

**PORTISHEAD TOWN COUNCIL  
PLANNING & REGULATORY COMMITTEE  
HELD ON 7 MARCH 2012**

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

**APOLOGIES** Councillor Mrs Lord

**PL117 DECLARATIONS OF INTEREST**

No members present declared any personal or prejudicial interests.

**PL118 PUBLIC PARTICIPATION**

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

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

**PL119 PLANNING APPLICATIONS**

**12/P/0134/F TREGENNA, LITTLE HALT, REDCLIFFE BAY,  
PORTISHEAD**

New two storey dwelling replacing existing dwelling

Members noted that planning permission had been granted to extend the original bungalow to form a two storey house (10/P/1513/F refers). The reason for the new application was to include the demolition of the existing bungalow as its structure is not appropriate for the extension. The new application maintains the same shape and size as the approved application.

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**12/P/0137/F 24 LITTLE HALT, PORTISHEAD**

Erection of a two storey side extension and single storey to the rear with balcony above. Erection of rear dormer.

The Committee noted that there had been two objections from neighbours at the rear of the property in Halliwell Road, who were concerned at the possible loss of privacy in their gardens if a balcony were to be erected.

## RECOMMENDATION

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

### **12/P/0157/F            13 WOODHILL ROAD, PORTISHEAD**

Retrospective application for the erection of boundary fence following demolition of garage

Members discussed the general development along Battery Lane at the rear of the properties in Woodhill Road.

## RECOMMENDATION

Portishead Town Council supports this application which improves the local street scene in the Conservation Area.

### **12/P/0158/F            6 LOWER DOWN ROAD, PORTISHEAD**

Construction of front boundary wall (retrospective)

It was noted that this application is retrospective. No objections has been received.

## RECOMMENDATION

No objections – subject to no valid objections from neighbours.

### **12/P/0279/F            23 VALLEY ROAD, PORTISHEAD**

Erection of a detached four bedroom chalet style dwelling following demolition of the existing dwelling

Members noted that there had been an earlier application for a detached 4 bedroom dwelling following demolition of the existing dwelling (10/P/0279/F). This new application has the same footprint as the dwelling previously approved. No objections have been received on North Somerset Council's website.

## RECOMMENDATION

No objections – subject to no valid objections from neighbours.

### **12/P/0283/F            16 HILLCREST ROAD, PORTISHEAD**

Single storey extension and alterations to existing roof areas to provide additional attic accommodations and pitched roofs over existing flat roof areas.

The Committee acknowledged that the plot was very large. One objection had been received from a resident in Queens Road whose concern was the loss of views to Steep Holm. The loss of view however is not a planning consideration.

## RECOMMENDATION

No objections – subject to no valid objections from neighbours.

### **12/P/0324/HAZ      BRENNTAG UK LTD, BRISTOL ROAD, PORTISHEAD**

Hazardous substances Consent to store 4 tones of very toxic material which are Part B Category 1 substances, 20 tonnes of toxic material which are Part B category 2 substances, 199 tones of substances classified as dangerous to the environment falling within Part B categories 10i and 10ii (a full list of materials can be found in appendix C of this application)

Members discussed the implications of the application and changes to the way which chemicals are classified, in particular Sodium Hypochlorite, which now requires the site to apply for hazardous substances consent.

## RECOMMENDATION

Portishead Town Council is the owner of the adjacent playing field, leased to Bristol Football Club, part of which is for youth football. The Council is not technically competent on the hazardous nature of chemicals but have concerns for our residents and local environment in case of leakage.

## **SECTION 2** **PLANNING & REGULATORY MATTERS (RECOMMENDATIONS TO** **TOWN COUNCIL)**

### **PL120      NEIGHBOURHOOD PLANS – LOCALISM ACT 2011**

The Planning and Regulatory Chairman informed the Committee of his understanding of Neighbourhood Plans following his attendance at the workshop in February 2012. He pointed out that Portishead already has a number of planning documents in place which protect specific areas of the town –

- 4 Conservation areas
- Portishead Town 2000 (High Street Area), and the
- Master Plan for the East Portishead action Area.

