

**PORTISHEAD TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 6 JULY 2011**

PRESENT Councillor Burden – in the Chair

Councillors Clark, Mrs Koops, Patel, Terry, Walters*
*Councillor Walters left the meeting at 8.50pm.

Mrs Tranter – Deputy Clerk

APOLOGIES Councillors Mrs Cruse, Mrs Lord, McMurray, Pasley

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

PL065 DECLARATIONS OF INTEREST

Councillor Burden

- Personal Interest in Planning Application 11/P/1099/F
176 High Street, Portishead
Re-development of site to form no 58 sheltered apartments for the elderly (Category 11 type accommodation) including community facilities, access, car parking and landscaping
Reason – Acquainted with someone who has a significant interest in part of the land.

Councillor Clark

- Personal Interest in Planning Application 11/P/1099/F
176 High Street, Portishead
Re-development of site to form no 58 sheltered apartments for the elderly (Category 11 type accommodation) including community facilities, access, car parking and landscaping
Reason – Acquainted with someone who has a significant interest in part of the land.

Councillor Mrs Koops

- Personal interest in Planning Application 11/P/1087/F
Land at Charlcombe Park, Down Road, Portishead
Change of use of car parking area to allow for siting of 3 additional mobile homes together with associated parking
Reason - The application could affect the wellbeing or financial position of people with whom she has or has had a close association.

Councillor Walters

- Prejudicial interest in Planning Application 11/P/1099/F
176 High Street, Portishead
Re-development of site to form no 58 sheltered apartments for the elderly (Category 11 type accommodation) including community facilities, access, car parking and landscaping
Reason – Close proximity to his residential property.

Mr Bruno Moore, Sainsbury's Town Planning Manager, spoke in support of their new application 11/P/0955/F, on land off Serbert Way, Portishead, for the erection of a foodstore, customer parking, service access and associated development. He explained that the application was a revised scheme for a new Sainsbury's store in Portishead. The scheme is very similar to the previous application made in the Autumn of 2010 which was granted permission by North Somerset Council and supported by the Town Council.

The main changes to the previous scheme are –

- New sustainable features, including a wood pellet boiler, an air source pump, electric car charging points and sun pipes to maximise natural light.
- Service yard alterations to accommodate the wood pellet boiler.
- Changes to the car park layout to improve circulation.
- New landscaping to accommodate the car park layout.
- A small number of changes to window and door positions on the building.

Mr Moore added that the development of the store will provide a greater choice to residents and will help to reduce leakage of food expenditure from Portishead. The development will have no significant impact on Portishead town centre. Any impact will be mitigated by the planning obligations contained in the Section 106 Agreement. There will be 280 full and part-time jobs created in Portishead.

Mr Moore concluded that Sainsbury were hopeful that a petrol station could be provided in the town and that an announcement would be made shortly. Finally he asked the Town Council to support this new application.

Mrs S Morris, a resident of 35 Marjoram Way spoke against the planning application 11/P/1013/F, 37 Marjoram Way, Portishead, for the erection of a two storey rear and side extension (Revision of 10/P/1808/F). The proposed two storey extension will be overbearing with an 18' wall very close to her property and the extension will overshadow their home and back garden.

Mrs Morris considered that the provision of an extra bedroom, making the property a 5 bedroom house, with only one parking space was unacceptable and would force additional cars on to the road. The design was also detrimental to the street scene.

Mr Van Romunde, a resident of 36 Albert Road, spoke against planning application 11/P/0938/F, 9 Albert Road, Portishead for the erection of a two storey dwelling. He explained to the Committee that he lived opposite the proposed development and had moved to the area because of the feeling of space, good sized plots and privacy.

He considered that the addition of a three bedroom house in the garden would set a precedent in the road. The new house would block light to no 36 Albert Road and would also be able to look into his own property.

Although the plans showed one parking space for both no 9 and the new property, realistically most families will have two cars. This would force additional vehicles on to the road. Manoeuvring off his drive was already difficult.

Mr Lewis, a resident of 88 Slade Road, spoke against the planning application for 11/P/0935/F, 13 Stoke Road, Portishead, for alterations to roof to create first floor level including the addition of dormers to north elevation and dormer to south elevation. Erection of single storey extensions to south and west elevations. Construction of Slade Road boundary wall and electric hedge sliding gates following removal of existing hedge.

