

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY COMMITTEE
HELD ON 2 FEBRUARY 2012**

PRESENT

Councillor Burden – in the Chair

Councillors Clark, Mrs Koops, Mrs Lord, Terry, and Walters

Mr M Dolton – Clerk of the Council

Mr S Chilcott – NSC Highway Electrical & ITS Manager*

Mr I Kirby – NSC Highways Engineer*

** in attendance for Minute No PL115 only*

APOLOGIES

Councillor Mrs Cruse

PL112 DECLARATIONS OF INTEREST

No members present declared any personal or prejudicial interests.

The Clerk then stated that to the best of his knowledge no individual Councillor had any personal interest in Planning Application 12/P/0049/F within the meaning of the Code of Conduct 2007. However, in the interest of open government, all persons present should be aware that the applicant is a building contractor who has from time to time in the past completed work for this Council but this would not be within the knowledge of any individual Councillor.

Clerk's Note: with the unanimous agreement of all members, the Chairman amended the order of consideration of agenda matters.

PL113 PUBLIC PARTICIPATION

There were three members of the public who wished to address the meeting.

Mr P Woodward a resident of Slade Road Portishead addressed the meeting in relation to application 12/P/0049/F (1 Church Close). Mr Woodward referred to the reasons given by the North Somerset Council North Area Planning Committee for refusal of the previous application, and stated that this new application did not alleviate or negate those reasons. He referred to a petition that had been submitted by some 47 signatories that agreed that the proposed development would adversely affect nearby properties and would be detrimental to the area due to its size and mass. Mr Woodward urged members to comment that they objected to the development.

Mr S Broom a resident of Church Close Portishead addressed the meeting in relation to application 12/P/0049/F (1 Church Close). Mr Broom echoed the comments of the previous speaker and commented that any development on the plot should be to renovate and improve the existing building.

Mr K Weekes, the applicant in application 12/P/0049/F (1 Church Close) addressed members. Mr Weekes felt that the objections relating to the matter of overlooking the Conservation Area were invalid due to a high fence and the drop of the land. He commented that the new proposals for the development had taken into account every matter that North Somerset Council had brought to his attention.

SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PL114 PLANNING APPLICATIONS

12/P/0049/F 1 CHURCH CLOSE PORTISHEAD

Demolition of existing dwelling and garage. Erection of a two storey dwelling with attached double garage. Provision of temporary mobile accommodation for use while building works in progress.

Members discussed this resubmission in some detail. They acknowledged the petition and objections of the neighbours.

RECOMMENDATION

No objections. However, the Town Council request that North Somerset Council ensure that all external measurements and exact location within the plot are accurately shown on all plans / drawings prior to a final decision.

11/P/2294/F PERSIMMON HOMES, SEVERN VALLEY, PORTISHEAD.

Development of mixed use development comprising of 19 residential Units, Office building (B1 use) car parking, landscaping and associated infrastructure

Members raised some concerns that the development would not affect the width of the road or access to the Parish Wharf area.

RECOMMENDATION

No objections. However the Town Council wish to be assured that the proposed development will not affect the width of the road, or in any way hinder the current access, to the road leading to the boat storage areas particularly the Parish Wharf storage area. This Council also notes that small businesses have become established in the immediate area and would not wish the development to adversely affect those businesses in any way.

11/P/ 2341/F 51 BRAMPTON WAY,PORTISHEAD

Erection of a two storey side extension and replacement garage

Members considered the application and noted that the alteration to the garages as part of the proposal. No other neighbours were affected.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

12/P/0001/F 9 HIGHLANDS ROAD, PORTISHEAD

Two storey side extension

Members examined the application and raised no concerns.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

SECTION 2 **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

PL115 STREET LIGHTING AND CARBON REDUCTION IN PORTISHEAD

Mr S Chilcott and Mr L Kirby of North Somerset Council addressed the meeting. The background to the project was summarised and the progress to date was reported.

The North Somerset Officers explained to members that all complaints / accidents / enquiries are being logged and monitored. To date there had been only 14 complaint comments whereas over 1000 street lights had now been bought into the scheme.

