

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 7 APRIL 2010**

PRESENT Councillor Howells – in the Chair

Councillors Mrs Knight, Mrs Lord, Mrs Mason, Miers, Mrs Way

Mrs R Tranter – Deputy Clerk

APOLOGIES Councillor Pasley

DECLARATIONS OF INTEREST

Councillor Howells

- Personal interest in Planning Application 10/P/0371/F
Land at Old Mill Road, Portishead
Construction of gravel surfaced cycle track between Harbour Road and
Wyndham Way and associated soft landscaping, grass etc
Reason – Active member of the Portishead Railway Group.

Declaration by members who serve on both the Town and District Council

Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

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

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

The Chairman informed the Committee that the office had recently purchased a camera. He added that he would be using this on occasion to clarify locations and to supplement submitted planning applications.

PLANNING APPLICATIONS

10/P/0334/RM AREA 3 & 4, AREA JP, THE ASHLANDS, PORTISHEAD

Submission of Reserved matters consisting of part revised planning application 07/P/2894/RM for access, appearance landscaping, layout and scale for 48 no. residential units and associated vehicle parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision and associated infrastructure

Members noted that this application was for part of a previously approved plan (07/P/2894/RM refers). The area is on the coast adjacent to the cycle/pathway. The Committee were still concerned about the number of parking spaces within this part of the development, especially as the coastal boundary on one side reduces on street parking.

RECOMMENDATION

Object to the planning application on the following grounds –

- The Eco Rating is not mentioned within the application.
- The parking level is inadequate as many of the car spaces are garages and these will not be used as such. In addition the development site has a coastal boundary on one side which further reduces available on street parking.

10/P/0371/F LAND AT OLD MILL ROAD, PORTISHEAD

Construction of gravel surfaced cycle track between Harbour Road and Wyndham Way and associated soft landscaping, grass etc

The Chairman showed the Committee a photo of the proposed location of the cycle track. It was noted that this track will link up with the Linear Park which already exists from Harbour Road to the coast, alongside the Portbury Ditch.

RECOMMENDATION

Portishead and North Weston Town Council welcome the cyclepath / pathway but have concerns about it crossing the railway. The Council request that a condition be applied to the permission to safeguard the future of the railway. The pathway adjacent to Trinity School which also crosses the railway has been similarly conditioned.

10/P/0395/F 29 KINGFISHER ROAD, PORTISHEAD

Raise height of walls and roof to allow additional living accommodation in attic with the addition of two front dormers. Relocate boundary wall.

The Committee noted that this is a relatively new property and the owner was proposing a number of significant changes. Members discussed this in some detail. It was felt that the architects / planners had designed the dwellings with different heights, finishes and soft landscaping to improve the street scene. This application is changing that design.

RECOMMENDATION

Object to the planning application on the following grounds –

- Object to the relocation of the boundary wall which will spoil the line of grass landscaping which softens the street scene.
- Object to the raised height and change to render which will change the random character of the street scene. The street scene was designed by architects to be a mixture of both brick and render and to have different style/height dwellings.

10/P/0434/F

1 BURLINGTON ROAD, PORTISHEAD

Erection of a two storey rear extension and rear porch following demolition of existing conservatory

Members noted that the property is one of the landmark buildings at the entrance to Port Marine. The property has already been extended in the past with a conservatory which is to be removed and replaced with a two storey extension. There are currently no objections to the proposal from neighbours.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

10/P/0441/F

16 NICHOLS ROAD, PORTISHEAD

Demolition of existing building and erection of two detached dwellings with garages

This site has been the subject of two previous applications, one for a 30 bed EMI/Residential Home and the other for a Certificate of Lawfulness Use, both of which have been refused.

The proposal is now for two detached properties on the two plots. There are two objections logged on the IDOX from neighbours, concerning the height of the apex roofs.

RECOMMENDATION

No objections to the planning application but would draw North Somerset Council's attention to the comments of the neighbours concerning the height of the apex roofs.

10/P/0464/F

16 NEWHAVEN ROAD, PORTISHEAD

Erection of a front balcony with utility room under and conversion of garage to living accommodation

The Committee discussed the location of the property and noted that the neighbouring property at 14 Newhaven Road has been extended in a similar way. Also noted was the sky glazing on the balcony.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

10/P/0496/F

2 CHARLTON VIEW, PORTISHEAD

Erection of attached dwelling following demolition of single storey extension and garage

The Committee noted that an earlier application had been approved for converting the existing house to two flats and an extension with a further two flats. This proposal has the same footprint.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

OTHER PLANNING MATTERS

REDCLIFFE BAY FUEL TANKS

Members will be aware that residents attended the Recreation & Works Committee Meeting dated 24 March 2010 and discussed not only the Modifications to the Deemed Consent granted in 2007 but also the possible re-commissioning of three further storage tanks at the Redcliffe Bay Fuel Depot. North Somerset Council has confirmed that permission for three additional tanks will require Express Consent Approval.

The Town Council will be consulted on this application and will be given 28 days to respond. However, as the Planning Committee meets only monthly there is a possibility that the Express Consent could 'miss' an Agenda and subsequent planning meeting. The Planning Committee have therefore prepared the following response which would be submitted to North Somerset Council as the formal recommendation of the Town Council if the deadline for comments did not allow the matter to be discussed at the appropriate Planning Committee.