Mr Lewis explained that he was one of 4 objectors to the application and they all lived opposite the nursery on Slade Road. Slade Road is a quiet residential area and the proposal to significantly increase the size and height of the business was inappropriate and would have a detrimental and devaluing effect on the environs. The removal of the current boundary hedge, part of which had already been removed, and the erection of a 1.8 metre high wooden fence and wall would give a semi industrial tone to the area.

An amendment to the application proposed to further increase the gable height by 3-4 feet. This would make the extension more intrusive.

Mr Pratt, a resident of 84 Slade Road, arrived during the meeting and also objected to the same application. He explained that the dormer windows would look into his bedroom windows and would affect his privacy.

Mrs Marilyn Koops, a resident of 8 Waterside Park spoke against Planning Application 11/P/1087/F, land at Charlcombe Park, Down Road, Portishead for the change of use of car parking area to allow for siting of 3 additional mobile homes together with associated parking. She read the following statement –

1. When deciding a Planning Application near to a Site containing hazardous substances, HSE use a system known as PADHI – (planning advice for developments near hazardous installations). If a previous application has already been turned down by HSE, the Planning Authority must take this into consideration, and the normal PADHI calculations do not apply. HSE have already advised against a previous identical application 07/P/1793/F for three Park homes on this site.
2. Both the onsite and offsite emergency plans for Redcliffe bay petroleum Storage Depot at the moment rely, in the event of an emergency, on the use of the adjacent car park at the caravan site. Therefore, it would have serious implications on emergency safety procedure if a “change of use” was agreed (ie from car park to Park homes).
3. Discussions are already taking place between North Somerset Council and the Oil Pipeline Agency (OPA) concerning an

Express Consent Application from OPA to open three more petroleum storage tanks on RBPSD numbered 9,12 and 13. These are in extremely close proximity (approx 30m) from the proposed development. It is therefore essential that any other planning decisions around the site are deferred until this has been resolved, since any change in the number and position of storage tanks on the site would necessitate the revision of the PIZ (Public Information Zone) which in turn could have a significant effect on safety advice.

SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE

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

PL067 PLANNING APPLICATIONS

11/P/0935/F 13 STOKE ROAD, PORTISHEAD

Alterations to roof to create first floor level including the addition of dormers to north elevation and dormer to south elevation. Erection of single storey extensions to south and west elevations. Construction of Slade Road boundary wall and electric hedge sliding gates following removal of existing

Members discussed the proposal. It was noted that this area was predominantly residential and that neighbours could experience loss of privacy.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site, and
- Increased traffic to the site.

11/P/0938/F 9 ALBERT ROAD, PORTISHEAD

Erection of a two storey dwelling

The Committee discussed the application and the current nature of the road of attractive spacious houses on spacious plots. By cramming in this additional property it was felt that it would change the nature of the road. Parking is already difficult, although it was noted not as bad as some other areas of the town.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Out of character with the street scene.
- It will set a precedent for similar development.

11/P/0955/F LAND OFF SERBERT WAY, PORTISHEAD

Erection of foodstore, customer parking, service access and associated development

It was noted that existing consent exists for a supermarket at this site and the new application had only minor amendments. Additional suggestions were made for spending S106 monies but Councillor Terry pointed out that suggestions must relate directly to the application.

RECOMMENDATION

No objections.

Clerk's Note: The Chairman called a 5 minute adjournment at 8.00pm.

11/P/1013/F 37 MARJORAM WAY, PORTISHEAD

Erection of a two storey rear and side extension (Revision of 10/P/1808/F)

Members noted the comments made by the neighbour.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- The proposed increase in height would detract from the living conditions of the neighbour at 35 Marjoram Way, by reason of overbearing impact, loss of light, privacy and amenity.

**11/P/0921/RG3 ST PETER'S C OF E VC PRIMARY SCHOOL,
HALLETTS WAY, PORTISHEAD**

Erection of a temporary classroom and creation of car parking spaces

The Committee discussed the poor access to the school, the amount of parking in the immediate area and the very congested road at start and finish of the school day.

RECOMMENDATION

No objections to the planning application. However, the Town Council is very concerned at the prospect of increased traffic on roads around the school, and also regret the need for temporary classroom accommodation which has been caused by North Somerset Council's bad planning.

