

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY COMMITTEE
HELD ON 6 JUNE 2012**

PRESENT Councillor Mrs Koops – in the Chair

Councillors Clark, Burden, Mrs Cruse, Terry, Walters
Mrs Tranter – Deputy Clerk

APOLOGIES Councillor Mrs J Lord

There were 16 members of the public in attendance.

PL 135 DECLARATIONS OF INTEREST

No members present declared any personal or prejudicial interest.

PL 136 PUBLIC PARTICIPATION

Ms Hunt, a resident of 17 Victoria Square spoke against the planning application amendment 12/P/0685/F at 18 Victoria Square for a proposed two storey rear extension and erection of a detached double garage. She was concerned about the following –

- the height of the garage and the landscape trees which would block two thirds of their property.
- Over-looking of their house and conservatory.
- The proposed garage was not in keeping with the street scene and could be later converted into another property.

Mr Strong, a resident of 5 Victoria Square, also spoke against the same planning application and agreed with the previous comments made. He referred to the number of different proposals which had been submitted to North Somerset Council. He also explained that the residents of Victoria Square were providing a united front as the proposal is not to the benefit of Victoria Square. He suggested that building on any scale would cause enormous congestion in the area and was totally unacceptable.

SECTION 1 – CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

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

PL 137 PLANNING APPLICATION AMENDMENTS

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

Proposed two storey rear extension and erection of a detached double garage (*Amendment dated 25 May 2012*)

Members discussed the amendment to the original planning application in some detail. There was concern at the effect on the street scene and overdevelopment of the plot.

RECOMMENDATION

Object to the planning application on the following grounds –

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

PL 138

PLANNING APPLICATIONS

12/P/0884/F 2 TANSY LANE, PORTISHEAD

Erection of a first floor side extension over existing garage

It was noted by the Committee that this was a resubmission. The earlier application 12/P/0388/F for a two storey extension had been refused. Members noted that this application retained the garage.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal is detrimental to the street scene.

12/P/0902/F EASTWOOD, WOODLAND ROAD, PORTISHEAD

Conversion and extension of existing coach house to create annexe to main building

Members noted that the conversion of the coach house for use of a disabled relative. The plot is large and subject to the coach house being converted sympathetically and in keeping with the main dwelling there were no objections.

RECOMMENDATION

No objections but would comment that the conversion should be compatible with the main property.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

CLERK'S NOTE: As per Standing Orders 42.3 it was determined by the Committee that the following application be referred to Town Council for decision.

PL 139

12/P/0806/RG3 PILL PARK, HARBOUR ROAD, PORTISHEAD

Erection of a single storey boat house to include storage for up to eight dinghies and equipment, shower and changing facilities and a training room with the creation of a hard-standing area outside

Members discussed the application's position within Pill Park and the proposed materials. The Committee considered that because of its location there could be scope to include a public convenience within the development.

RECOMMENDATION

Portishead Town Council -

- Supports this storage facility but is disappointed with the design.
- Due to the nature and location of the building wider public use could benefit ie public toilets. Portishead Town Council would welcome a discussion on this proposal with the applicants.

PL 140 FOREST STEWARDSHIP COUNCIL (FSC) CERTIFICATION OF WOODS OWNED BY NORTH SOMERSET COUNCIL

The Committee discussed the letter received from North Somerset Council in response to comments made in May 2012 by the Town Council.

The letter gave full details of how Forest Stewardship Council (FSC) Standards enable North Somerset Council to improve the amenity of Eastwood, and other area of woodland within the district. It also opens the door to obtain grants from the Forestry Commission which are essential for on-going maintenance and improvement and other organisations. The cost of FSC certification is more than recouped by grants obtained.

RECOMMENDATION

Portishead Town Council supports any move by the District Council on engaging prompt maintenance of Eastwood for the residents of Portishead.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL 141 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 8.05pm

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/0585/F4	Land at 2 Queensway Portishead	Application to extend time limit for implementation of planning permission 09/P/0303/O (For the erection of a dwelling with the access and layout not reserved for subsequent approval)	No objections.
12/P/0621/ADV 12/P/0621/ADV	William Hill 10 Precinct Portishead	New shop front and signage	No objections.
12/P/0667/F	31 St Mary's Road Portishead	Erection of a single storey flat roofed extension to the rear with roof lantern and a railed terrace on roof	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/670/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	Erection of a 2.7m high wall/fence in the rear garden following removal of a 3.5m high Leylandii hedge
12/P/0684/F	1 Charlcombe Rise Portishead	Erection of a two storey extension to south west and a single storey extension to north west elevation	No objections – subject to no valid objections from neighbours.

12/P/0827/F	14 Conference Close Portishead	Erection of a single storey rear extension	No objections – subject to no valid objections from neighbours
12/P/0697/F	6 South Road Portishead	Minor material amendment to planning permission 11/P/1197/F. (Erection of two storey side and rear extensions to existing dwelling and conversion to 5 no two bedroom flats following demolition of existing rear extension) to modify rear and part of side elevation	No objections – subject to no valid objections from neighbours.
12/P/0694/F	115 Nore Road Portishead	Erection of a tow storey side extension. Conversion of existing garage to garden room/studio. Creation of a basement garage.	No objections – subject to no valid objections from neighbours
12/P/0789/F	Shiplanes Lake Road Portishead	Erection of a two storey rear extension and two storey side extension to provide first floor living accommodation. Erection of a porch and raised balcony to front.	No objections – subject to no valid objections from neighbours.
12/P/0807/F4	St Josephs RC School West Hill Portishead	Application for extension of the time limits for planning permission 09/P/0403/F	No objections – subject to no valid objections from neighbours
12/P/0827/F	14 Conference Close Portishead	Erection of a single storey rear extension	No objections – subject to no valid objections from neighbours

OTHER PLANNING & REGULATORY MATTERS – FOR INFORMATION

DANGERS OF WALKING/CYCLING ALONG CLAPTON ROAD TO PORTISHEAD

The response from North Somerset Council to letter sent in March 2012 by Portishead Town Council was noted. The Deputy Clerk to send a copy of the letter to the resident who initially raised the matter. No further action.