

**PORTISHEAD TOWN COUNCIL  
PLANNING & REGULATORY COMMITTEE  
HELD ON 3 MAY 2012**

**PRESENT** Councillor Burden - in the Chair  
  
Councillor Clark, Terry, Walters  
Mrs Tranter – Deputy Clerk

**APOLOGIES** Councillor Mrs Koops, Mrs Lord

There were 5 members of the public in attendance.

**PL 130 DECLARATIONS OF INTEREST**

No members present declared any personal or prejudicial interest.

**PL 131 PUBLIC PARTICIPATION**

Mr Cornish, a resident spoke on behalf of his partner who owned 19 Victoria Square and raised objections to the Planning Application for 18 Victoria Square, Portishead for a proposed two storey rear extension and the erection of a detached double garage.

Mr Cornish circulated photographs of 19 Victoria Square showing the relationship with number 18. Some photographs also had the proposed extension shown with coloured paper. Mr Cornish spoke of the enormity of the proposal and the effect it would have on no. 19 Victoria Square.

Mr Cornish had three main objections to the alterations –

- It would be intrusive and excessive.
- There would be potential for overlooking, and
- The proposal would overshadow 19 Victoria Square and there would be a loss of privacy.

Mr Cornish also pointed out there were errors in the design and access statement with regard to the new front bedroom which should read rear bedroom. Also some of the drawings were inaccurate.

Mr Cornish urged the Committee to refuse the application.

Mr L Crook of 17 Victoria Square also spoke against the application at Victoria Square. He was concerned about the following –

- The doubling in size of the bedroom window on the side elevation.
- The line of the roof is incorrect as his property has a hip roof.
- The positioning of the garage would mean that his property will be looking at the side of the garage. He also questioned how maintenance could be carried out on the garage without entering his property.

Finally Mr Crook pointed out that an application for a coach house on the plot had been refused and he considered that this proposal too was an over development. He would prefer to see just a conventional extension on the property.

Mr McCarthy, 113 Nore Road spoke about his objection to Planning Application 115 Nore Road, Portishead for the erection of a two storey side extension, conversion of existing garage to garden room/studio. Creation of a basement garage.

*Clerk's Note: This particular application was not on the Agenda, but would probably have to be dealt with as a delegated item by the Planning Chairman, prior to the next planning Meeting because of the 21 day deadline.*

Mr McCarthy explained that he had only recently been notified of the application and had not put all his thoughts together but would be responding to North Somerset Council. He wished however to draw to the Committee's attention his objections at this time.

Mr McCarthy had a number of objections –

- There would be risk of subsidence from the proposed underground garage, on an already sloping site, which would involve considerable excavation.
- Increased traffic during construction on the narrow part of Nore Road.
- The proposal was not in keeping with surrounding properties.

Mr McCarthy was advised by members to contact his Ward District Councillor so that the application could be called to North area Committee.

Mr Colin Howells of Hillcrest Road spoke about the application for the Redcliffe Bay Fuel Tanks 12/P/0714/HAZ. He pointed out that in April 2010 Portishead Town Council had agreed a resolution for submitting to North Somerset Council if an application was received for re-commissioning further tanks at the Redcliffe Bay PSD, and there was not time for the application to be dealt with by the Planning Committee and/or Town Council Meeting.

## **SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

### **PL 132 PLANNING APPLICATIONS**

**12/P/0685/F 18 VICTORIA SQUARE, PORTISHEAD**

Proposed two storey rear extension and the erection of a detached double garage

Members discussed the application in some detail and noted that an application for a coach house had been refused on the plot. Concern was expressed about the bulk of the building which change the character of the area.

#### **RECOMMENDATION**

Object to the planning application on the following grounds –

- The proposed extension and garage will be overbearing on other residential properties in the area.
- The garage is not in keeping with the street scene.

The decision of the Committee was unanimous.

In addition, Councillor Terry would check with the District Ward Councillor Mrs Knight to ensure that if the Planning Officer is mindful to approve the application that it be called to North Area Committee.

Members of the public left the meeting at 8pm.

**12/P/0714/HAZ      REDCLIFFE BAY PSD, DOWN ROAD,  
PORTISHEAD**

Hazardous substance consent for the storage of high flash distillates (aviation fuel kerosene) minimum flash 38 degrees Celsius within 3 no existing tanks

This application was not originally on the Agenda but had been raised by a resident in public participation.

Members noted that a resolution had been passed by the Town Council in April 2010 to cover the eventuality of an application being received and because of its deadline the application could not be considered by the Planning Committee or Town Council.

