISHEAD**

North Somerset Council has notified the Town Council that the current Pelican pedestrian crossing in the High Street is to be replaced with a Puffin crossing. The Puffin crossing looks very similar to the Pelican but has additional safety features.

Puffin crossings are operated by a demand button (just like Pelicans) but instead of the red or green man displayed on the opposite side of the road, the display appears on the demand box on the pavement. Puffin crossings have a built-in detector system which 'sees' that you are waiting. If you are for example a mum with a buggy and need a little longer to cross the detector knows this and holds the traffic lights at red until you reach the other side. This means that drivers are stopped for a shorter time if a pedestrian crosses quickly. Puffin crossings don't have the flashing amber light/green man phase and this removes the uncertainty moment for both drivers and pedestrians, when neither is sure who has priority.

North Somerset Council has confirmed that there will be either an audible alarm or vibrating handle to help partially sighted/blind people.

#### RECOMMENDATION

Portishead and North Weston Town Council welcome the replacement Puffin crossing with its additional safety features

#### **PL 010 PORTISHEAD YOUTH CENTRE – LANDLORD'S PERMISSION**

This item is referred from the Planning Committee (see 10/P/1198/F)

Notification has been received from Quattro Design Architects, agents to Portishead Youth Centre, advising the Town Council formally of the Planning Application. Town and County Planning (General Development Procedure) Order 1995 Notice under Article 6 Application for Planning Permission)

#### RECOMMENDATION

Portishead and North Weston Town Council grant Landlord's Permission for the development at Portishead Youth Centre, And the clerk to write a letter accordingly.

### **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

**PL011** Delegated decisions made by Planning Chairman under delegated powers were noted. (See attached table)

There being no further business the meeting closed at 9.05pm.

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
10/P/1065/F	21 Halyard Way Portishead	Erection of standard 'Sky' satellite dish at 1 <sup>st</sup> floor level. Erection of digital TV aerial on pole just above gutter level	No objections – subject to no valid objections from neighbours.
10/P/1119/F	3 Hillcrest Road Portishead	Erection of a side extension to dwelling to provide guest bedroom	No objections – subject to no valid objections from neighbours.
10/P/1143/F	15 Spring Rise Portishead	Erection of fencing 1.83m high to boundary on side and rear following removal of wire fence and shrubs.	No objections – subject to no valid objections from neighbours.
10/P/1160/F	62 Merlin Park Portishead	Erection of a first floor side extension	Noted that other properties have similar extensions. No objections – subject to no valid objections from neighbours.
10/P/1162/F	38 The Finches Portishead	Erection of a single storey rear extension	No objections – subject to no valid objections from neighbours.
10/P/1194/RG3	St Peter's School Halletts Way Portishead	Erection of a gazebo for use as an outdoor classroom	No objections – subject to no valid objections from neighbours.
10/P/1195/F	Marina Health Centre Harbour Road Portishead	Change of use of part of ground floor from health centre to dispensary	There is no exterior alteration proposed to the building. The area proposed for the dispensary is currently vacant and the NHS, which regulates pharmacy contracts, has already granted Lloyds a contract to operate a pharmacy at the health centre. No objections.
10/P/1202/F	5 Black Nore Point Portishead	Replace front windows with lower sill windows	No objections – subject to no valid objections from neighbours.

10/P/1231/F	196 Phoenix Way	Erection of a 1m high railing fence to surround the boundary to front of 196 Phoenix Way	Object to the planning application on the following grounds – <ul style="list-style-type: none"> <li>• The fence is out of keeping with other properties; and</li> <li>• It will set a precedent.</li> </ul>
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## **OTHER PLANNING MATTERS - FOR INFORMATION**

### **09/P/1856/F LAND AT LAKE GROUNDS, ESPLANANDE ROAD, PORTISHEAD**

Construction of a public skatepark including fencing and landscaping

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.