

**PORTISHEAD TOWN COUNCIL
PLANNING & REGULATORY COMMITTEE
HELD ON 7 DECEMBER 2011**

PRESENT Councillor Burden – in the Chair

Councillors Clark, Mrs Koops, Mrs Lord, Terry, Walters
Mrs Tranter – Deputy Clerk

APOLOGIES None

PL102 DECLARATIONS OF INTEREST

None

PL103 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

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

PL104 PLANNING APPLICATIONS

11/P/1951/F LAND AT WYNDHAM WAY, PORTISHEAD

Positioning of Battery Point Lighthouse bell with structure and associated external works

Members noted that this application had been made by Portishead Town Council. In planning terms the Council have no comment to make.

RECOMMENDATION

No comment.

11/P/1961/F 77 SLADE ROAD, PORTISHEAD

Erection of single storey extension linking to new garage following demolition of existing garage

Members discussed the location of the proposed garage and noted that an objection had been logged on North Somerset Council's website by the adjoining neighbour.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

11/P/2033/F

42A HIGH STREET, PORTISHEAD

Erection of two storey building attached to existing units to provide new retail shop on ground floor and office on first floor

The Committee noted that an objection had been raised by Alliance Homes, owners of the sheltered housing to the rear of the proposed development. They considered that the additional retail outlet would affect some of their tenants by blocking out daylight, loss of privacy and there would be an increase in noise.

RECOMMENDATION

Portishead Town Council welcomes the additional retail outlet in the High Street.

11/P/2076/F

**THE RETREAT, NEWHAVEN ROAD,
PORTISHEAD**

Redevelopment of The Retreat site to provide new dwelling

The Deputy Clerk informed members that this application was a resubmission of the earlier application 11/P/1839/F. A new application had been needed following an objection from North Somerset Council, as landowners of the land, to the front of the site. The plot boundaries had been amended. However, the Town Council also considered that the boundary to the rear of the site encroached on to their land. The Clerk would be meeting in the next week with the agent to resolve this matter.

RECOMMENDATION

No objection in planning terms.

Portishead Town Council does not imply acceptance that there is agreement or disagreement with the boundaries as shown, as Portishead Town Council land is adjacent to the site.

11/P/2092/F

4 TEAL WAY, PORTISHEAD

Conversion of loft including the construction of 2 no pitched roof front dormers and the addition of 2 no front lights and 3 no rear roof lights

Members noted that Velux units were to be installed on the rear of the property which would prevent overlooking of neighbours' properties. The dormers to the front elevation should not affect any other dwellings. No objections to the extension had been received.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL105 STREET LIGHTING & CARBON REDUCTION, IN PORTISHEAD

Members discussed the contents of the letter received in response to the Town Council request for a visit by an officer and the Executive Member, to clarify alterations to timings and types of street lighting in Portishead. The Committee was disappointed that North Somerset Council did not consider a visit necessary as there were a number of points which could be clarified by a technical person being present at the meeting.

The Deputy Clerk gave answers to a number of questions raised by members who had studied the interactive street lighting map on North Somerset Council's website –

- Developers would be responsible for paying for street lighting in areas not yet adopted by North Somerset Council.
- By February 2013 80% of all street lighting will be part night lighting.
- The decision was made that the largest town in the district would be dealt with first ie Weston–super-Mare, Portishead and Clevedon thereby saving the most power. Phase One was for main roads – higher wattage, followed by gradually working through residential areas.

There followed a lengthy discussion which raised a number of issues including –

- The inflexibility of the system.
- The effect on traders in the town who work late in to the night.
- The safety of residents who disembark from late night buses.

RECOMMENDATION

The Clerk write a letter to North Somerset Council expressing the Town Council's disappointment that a number of issues have been raised by the Town Council and the attendance at the meeting would have been beneficial if someone with knowledge of the system had been available.

In particular a number of businesses in Portishead are still operating after midnight and these traders, and buses bringing home residents after 12am, should be able to carry on their work or disembark on to lighted streets.

The Town Council considers that if appropriate consultation had taken place these issues could have been addressed. The District Council should work in partnership with the Town Council and there should be a two way exchange of information.

PL106

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

There being no further business the Chairman closed the meeting at 8.10pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATION AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/1967/F	390 Nore Road Portishead	Single storey front extension	No objections – subject to no objection from neighbours.
11/P/1974/F	2 Holmlea Portishead	Single storey rear extension	No objections – subject to no objection from neighbours.
11/P/1982/F	29 Brampton Way Portishead	Erection of a single storey extension to existing garage	No objections – subject to no objection from neighbours.
11/P/1985/ADV	Lidl Harbour Road Portishead	Display of one internally illuminated canopy mounted fascia sign	No objections.
11/P/1987/ADV	Lidl Harbour Road Portishead	Display of a freestanding pole mounted internally	No objections.
11/P/20900/F	St Josephs RC Primary School Bristol Road Portishead	Construction of a canopy on the south and east sides of the main school building	No objections.
11/P/2147/F	78 Wetlands Lane Portishead	Erection of a detached two storey building to provide car port and storage over	No objections – subject to no valid objections from neighbours.

PLANNING APPLICATION AMENDMENTSS AS REPORTED BY THE PLANNING CHAIRMAN

11/P/1757/F	8 Raleigh Rise Portishead	Erection of a three storey rear extension to include balcony and four roof lights. Addition of one	The amended plans do not address the earlier concerns of the Town Council.
-------------	------------------------------	--	--

		roof to the front elevation and replacement of existing windows and front door	
11/P/1810/F	1 Church Close Portishead	Demolition of existing dwelling and garage. Erection of a two storey dwelling with an attached double garage <i>Amendment dated 23 November 2011 comprising resiting of dwelling, attached garage to house and reduction in size of the garage, changes to internal layout and omission of mobile home.</i>	Welcome the revised positioning of the new dwelling within the plot away from the boundary wall. Also the reduction in size of the garage.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/1883/F	61 Valley Road Portishead	T1 Oak – Thin crown over garage area by a maximum 30	No objections – subject to no objection from neighbours.
11/P/1911/TPO	77 The Downs, Portishead	T1 – Ash – reduce weight of branch overhanging no 81. This will rebalance tree and reduce risk of failure of branch	No objections.
11/P/2012/TPO	1 Charlcombe Rise Portishead	T1 Pine reduce from building to 3m clearance	No objections – subject to no objection from neighbours.
11/P/2031/TPO	51 The Downs Portishead	T1 & T2 Ash – Reshape crown thin by 20%	No objections– subject to no objection from neighbours.
11/P/2087/TPO	3 Norewood Grove, Portishead	<ul style="list-style-type: none"> Holm Oak x 1 – reduce height by 35% 	The Town Council will rely on the expertise of North Somerset Council' Tree Officer in deciding whether this is appropriate work.

11/P/2131/WT	3a Woodhill Road, Portishead	<ul style="list-style-type: none"> • Eucalyptus Pollard stem nearest building and remainder by 30% • Sycamore – Fell and replace with a more suitable variety of tree 	No objections.
--------------	---------------------------------	---	----------------

OTHER PLANNING & REGULATORY MATTERS – FOR INFORMATION

11/P/0864/F LAND AT 89 HILLSIDE ROAD, PORTISHEAD

Erection of a dwelling with access from Newhaven Road

11/P/1087/F LAND AT CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD

Change of use from car parking area to allow for the siting of three additional mobile homes together with associated parking

It was noted that notification had been received of Appeals to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the developments above.