Members of the Committee considered the resolution and agreed that this response remained valid. The Deputy Clerk was therefore asked to respond to the recently received planning application 12/P/0714/HAZ in accordance with the resolution passed by council.

**RECOMMENDATION**

Portishead Town Council –

- i        Noted the earlier resolution of the council.
- ii       Instructed the Deputy Clerk to forward the following response to North Somerset Council –

Portishead 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 serious 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.

iii Invite the Town Council to make any further comments.

**12/P/0576/F BRACKENWOOD GARDENS, 131 NORE ROAD, PORTISHEAD**

Erection of 7 residential dwellings following demolition of existing dwelling

The Committee discussed the application for an increased number of townhouses.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Cramped design not in keeping with the surroundings.

**12/P0606/F 71 CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD**

Retrospective application for the erection of a boundary fence

The Committee discussed this retrospective application briefly.

**RECOMMENDATION**

No objections.

**12/P/0611/F 57 BRISTOL ROAD, PORTISHEAD**

Erection of an attached dwelling

The Committee noted that an earlier application was approved in 2011 for 4 flats on the plot. (11/P/0922/F refers). The proposed additional property would be small but there was a market for this size of property.

## RECOMMENDATION

No objections.

**12/P/0650/F                      15 CABOT RISE, PORTISHEAD**

Erection of replacement fence and gate

This application is retrospective. It was noted that there was an objection from a neighbour in Frobisher Avenue, however

## RECOMMENDATION

No objections.

## **SECTION 2**

### **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

**PL 133                      EVALUATION OF NORTH SOMERSET COUNCIL WOODLANDS – EASTWOOD, PORTISHEAD**

North Somerset Council had written to the Town Council as part of their evaluation of their woodlands to Forest Stewardship Council Standards. North Somerset Council currently manages approximately 160 hectares of woodland across the district, which includes Eastwood in Portishead. (11 hectares.) Since 2006 North Somerset Council has achieved FSC certification of their woodlands.

The Town Council is being asked to identify any positive or negative aspects of the management.

## RECOMMENDATION

Portishead Town Council fails to see how FSC certification improves the amenity of Eastwood for our residents.

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

**PL 134                      Delegated decisions made by the P & C Chairman on the attached table under delegated powers were noted.**

There being no further business the Chairman closed the meeting at 8.30pm

### SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

#### PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/0473/F	83 Nore Road Portishead	Enlarge existing dormer roofs at the front and rear to provide new bedroom at the rear and enlarge existing bedroom at the front of the property	No objections – subject to no valid objections from neighbours.
12/P/0484/F	24 The Garstons Portishead	First floor side extension	No objections to the planning application but would comment that – <ul style="list-style-type: none"><li>• The large expanse of brickwork on the north elevation could be improved with some further detailing.</li><li>• Also concern that with the possibility of additional cars for a 5 bed room house that there is a danger of increased parking in the hammerhead of the cul-de-sac.</li></ul>
12/P/0563/F	118 Hillside Road Portishead	Erection of a single storey front extension	No objections – subject to no valid objections from neighbours.
12/P/0585/F4	Land at 2 Queens Way Portishead	Application to extend time limit for implementation of planning permission 09/P/0303/0 (outline planning application for the erection of a dwelling with the access and layout not reserved for subsequent approval).	No objections – subject to no valid objections from neighbours.

12/P/0621/ADV	10 The Precinct High Street Portishead	Display of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign	No objections – subject to no valid objections from neighbours.
12/P/0622/F	10 The Precinct, High Street, Portishead	Proposed replacement shop front and entrance door.	No objections – subject to no valid objections from neighbours.
12/P/0684/F	1 Charlcombe Rise Portishead	Erection of replacement fence and gate to northern boundary	No objections – subject to no valid objections from neighbours.
12/P/0669/F	1 Mulberry Close Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.
12/P/0670/F	112 Merlin Park Portishead	Erection of a 2.7m high wall/fence in the rear garden following removal of a 3.5m high leylandii hedge.	No objections – subject to no valid objections from neighbours.
12/P/0674/F	103 Nightingale Rise Portishead	Erection of a single storey side extension	No objections – subject to no valid objections from neighbours.

### **TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
12/P/0502/TPO	Woodside Woodlands Road Portishead	Cedar - T1 - Reduce 3 lateral limbs on west side by 20% due to proximity to building and to prevent break out by reducing end weight	No objections – subject to no valid objections from neighbours.

### **OTHER PLANNING & REGULATORY MATTERS – FOR INFORMATION**

#### **CORRESPONDENCE RECEIVED –**

**Hinkley Point C Connection Project** – Letter from National Grid re clarification of an issue raised by the Somerset Alliance Against Pylons. 28 March 2012