

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY COMMITTEE
HELD ON 31 AUGUST 2011**

PRESENT Councillor Burden – in the Chair
Councillors Clark, Mrs Cruse, Mrs Lord, Terry, Walters
Mrs Tranter – Deputy Clerk

APOLOGIES Councillors Pasley, McMurray

PL 077 DECLARATIONS OF INTEREST

There were no declarations of interest.

PL 078 PUBLIC PARTICIPATION

There were no members of the public wishing to address the Committee.

SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE

PL 079 PLANNING APPLICATIONS

11/P/1435/F ALBION INN PUBLIC HOUSE, 15 BRISTOL ROAD, PORTISHEAD

Reduction in size of existing smoking shelter

Members noted that the work to reduce the size of the smoking shelter had already been carried out.

RECOMMENDATION

No comment.

11/P/1453/F 12 HIGH STREET, PORTISHEAD

Change of use from D1 to A1

The Committee had no objections to the change of use of the former library to a retail outlet in the town.

RECOMMENDATION

Portishead Town Council welcomes the use of the former library building as an additional retail outlet in the town.

11/P/1469/F 29 BRAMPTON WAY, PORTISHEAD

Proposed demolition of single garage and erection of rear 2 storey extension and single garage and workshop

The Committee noted that there were two objections to the proposed extensions to the property. Members considered that the extensions were too large for the plot and there would be privacy issues for the neighbours and loss of light.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site
- The position of the large extension in relation to the adjoining property would have an overbearing effect, and also result in privacy issues for the neighbours.

11/P/1535/F 17 TANSY LANE, PORTISHEAD

Erection of a two storey rear extension

Members expressed concern that the application was not available on North Somerset Council's website. However, the plot at a point where 5 gardens converge was of a reasonable size and in an area which was of a lower density than other applications in the Village Quarter which had been refused. It was considered that neighbours should not be affected.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

**PL 080 NORTH SOMERSET COUNCIL – LOCAL DEVELOPMENT
FRAMEWORK
CORE STRATEGY SUBMISSION
SCHEDULE OF CHANGES TO PUBLICATION VERSION**

The Chairman reminded the Committee that the Core Strategy is the forward plan for the next 20 years. There was a brief discussion on the proposals, all of which it was noted were minor changes to previous comments. None of the amendments proposed would affect Portishead town.

RECOMMENDATION

No comment.

PL 081 PUBLIC FOOTPATH LA15/22 (COASTAL/SEA WALL FOOTPATH – OBSTRUCTION)

The Planning Chairman informed the meeting that this item was brought to the attention of the Town Council by a resident at the last Town Council Meeting in August. He added that he had walked the route with Councillor Mrs Knight at the Bank Holiday and confirmed that there was currently no obstruction. The Planning Chairman also gave details of the history of the footpath, making reference to a map provided by Councillor Clark.

There followed a lively discussion when many diverse views and suggestions were made on the way the council should proceed.

RECOMMENDATION

The Clerk writes to North Somerset Council so that the status of the alleged path (marked HD on the attached map) is clarified and progressed. In the meantime North Somerset Council is requested to ensure that all obstructions are removed so that residents of Portishead have continued access to the path.

PL 082 NORTH SOMERSET COUNCIL CONSULTATION ON SUPPORTED BUS SERVICES

North Somerset Council is currently undertaking public consultation on council supported bus services. North Somerset Council has significantly reduced budgets and is therefore looking at the current network to consider how it can be redesigned.

Additional information had been requested by the Town Council including the amounts annual subsidies, average occupancy of bus services affecting Portishead residents etc. Members considered that without this information they could not reasonably comment on the continuation of these subsidies. However to date no further figures had been received.

RECOMMENDATION

The Clerk writes to North Somerset Council with the following response –

Portishead Town Council can not responsibly consider proposing changes to the currently supported bus services until present subsidy and usage figures are made available.

PL083 SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

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

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/1275/F	23 Beechwod Road Portishead	Two storey extension and single storey extension to side of property	No objections – subject to no valid objections from neighbours.
11/P/1328/F	8 Ridge Close Portishead	Erection of a two storey extension over existing garage. Erection of a new attached garage	No objections – subject to no valid objections from neighbours.
11/P/1336/F	5 Clockhouse Mews Portishead	Change existing double glazed unit 1200 x 920 to UPVC double glazed French windows	No objections – subject to no valid objections from neighbours.
11/P/1351/F	58 Combe Road Portishead	Retrospective application for erection of garage	No objections – subject to no valid objections from neighbours.
11/P/1352/F	Windmill Cottage 56 Nore Road Portishead	New single storey side extension, new conservatory at rear and conversion of existing store	No objections – subject to no valid objections from neighbours.
11/P/1384/F4	Lake Cottage Lake Road Portishead	Application to extend time limit for implementation of planning permission 08/P/1656/F erection of a two storey rear extension and a front porch	No objections – subject to no valid objections from neighbours.
11/P/1405/F	Gordano School St Mary's Road Portishead	Variation to Condition 2 (Parking spaces as per planning application 10/P/1151/F could not be constructed due to the existing landscape levels above MOD oil pipeline and easement zone)	No objections.
11/P/1423/F	7 Sage Close Portishead	Conversion of garage mezzanine and creation of dormer	No objections – subject to no valid objections from neighbours

11/P/1465/F	49 Beach Road West Portishead	Erection of a conservatory to the east elevation and a wooden shelter to the north elevation	No objections – subject to no valid objections from neighbours.
11/P/1468/LB	The Lodge Fedden Village Portishead	Removal of internal ground floor walls with creation of new opening for rear bi-folding glass doors. Conversion of garage to living accommodation with insertion of new windows to front, rear and side elevations of existing garage. Blocking up of window and door in side elevation of house and insertion of new window.	No objections – subject to no valid objections from neighbours
11/P/1514/F	15 Drakes Way Portishead	Renovation and extension of an existing front balcony	No objections – subject to no valid objections from neighbours.
11/P/1539/F	17a Clevedon Road North Weston Portishead	Replacement shop front	No objections – subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/1259/TPO	53 Sally Hill Portishead	<ul style="list-style-type: none"> Lime x 1 – Remove x 2 lower branches on fence, reduce by 30% lower front branch. 	The Lime tree is one of an important row of trees. However, no objections to proposed works.
11/P/1260/TPO	69 Brampton Way Portishead	<ul style="list-style-type: none"> Oak x 1 – Reduce by 20% 	No objections.
11/P/1263/TPO	West Court High Street Portishead	<ul style="list-style-type: none"> Sycamore x 1 – Reduce side nearest to flats by 30% 	No objections.

11/P/1355/TPO	Lime Tree Dental Practice 6 Woodhill Road Portishead	<ul style="list-style-type: none"> • Lime x 3 – Remove epicormic growth on main stems up to first forks 	No objections.
11/P/1397/TPO	131 High Street Portishead	<ul style="list-style-type: none"> • Lime x 1 – T1 – Reduce height by 3m. Reduce large lateral in upper crown 	No objections.
11/P/1447/TPO	Avon & Somerset Police HQ Valley Road Portishead	<ul style="list-style-type: none"> • Oak T17 – Reduce back limbs over car park by 30% • Ash T18 – Reduce back limbs over car park by 30% 	No objections.