**11/P/0924/RG3 PORTISHEAD PRIMARY SCHOOL, STATION
ROAD, PORTISHEAD**

Erection of temporary building to provide additional classrooms

The Committee noted the objection made by a local resident on North Somerset Council's website. There was concern by some members at the amount of traffic and parked cars on Station Road and that there is no parking within the site.

RECOMMENDATION

No objections to the planning application. However, the Town Council is very concerned at the prospect of increased traffic on roads around the school, and also regret the need for temporary classroom accommodation which has been caused by North Somerset Council's bad planning.

11/P/1029/RM CHANDLERY SQUARE, LAND OFF NEWFOUNDLAND WAY, PORTISHEAD

Submission of Reserved Matters for access, appearance, landscaping, layout and scale for the erection of mixed use building comprising of pub, restaurant and hotel pursuant to Outline Planning Permission 94/0348 (as amended by permission 00/P/1846/O and 10/P/1407/F4

Members noted the addition of a hotel above the pub/restaurant. The Committee considered the design to be out of keeping with other development in the area.

RECOMMENDATION

Object to the planning application on the following grounds –

- The design of the building is out of character with the surrounding development.
- There is no reason for the addition of a hotel which is contrary to the agreed Master Plan for the area.
- Totally inadequate parking provision.

11/P/1087/F LAND AT CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD

Change of use of car parking area to allow for siting of 3 additional mobile homes together with associated parking

The Committee discussed the history of this site which is adjacent to the Redcliffe Bay Petroleum Storage Depot.

RECOMMENDATION

Object to the planning application until the decision on the Express Consent Application from OPA for three additional petroleum storage tanks is known. The three additional tanks will impact on both the On Site Emergency Plan and the Off Site Emergency Plan.

11/P/1145/F LAND AT PORTISHEAD QUAY AT JUNCTION OF HARBOUR ROAD AND NEWFOUNDLAND WAY, PORTISHEAD

Construction of 108 bed hotel

The Committee discussed this resubmission and noted that additional parking spaces had been allocated within the application.

RECOMMENDATION

No objections.

Clerk's Note: Arising from discussion of the hotel application it was suggested that the Town Council should write to North Somerset Council highlighting their concern at the number of hotel beds proposed in the town. This item appears in Section 2 – Items for Recommendation to Town Council.

11/P/1146/F 18 VICTORIA SQUARE, PORTISHEAD

Extension to existing dwelling to create additional new dwelling.
Erection of new 1 no bed/coach house/garage block

The Committee discussed the application and the exact location of the development. Some members were concerned at overlooking from the coach house, although it was noted that windows to the rear were Velux. Some amenity area was provided within the site.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

Councillor Walters left the meeting prior to the following application. He took no part in the discussion nor voted on the decision.

11/P/1099/F 176 HIGH STREET, PORTISHEAD

Re-development of site to form no 58 sheltered apartments for the elderly (Category 11 type accommodation) including community facilities, access, car parking and landscaping

The Committee discussed the item but considered little had changed from the previous application and agreed to reiterate their earlier comments.

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 ration 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.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL068 TREE WARDEN

Members noted the report on the re-launching of the Tree Warden Network by North Somerset Council.

RECOMMENDATION

Portishead Town Council –

- i Appoint Mrs Norma Parfitt as a Tree Warden for Portishead
- ii Support the re-launch of the Tree Warden Scheme and encourage additional residents in Portishead to become Tree Wardens. Send details of the Network to Portishead in Bloom.
- iii All future tree applications to be considered by Ward Members, as this work is outside the scope of the Tree Warden.

PL069 PLANNING APPLICATION DECISIONS

Historically a table was circulated each month with the planning papers giving details of planning decisions made by North Somerset Council in each particular month. Approx 2-3 years ago this process was stopped as it was felt that too much time of the Deputy Clerk was spent preparing the information.

It has been suggested that this system be re-introduced. Unfortunately the District Council no longer provides this information in hard copy format. However, Planning Certificates are already available in the office (numerical order) or available online (NSC Website). The Certificates could also be made available to members at Planning Meetings.

RECOMMENDATION

Members views are sought on whether to reintroduce the monthly decision sheet.

