

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 6 APRIL 2011**

PRESENT Councillor Howells – in the Chair
Councillors Mrs Lord, Mrs Mason, Walters, Mrs Way
Mrs Tranter – Deputy Clerk

APOLOGIES Councillors Mrs Knight, Miers

PL048 DECLARATIONS OF INTEREST

Councillor Mrs Lord

- Personal Interest in Planning Application 11/P/0339/F
Portishead Pool Community Trust, Esplanade Road, Portishead
Retrospective application for the installation of a Biomass boiler with
2m high flue on top to heat the open air pool. Installation of a
replacement 2,500 litre gas oil tank adjacent to existing boiler room
Reason – Lake Grounds Resident.
- Personal Interest in Planning Application 11/P/0542/F
6 South Road, Portishead
Erection of a two storey side and rear extensions to existing
dwelling and conversion to 5 no. two bedroom flats.
Reason – acquainted with the applicant.

PL049 PUBLIC PARTICIPATION

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

SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE

PL050 PLANNING APPLICATIONS

**11/P/0311/F REDCLIFFE BAY PSD, DOWN ROAD,
PORTISHEAD**

Erection of a public warning siren on an existing CCTV pole within the
Petroleum Storage Depot to form part of the Severnside Sirens
Warning System, and to enhance signal reception

The Chairman advised the Committee of objections raised by local
residents. However, most of the comments made were not directly
concerning the planning application for an additional public warning
siren.

RECOMMENDATION

No objections.

The decision of the Committee was unanimous.

**11/P/0328/F BOTTELINOS, PORT MARINE, HARBOUR
ROAD, PORTISHEAD**

Construction of a raised external terrace with glass balustrade to front/side elevation

The Committee noted that there were a number of objections logged on the North Somerset Council Website relating to noise. However, the usage for the commercial units below the Mirage Building conformed with the Master Plan. It was also noted that the raised terrace was to be installed on land owned by the applicant and this proposal would continue to allow adequate access for the public around the marina.

RECOMMENDATION

No objections.

**11/P/0339/F PORTISHEAD POOL COMMUNITY TRUST,
ESPLANADE ROAD, PORTISHEAD**

Retrospective application for the installation of a Biomass boiler with 2m high flue on top to heat the open air pool. Installation of a replacement 2,500 litre gas oil tank adjacent to existing boiler room

The Chairman clarified the alterations to the boiler and flues with the aid of photographs. Some members had concerns about the height of the new flue, especially in view of the prevailing winds and the steepness of the surrounding land.

RECOMMENDATION

No objections but have concerns that the flue design is not sufficiently high enough given the height of the surrounding land and the exposed windy location.

11/P/0346/F 16 NICHOLS ROAD, PORTISHEAD

Erection of new dwelling with associated bin and cycle store following demolition of existing dwelling

The Committee noted that this plot of land has been the subject of a number of planning applications in recent years. The last application for two houses (10/P/0941/F refers) had been approved by North Somerset Council. There were a number of objections from residents, primarily concerning the proposed balconies and loss of views.

RECOMMENDATION

In view of the previous approved applications on this plot the Town Council can see no valid reason for objecting on this occasion.

11/P/0359/F

31 LOWER DOWN ROAD, PORTISHEAD

Erection of a bungalow with a room in the roof

The Committee considered the revised planning application but as there was little alteration agreed to re-iterate their previous objections.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site – This land in the original application (09/P/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 garden is already allocated for parking.
- Vehicle access to the plot is by way of a narrow, unmade and substandard lane which services 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 Policy T/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.

11/P/0398/F

30 BEACH ROAD WEST, PORTISHEAD

Proposed two storey rear extension to existing house plus pool enclosure

The situation on the corner of Beach Hill and Beach Road West was discussed. Most of the site will be screened by hedging, although it was noted some of pool building will be visible from the road.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

11/P/0423/F

26 CURLEW PLACE, PORTISHEAD

Conversion of part of existing double garage to sun room

The Committee discussed this conversion of part of the double garage space. In this particular case the property has a double garage and two parking spaces. If the conversion were to be agreed this would still leave the dwelling with 3 parking spaces.

RECOMMENDATION

No objections to the conversion of part of the double garage to a sunroom. However, the Town Council would have concerns if similar applications were made by other householders who had less parking spaces available.

11/P/0503/F

33B NORE ROAD, PORTISHEAD

Demolition of existing dwelling and construction of five town houses with integral garages

Members discussed the prominent location of this site. A presentation to the Planning Committee had been made by the developer in November 2010. The proposal was little changed from that time.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site. The Town Council consider that 4 houses, ie 2 pairs of dwellings which reflect the houses further along Nore Road would be more appropriate.