RECOMMENDATION

Portishead and North Weston Town Council object to the expansion of the storage capacity of the site on the following grounds –

- Increased storage will lead to more slops being removed from the site by the narrow, local road.
- Increased storage will increase the potential for a series accident.
- Greater frequency of pumping could put additional pressure on the pipeline which we believe should be inspected more frequently.
- The safety of the pipeline is of particular concern as the route goes through many residential parts of the town and close to at least 2 schools.
- Temptation to off load ships more quickly could increase noise from pipe vibration, and the possibility of tanks venting to atmosphere.
- Concern has been expressed in the past about the security of the site.
- The operator has failed to communicate effectively with local residents with regular meetings.
- Corrections are still needed to the Deemed Consent application (types of fuel to be stored, transport issues, "movements by rail and road" etc).
- An update should be provided on the long term future plans for the site.

Note: If permission were granted the Emergency Plans will need to be updated to include the increase in storage capacity of the site.

NORTH SOMERSET TRAVEL PLANS DEVELOPMENT CONTROL GUIDANCE – SUPPLEMENTARY PLANNING DOCUMENT (SPD) – DRAFT

The Committee noted the content of the report on the Travel Plans Supplementary Planning Document, which is one of a number of documents forming the Local Development Framework.

RECOMMENDATION

Portishead and North Weston Town Council make no comment at this time.

SECTION 2 –DELEGATED DECISIONS

Delegated decisions made by the Planning Chairman under delegated powers were noted.

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

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0248/F	35 Drakes Way Portishead	Retrospective application for the installation of timber decking to the front of the property	No objections – subject to no valid objections from neighbours.
10/P/0306/F	84 Avon Way Portishead	Proposed two storey side extension incorporating attic floor space in the new extension	No objections – subject to no valid objections from neighbours.
10/P/0317/F	16 Beechwood Road Portishead	Single storey rear extension	No objections – subject to no valid objections from neighbours.
10/P/0323/F	12 Denny Close Portishead	Erection of single storey extension to north elevation	No objections – subject to no valid objections from neighbours.
10/P/0328/F	17 High Street Portishead	Addition of new entrance door to shopfront, allowing establishment of fourth subdivide unit (retrospective)	No objections.
10/P/0345/ADV	68 High Street Portishead	Advertisement Consent	No objections.
10/P/0392/F4	Combe House Combe Road Portishead (Burroughs Day Solicitors)	Application to extend time for planning application 07/P/0548/O for the erection of 3 storey building to provide 6 no residential flats following demolition of existing building	No objections – subject to no valid objections from neighbours.
10/P/0417/F	Seasons Florists 139a High Street Portishead	Erection of a two storey side extension and first floor extension over existing shop to create 1 no	Noted that this is a resubmission of 06/P/0215/F. No objections – subject to no valid objections

		flat and storage for florist	from neighbours.
10/P/0437/F	6 Redcliffe Close Portishead	Erection of two storey side extension and replacement of existing garage	No objections – subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN INCONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0329/TPO	27 White Lodge Park Portishead	<ul style="list-style-type: none"> Limes x 3 – Crown reduction and removal of basal growth. Copper Beech – 15 % lateral crown reduction back to last managed points. 	<p>These 4 trees are mature specimens 25-30 metres in height with high landscape value. They are close to the group of houses in White Lodge park and have been sensitively managed in the past.</p> <p>RECOMMENDATION</p> <p>No objection.</p>
10/P/0225/F	43 Charlcombe Park Portishead	Sycamore – reduce crown by 35%.	<p>This Sycamore is a mature tree about 15 metres tall standing in a group of Scots Pine. It is the same height as the Pines. It is close to 43 Charlcombe Park and has been heavily pruned in the past on the side facing the house. There is a small area of branches slightly overhanging no 43.</p> <p>The work proposed would reduce the Sycamore significantly in height in relation to the Pines and would affect the landscape value of the group. While some pruning back the overhanging branches may be needed in a year or two this work seems unjustified at this time.</p>

			<p>RECOMMENDATION</p> <p>Object to the application.</p>
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OTHER PLANNING MATTERS - FOR INFORMATION

HOUSING IN DEFINED VILLAGES (POLICY H/7 v)

North Somerset Council is publishing for comment a draft supplementary planning document on new housing in those villages that have settlement boundaries. The draft is based upon the informal Guidance Notes approved last year. It is proposed that Portishead & North Weston Town Council make no comment at this time.

PLANNING APPEALS

09/P/2075/F LAND AT 240 DOWN ROAD, PORTISHEAD

Erection of detached dwelling with attached garage

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 impose the following condition –

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order, the roof lights to the rear roof slope, and the rear door and window to the utility room and rear kitchen window as shown on drawing PL02 (25 November 2009 shall be glazed permanently with obscure glazing in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To protect the living conditions of the occupiers of the adjacent property at 238 Down Road in accordance with policy H/7 of the North Somerset Replacement Local Plan.

A copy of the appeal has been requested.