PL070 PROPOSED HOTEL ROOMS IN THE TOWN

During consideration of the planning application 11/P/1145/F Land at Portishead Quay at Junction of Harbour Road and Newfoundland Way, Portishead concern was expressed at the number of hotel bedrooms being proposed in the town, in a spate of developments. The

Committee considered that this matter should be highlighted with North Somerset Council. Particularly what would happen if the hotels were unviable and the town left with redundant buildings.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council highlighting their concern at the number of hotel bedrooms being proposed in the town.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL071 Decisions made by the Planning Chairman on the attached table under delegated powers were noted.

There being no further business the Chairman closed the meeting at 9.10pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0841/F	28 Halliwell Road Portishead	Erection of a first floor dormer roof extension to south east elevation	No objections – subject to no valid objections from neighbours.
11/P/0873/F	29 Kingfisher Road Portishead	Increase in roof height with the addition of two front dormer windows and one to the rear	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Overdevelopment of the site • The proposed increase in height, together with dormer window, by virtue of its position and relationship to the windows of the neighbouring properties at 17 and 31 Kingfisher Road would detract from the living conditions of those properties by reason of overbearing impact, loss of light, privacy and amenity.
11/P/0922/F	57 Bristol Road Portishead	Conversion of house into 4 flats with erection of a two storey side extension and front canopy	No objections.
11/P/0929/F	68 West Hill Portishead	Erection of a single storey side extension	No objections.
11/P/0957/ADV	Travelodge Harbour Road Portishead	Display of 6 no. internally illuminated fascia signs, 1 no. non illuminated fascia sign, 1 no. non illuminated freestanding sign and 2 no. strip lights to underside of eaves and 11 no high-beam blue filtered wall mounted flood lights	No objections to the internally illuminated lights. However, the Town Council would ask North Somerset Council to ensure that the proposed high beam, blue lights on the north elevation fall within permitted guidelines and will not affect those residents in apartments on the other side of Harbour Road.
11/P/0991/F4	Burwood	Extension of time limit for	No objections.

	36 St Mary's Road, Portishead	implementation of 08/P/0662/F for conversion of existing detached house into 2 no self contained dwellings	
11/P/0990/F	The Lodge, National Nautical School Nore Road Portishead	Erection of a detached garage	No objections – subject to no valid objections from neighbours.
11/P/1009/LB	Dennyside Woodlands Road Portishead	Replace rotten window in living room. Instate two new internal doorways, one to kitchen and one to sitting room. Instate new bathroom on second floor.	No objections and support the proposed works.
11/P/1057/F	1 Beach Hill Portishead	Erection of a single storey rear extension and infill porch	No objections – subject to no valid objections from neighbours.
11/P/1059/F	26 Drakes Way Portishead	Removal of condition 2 of Planning permission 10/P/1701/F4 (Erection of a single storey rear extension with additional balcony area over) to allow clear glass in windows on NE and SW elevations	No objections – subject to no valid objections from neighbours.
11/P1080/F	10 Rippleside Portishead	Raised decking to front of dwelling	No objections – subject to no valid objections from neighbours.
11/P/1139/F4	Sunnyhurst 54 Nore Road Portishead	Extension of time limit for erection of a detached granny annexe with attached double garage	No objections.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0967/WT	The Cottage Church Road South Portishead	<ul style="list-style-type: none"> Fir x 1 -Removal of end section of lower 2nd lateral, which has grown out of shape 	No objections
11/P/0988/TPO	180 West Court High Street Portishead	<ul style="list-style-type: none"> Sycamore x 1 – reduce back the side only of the tree by approx 25% to maintain a minimum clearance from the boundary of 3m 	No objections
11/P/1051/TPO	9 Severnmeade Portishead	<ul style="list-style-type: none"> Corsican Pine x 3 – Crown thin by 20-25% as they have a slight lean. Crown thin will lessen the sail effect so that trees do not fail as client wishes to retain them. 	No objections

OTHER PLANNING MATTERS – FOR INFORMATION

11/P/0029/F 1 ELLISON MEWS, CONFERENCE AVENUE, PORTISHEAD

Provision of a single storey side extension to include disabled access, bedroom and bathroom

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 development above. A copy of the Appeal has been requested.