The Town Council asks that the quality of the design reflects the importance of this site, which is prominent from the Lake Grounds and the sea, and is adjacent to the West Hill Conservation Area. In addition, great care should be taken to protect the trees on the site which have Tree Preservation Orders and are very important in the local landscape.

11/P/0542/F

6 SOUTH ROAD, PORTISHEAD

Erection of a two storey side and rear extensions to existing dwelling and conversion to 5 no. two bedroom flats.

The Committee noted that the development site is a large irregular shaped plot and the existing building is an older traditional style dwelling.

RECOMMENDATION

Object to the planning application on the following grounds –

- Insufficient off road parking for the number of flats and bedrooms on a highly congested road.
- The bin store is located some distance from the road and full bins will have to be pushed up hill to the entrance. The bin store should be level with the road.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL051

CHANGES PROPOSED BY NORTH SOMERSET COUNCIL TO THE PLANNING ADMINISTRATION FOR TOWN AND PARISH COUNCILS

The Chairman informed the meeting of changes proposed to the current planning administration by North Somerset Council with effect 1 June 2011.

Currently hard copies of all planning applications are sent each week to the Town Council as consultees in the planning process. North Somerset Council is proposing to axe this service. In future all plans will have to be accessed via their website. This will cause considerable difficulty for the Town Council when considering larger applications, consisting of many plans, and/or for those which are referred to Committee for decision.

The Clerk has also been in consultation with the other towns in the District and the Clerks are proposing to send a joint letter of objection to this change from the four councils ie Clevedon, Nailsea, Portishead and Weston super Mare.

If the proposal goes ahead it will be necessary for the Town Council to purchase the following to enable the Council to consider plans at a Committee meeting –

- Laptop and software
- Projector.

North Somerset Council has yet to make a decision on the future of hard copies of plans being available in the library.

RECOMMENDATIONS

- i) Portishead Town Council write to North Somerset Council objecting most strongly to the changes proposed, which they consider to be detrimental to local democracy. The Town Council would also add that currently there is no guarantee that North Somerset Council's website or broadband providers can give the speed, quality and efficiency required for planning meetings.
- ii) The Deputy Clerk investigates the costs involved in providing a laptop computer, software and projector for displaying online plans for planning meetings. The Deputy Clerk to report back to the Planning Committee in May 2011

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL052 Decisions made by the Planning Chairman on the attached table under delegated powers were noted.

There being no further business the Planning Chairman closed the meeting at 8.45pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0371/F	16 Severn Road Portishead	Erection of a single storey rear extension	No objections – subject to no valid objections from neighbours.
11/P/0406/LB	Church House Church Road North Portishead	Changes to exterior wall finish and fenestration including the reinstatement of original/existing window/door openings, replacement of 1 casement window to south elevation and the removal of lead lattice.	The Town Council note that this is a Listed Building in the Court Farm Conservation Area. North Somerset Council's Conservation Officer has been in consultation with the applicant and the alterations made are reinstating original features of the property. No objections.
11/P/0415/F	21 Curlew Place Portishead	Rear conservatory extension	No objections – subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0214/TPO	15 Church Road North Portishead	<ul style="list-style-type: none">Walnut x 1 – 30% Crown reduction.	No comment.
11/P/0256/TPO	Rodmoor Cottage Battery Lane Portishead	<ul style="list-style-type: none">Oak Tree x 1 Shorten lowest branch growing out over the lawn near house by 20% to	No comment.

		improve light to the house and garden.	
11/P/0257/WT	Church House Church Road North Portishead	<ul style="list-style-type: none"> • Walnut x 1 – Prune to last pruning points and around telephone wires. • Thorn x 1 Prune to old pruning points. • Apple x 1 – Fruit prune. 	No comment.

OTHER PLANNING MATTERS - FOR INFORMATION

NORTH SOMERSET COUNCIL – DRAFT RESIDENTIAL DESIGN GUIDE

It was noted that the above document has been received from North Somerset Council. Once adopted this document will have the status of Supplementary Planning Document (SPD). The purpose of the SPD is to provide consistency and detailed guidance for those involved in designing proposals for residential development within existing residential areas.

The guide focuses on the issue of preserving the living conditions of neighbouring residents. Development proposals that do not abide by the principles contained within this document are likely to be refused planning permission. The guide has been prepared to support the policies of the North Somerset Council Replacement Local Plan and the emerging Core Strategy, and national planning guidance.

North Somerset Council is asking the question “whether the draft could be improved?” The document is available in the office but it is not proposed to formally comment on the document.