In answer to questions from members it was confirmed that all the street lights in Portishead that are involved in the scheme are simple 'turn off', no intelligent dimming facility is available on any of them. It was stated that the estimated saving to North Somerset Council will be £230,000 per annum.

Members expressed their concern that midnight was too early to turn off the lights and 1am should be considered more appropriate. There was also a widely held view amongst members that there was a real road safety risk being created by the scheme, and that the projected savings would not be realised in the long term due to the likely future adjustment to energy prices created by the lower usage.

Members agreed that a further letter should be drafted and tabled to the full Town Council expressing such views.

RECOMMENDATION

Portishead Town Council will send a further letter to North Somerset Council relating to the street lighting and carbon reduction scheme in Portishead. The letter to be drafted by the Chairman of Planning and Regulatory Committee assisted by the Deputy Clerk, and tabled to members for approval at the next town council meeting.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL116 Delegated decisions made by the P & R Chairman on the attached table under delegated powers were noted.

There being no further business the Chairman closed the meeting at 8.55pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/2285/F	8 Raleigh Rise Portishead	The erection of three storey flat roofed extension to the east side of the property, a two storey extension to the west side with a balcony above; and additional door to the front of the dwelling	Object to the planning application on the following grounds – <ul style="list-style-type: none">• The proposed development will result in a loss of sunlight to the main living room of no 6 Raleigh Rise which faces north and consequently will have an adverse effect on their living conditions.
11/P/2293/NMA	Block A, Area B, East Dock Portishead Marina Portishead	Elevations have been adjusted as the original elevations were not accurately drawn. One of the cycle stores has been externally located to facilitate the provision of building services within the building footprint	No objections.
11/P/2311/F	Woodcote 21 Bristol Road Portishead	Replace and upgrade existing kitchen extension	No objections – subject to no valid objections from neighbours.
11/P/2312/F	29 Underwood Road, Portishead	Erection of a single storey front and side extension. Erection of a balcony to the first floor rear elevation with an external spiral staircase	No objections – subject to no valid objections from neighbours.
11/P/2338/F	Unit B1 Quays Office Park Conference Avenue Portishead	Installation of external condenser units screened by timber fencing. Insertion of new supply and extractor grilles to side and rear elevations	No objections – subject to no valid objections from neighbours.

12/P/0016/F	29 Hollis Avenue Portishead	Erection of a two storey and single storey rear extension	No objections – subject to no valid objections from neighbours.
12/P/0027/F	77 Slade Road Portishead	Erection of a single storey rear extension and replace garage	No objections – subject to no valid objections from neighbours
12/P/0028/F	Gyppeswyk Church Road North Portishead	Single storey rear extension	No objections – subject to no valid objections from neighbours.
12/P/0066/F	Unit 3 Harbour Road Trading Estate Portishead	Installation of 3 windows to the 1 st floor office	No objections.
12/P/0080/ADV	Lloyds Pharmacy Victoria Square Portishead	One no internally illuminated fascia	No objections.
12/P/0109/ADV	Lidl Harbour Road Portishead	Display of 1 no internally illuminated wall mounted fascia sign	No objections.

OTHER PLANNING & REGULATORY MATTERS – FOR INFORMATION

a) GORDANO VALLEY LANDSCAPE PARTNERSHIP SCHEME

The Committee noted the correspondence received from the Avon Wildlife Trust concerning the trusts intention to apply for Heritage Lottery Funding for a new project focussing on community conservation and heritage in the Gordano Valley.

b) NORTH SOMERSET COUNCIL LOCAL DEVELOPMENT FRAMEWORK NORTH SOMERSET CORE STRATEGY: POST-SUBMISSION CONSULTATION

It was noted that a letter had been received from North Somerset Council advising of the consultation on the main modifications to the North Somerset Core Strategy.

c) PUBLICATIONS RECEIVED AND AVAILABLE IN THE OFFICE

How to shape where you live – a guide to neighbourhood planning
CPRE in partnership with NALC