

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 6 MAY 2010**

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

APOLOGIES Councillors McMurray, Miers, Miss Stanley

DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

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

**SECTION 1
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

DEPUTY TREE WARDEN

The Chairman explained that whilst the Tree Warden, Jon Gething, was prepared to continue dealing with Tree Applications he has requested that he needed a deputy to be trained up to assist him with the workload.

RECOMMENDATION

Portishead and North Weston Town Council will seek to appoint a Deputy Tree Warden.

**SECTION 2 – FOR INFORMATION:
PLANNING APPLICATIONS CONSIDERED BY PLANNING
COMMITTEE (COMMITTEE DELEGATED POWERS)**

**10/P/0517/F MACKAYS STORES LTD, 21-23 HIGH STREET,
PORTISHEAD**

Demolition of 2 storey rear building and erection of single storey rear/side extension to existing Mackays shop

The Committee discussed the loss of car parking within the site. They also considered that the rear elevation, particularly the dark blue rain-screen to be bland at such a prominent location. Concern was also expressed at the limited unloading space at the rear of the store.

RECOMMENDATION

Object to the planning application on the following grounds –

- Concerned about the loss of car parking spaces which will put increased pressure on car parking in this location and that there does not appear to be adequate off road parking for delivery vehicles for a store of this size.
- Bland rear elevation in a prominent location facing the main car park.

10/P/0519/F THE RETREAT, NEWHAVEN ROAD, PORTISHEAD

Redevelopment of The Retreat providing one new dwelling

Members noted the history of this site and that the Town Council are landowners of the adjacent Heavens Field Play Area and open space. It was noted that there was an objection on North Somerset Council's website from a resident in Little Halt, primarily on the loss of a major wildlife haven. As part of the application an Ecological Survey had been carried out in January 2010. The survey found no trace of birds or wildlife. Members discussed the merit of this survey in what had been a particularly cold month. Generally it was felt that the development of this site for one dwelling was preferable to multi occupancy e.g. flats.

RECOMMENDATION

No objections to the planning application but consider that the Ecological Survey should be carried out at a more active time of year, as January 2010 was an extremely cold month.

10/P/0526/RM BLOCK Q, PORTISHEAD QUAYS, PORTISHEAD

Reserved matters for 94 dwellings with 140 parking spaces

The Committee discussed the location of the block which will be extremely visible from the Severn Estuary. The additional parking spaces were welcomed but were still considered to be inadequate.

RECOMMENDATION

No objections to the planning application but would wish to make the following comment –

- Is the total number of dwellings on this site within those recommended in the cap for the Master Plan for the whole of the area?
- This site will be highly prominent from the channel and we ask if enough thought has been given to its appearance?

10/P/0542/F PORTISHEAD MEDICAL CENTRE, VICTORIA SQUARE, PORTISHEAD

Erection of a single storey side extension to provide for an ancillary retail pharmacy

The Committee discussed the Medical Centre and the additional land within its boundary. It was considered that additional parking should be provided in this already congested area.

RECOMMENDATION

Object to the planning application. The addition of the pharmacy will increase the need for parking at this location. No additional parking is provided for.

10/P/0569/F 128 SLADE ROAD, PORTISHEAD

Erection of a single storey front extension and conversion of garage to living accommodation

Members noted the loss of the garage space but were aware that the drive currently accommodates 4 vehicles.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

10/P/0620/F SUNNYFIELD, CLAPTON LANE, CLAPTON IN GORDANO

Erection of single storey and two storey workshop units following the demolition of the existing single storey industrial units, canteen and store

This site is within the Green Belt. The proposal will demolish a number of old sub-standard buildings and replace with purpose built workshops. The workshops will be screened by existing trees.

RECOMMENDATION

The Town Council welcomes the opportunity for increased employment in the Town. No objections.

10/P/0627/F LAKE COTTAGE, LAKE ROAD, PORTISHEAD

Erection of a side and rear extension with integral basement garage

It was noted that the existing garage will be demolished and replaced with an integral garage. No objections have currently been logged with North Somerset Council.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

10/P/0634/F 41 HIGH STREET, PORTISHEAD

Change of use of upper two floors from vacant offices (Class B1) to training centre (Class D1)

The proposal is to change the use to D1 for a computer academy. There are no plans to provide disabled access to the property, although the applicant is willing to visit privately anybody who requires their service.

RECOMMENDATION

No objections.

PLANNING APPLICATION AMENDMENTS

10/P/0144/F LAND AT HARBOUR ROAD, PORTISHEAD

Erection of a Class A1 foodstore, hotel and relocation of existing park and ride facility and associated works at Harbour Road, Portishead

Amendments dated 23 April comprising –

- *New vehicle access to Harbour Road.*
- *Reconfiguration of parking spaces,*
- *Taxi rank*
- *Inclusion of Subway food bar*
- *Amendments to entrances.*

Members discussed the amendments to the original plans. The building has been extended giving an increased staff area and a retail shop. The Committee discussed the provision of the additional shop which is intended to provide an outlet for the hotel users to purchase food, as no restaurant exists within the hotel itself. Concerns were expressed about the possibility of a takeaway type outlet serving hot food at this location.

The other amendments namely an additional vehicle access to the site and delineation of parking spaces allocated for the future railway were welcomed.

RECOMMENDATION

No objections to the planning application but would comment that –

- Controls need to be placed on the type of food sold from the additional shop.
- Concerns that the building's appearance from Harbour Road does not do justice to the prominence of the site.
- Welcome the reconfiguration of the parking spaces and the additional vehicular access onto Harbour Road.

SECTION 3 – FOR INFORMATION: DELEGATED CHAIRMAN DECISIONS

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

There being no further business the Chairman closed the meeting at 8.25pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0475/F	9 Gardner Road Portishead	Erection of a porch and cloakroom extension to front elevation	No objections – subject to no valid objections from neighbours.
10/P/0476/F	Barclays Bank PLC 68 High Street Portishead	Fit new entrance door, new blue render panel and 2 no. new air conditioning condensers to rear of building under external staircase	No objections – subject to the accumulative effect of the air conditioning condensers being within noise emission guidelines, to prevent nuisance for those residents who live above the property.
10/P/0492/F	16 Mulberry Avenue Portishead	Erection of a white PVCU conservatory and associated building works	No objections – subject to no valid objections from neighbours.
10/P/0499/F	14 Lambourne Way Portishead	Demolition of existing garage and construct double storey extension and garage	No objections – subject to no valid objections from neighbours.
10/P/0522/F	Portishead Primary School Station Road Portishead	Extension to provide enhanced administration facilities	No objections.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0053/F	Land off Serbert Way Portishead	Erection of food-tore, customer car parking, service access and associated development	While the Town Council is concerned at the reduction of the parking spaces from 338 to 293 we understand the need but would suggest that car parking spaces be re-sited elsewhere within

			the site boundary.
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OTHER PLANNING MATTERS - FOR INFORMATION

09/P/1991/F LAND AT 43-45 HIGH STREET, PORTISHEAD

Erection of a three storey building comprising of three retail units, one office, four flats. Erection of a two storey building comprising of three commercial/office units and three flats. Demolition of existing buildings

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.