

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY COMMITTEE
HELD ON 4 APRIL 2012**

PRESENT Councillor Burden - in the Chair

Councillor Clark, Mrs Cruse, Terry*, Walters
*Councillor Terry arrived at 7.40am

Mrs Tranter – Deputy Clerk

APOLOGIES Councillor Mrs Koops, Mrs Lord, Pasley

PL 124 DECLARATIONS OF INTEREST

No members present declared any personal or prejudicial interest.

PL 125 PUBLIC PARTICIPATION

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

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

PL 126 PLANNING APPLICATIONS

**12/P/0341/F GARAGE SITE OFF SEVERN ROAD,
PORTISHEAD**

Erection of 2 no. eco friendly, two storey houses with access off Severn Road, Portishead

Members noted the proposed use of a redundant site. The application would tidy up this area and provide much needed Affordable Housing.

RECOMMENDATION

No objections to the planning application and support the use of this land for Affordable Housing.

12/P/0388/F 2 TANSY LANE, PORTISHEAD

Erection of a two storey side extension

The Committee had concerns about the proposal for a two storey side extension which includes the loss of the existing garage. A neighbour had also objected. There is already a high density of properties in this area with congested roads with on street parking. Although one parking space was proposed on the existing front garden this would

affect the street scene and would be inadequate for the size of property proposed.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal is detrimental to the street scene.
- The loss of parking provides inadequate parking for the property, in an area where there are already congested streets with on street parking.

12/P/0497/F 24 LITTLE HALT, PORTISHEAD

Erection of a two storey side extension and single storey rear extension. Erection of rear dormer extension with 2 no Juliette balconies. Erection of 2 metre high fence along rear boundary.

Members noted that an earlier application 12/P/0137/F had been withdrawn prior to decision. Comparisons were made with the previous application.

RECOMMENDATION

No objections – subject to no valid objections from neighbours. It was noted however that there may be possible overlooking of gardens of 16 and 18 Halliwell Road.

12/P/0498/F COURT HOUSE FARM, CHURCH ROAD, 12/P/0499/LB PORTISHEAD

Conversion of main barn to residential dwelling (Springfield Farm) including new fenestration, balcony on north elevation at first floor level, single storey ground floor extension on north elevation, rooflights, chimney stack and other repairs and internal alterations. Repairs to Court Farm (Tower House) including trusses to be restored, fire place to be reinstated, new windows and doors, new roofing (part), the addition of a rooflight, partitioning and other alterations. Gates and posts to be constructed at shared vehicular access from the B124 on north east corner of property.

Members discussed the application in detail including the following –

- The conversion but preservation of the barn.
- The division of the farm house and barn.
- The barn would have living accommodation upstairs and bedrooms on the ground floor.
- The existing out buildings and their future use.

The Committee agreed that the proposal for the barn was an acceptable solution to a difficult problem and welcomed the imaginative design which will primarily be a family home.

RECOMMENDATION

No objections to the planning application for the barn and welcome the imaginative design which will primarily be a family home.

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

PL 127 PORTISHEAD TOWN 2000 DOCUMENT

The P & R Chairman reminded the Committee of the Document 2000 which had been prepared as a joint venture with North Somerset Council, the Chamber of Trade, Portishead Residents Association, Gordano Society and the Town Council in 1998. Councillor Burden suggested that with the possibility of additional S106 money being available for the High Street, as a result of the Sainsbury planning application, it could be appropriate for the Town Council to re-examine the document and check on the progress which has already made.

It was suggested that in the first instance a working party of interested members examine the current document, noting the failures and successes with a view to going out to wider consultation.

The Deputy Clerk informed members that a grit bin alongside Horatio House, purchased by the Town Council had been removed. The Principal Planning Officer at North Somerset Council had confirmed that upon receipt of a letter from the Town Council a replacement would be purchased from S106 money.

RECOMMENDATION

Portishead Town Council –

- Form a working party comprising of interested councillors (*to be named at Town Council*) to re-examine the Portishead 2000 Document with a view to going out to wider consultation.
- Write to North Somerset Council requesting a replacement grit bin alongside Horatio House to be funded from S106 money.

PL 128 CONSULTATION BY NORTH SOMERSET COUNCIL ON PROPOSED ALTERATIONS TO CARRIAGEWAY AT LOCKSIDE, PORT MARINE

North Somerset Council has been approached by a resident of Lockside, Portishead concerning parking difficulties outside his property. Vehicles are parking on-street directly outside properties 66-71 and 80-85 Lockside causing problems for vehicles trying to pull out of their allocated parking areas opposite the dwellings. One resident is so concerned that they are willing to pay for works to be carried out and for the officer time involved in the design.

North Somerset Council Highways Engineers have met with the resident and explained that waiting restrictions (double yellow lines) would be unlikely to solve the problem due to the lack of enforcement.

Therefore the resident has suggested installing buildouts to reduce the width of the carriageway so that a vehicle did park on the road it would cause an obstruction to through traffic. The proposal would have to be in the form of a priority system with illuminated signs and formal buildouts and white lining. The consequence of any measures would be the displacement of vehicles. (Refuse collection and large vehicles would still have access over the single carriageway).

The Committee discussed the proposal and were concerned that a precedent could be set for other alterations to the carriageway. In addition the Committee would want wider consultation with residents in the area.

RECOMMENDATION

Portishead Town Council are concerned that the work proposed could set a precedent and consider that North Somerset Council should carry out wider consultation with residents in the area of Lockside before any decision is made on alterations to the carriageway.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL 129 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 8.10pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/0356/F	Greengate Cottage 137 Eastcliff Portishead	Installation of garage gates	No objections – subject to no valid objections from neighbours.
12/P/0395/F	17 Sanderling Place Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.
12/P/0413/F	13 Robin Place Portishead	Erection of a conservatory	No objections – subject to no valid objections from neighbours.
12/P/0457/F4	Land adjoining Homefield 10 St Mary's Park Portishead	Extension to time limit	No objections.
12/P/0468/F	11 Camomile Walk Portishead	Conversion of attic to form additional bedroom and bathroom facilities with dormer windows to front and rear	No objections subject to no valid objections from neighbours.

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

LOCATION	PROPOSAL	RECOMMENDATION
14 Parsonage Court Portishead	T1 x 1 – Chestnut – Reduce by 2 metres	No objections.
8 Severnmeade Portishead	T1 x 1 Pine – Remove lowest branch towards building and dead wood.	No objections.
75 Brock End Portishead	T1 Oak 0 Crown reduce by 30% including removal of deadwood and branches from the crown	No objections.

OTHER PLANNING & REGULATORY MATTERS – FOR INFORMATION

FOOTPATH LA 23/30 CHARLCOMBE RISE, PORISHEAD DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER NO 5 2011

It was noted that notification had been received from North Somerset Council that the above order now had been confirmed. The route will now be recorded on the definitive map and statement for the area, as Footpath LA23/30. A full description of the path and map are available in the office.