Issues that the Town might have with open space, parking, or Green Belt could not be changed by a Neighbourhood Plan as the changes would conflict with the strategic policies in the Local Plan.

Note: Neighbourhood Plans are optional. There is no legal requirement for a community to prepare a Neighbourhood Plan. The policies in the Local Plan will still apply to our neighbourhood, whether you Town Council decides to prepare a Neighbour Plan or not.

It was agreed that with so many other changes coming forward as part of the Localism Act 2011 this was not the time to embark on another major project which would have time and cost implications for the Council.

#### RECOMMENDATION

Portishead Town Council review the subject of a Neighbourhood Plan in December 2012.

### **PL121 DANGERS OF WALKING/CYCLING ALONG CLAPTON LANE**

This item was originally dealt with by the Committee in January 2012 following a letter from a concerned resident of Clapton in Gordano. At that time a letter was sent to Gordano School, asking for their views on providing a safer pathway along Clapton Lane. A response has now been received from the school.

The school's response is positive but primarily pointed out that those pupils living in Clapton in Gordano are entitled to free bus transport and there is therefore already a safe route to school provided and funded by Council Tax payers in North Somerset. The school is, however, willing to support a scheme on releasing some of their land for the provision of a footpath if funding could be found. Members discussed the provision and merits of a safe walkway alongside busy traffic.

#### RECOMMENDATION

Portishead Town Council writes to –

- North Somerset Council (Safe Routes to School Team) forwarding the letter from Gordano School and asking them to investigate the safe route and to keep the town council informed of their progress.

Copies of the letter to be circulated to –

- the Leader of the Council, Councillor Nigel Ashton (as Ward District Councillor for the largest part of the proposed pathway).
- Clapton in Gordano Parish Clerk,
- Clapton in Gordano resident Mr Hounsell.

### **PL122 NATIONAL GRID – SOMERSET ALLIANCE AGAINST PYLONS**

Notification had been received in the office, only 24 hours before a Community Forum Meeting was held on 28 February to discuss the National Grid's proposal for the pylons in the Gordano Valley. The Somerset Alliance Against Pylons also pointed out in their correspondence that National Grid had decided to put electricity cables under ground in Lincolnshire. The Alliance asked that this matter be discussed by the Town Council.

The Committee discussed this item briefly but decided as the proposals by National Grid would not affect the town that no further action be taken by the Town Council.

#### RECOMMENDATION

Portishead Town Council take no further action.

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

**PL123** 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 8.20pm.

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

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
12/P/0113/F	23 Denny View Portishead	Erection of a dormer window and a revised decking area to the rear	No objections – subject to no valid objections from neighbours.
12/P/0127/F	396 Nore Road Portishead	Creation of a first floor balcony to rear elevation and a pitched roof on porch to front elevation. Increase size of landing window	No objections – subject to no valid objections from neighbours.
12/P/0131/F	256 Down Road Portishead	Erection of a balcony / raised decking to rear elevation	No objections – subject to no valid objections from neighbours.
12/P/0142/F	86 Nore Road Portishead	Erection of a first floor extension over existing garage to include a balcony to the west elevation. Erection of a replacement sun room with a balcony over and an external staircase to the west elevation.	No objections – subject to no valid objections from neighbours.
12/P/0156/F	39 Combe Avenue Portishead	Erection of a single side extension	No objections – subject to no valid objections from neighbours.
12/P/0177/ADV	24 Harbour Road Portishead	Display of 1 no fascia sign to front elevation and 1 no large internal window vinyl to side elevation	No objections – subject to no valid objections from neighbours.
12/P/0192/F	85 West Hill Portishead	Works to the existing attic extension including the reconfiguration of the glazed openings, the application of a new cladding system and the installation of 2 no roof lights	No objections – subject to no valid objections from neighbours.

12/P/0210/F	42a High Street Portishead	Erection of single storey retail shop	No objections – subject to no valid objections from neighbours.
12/P/0234/F	Overseas Nore Road Portishead	Extension of time limit to 08/P/1044/F for the erection of a 3 bedroom dwelling	No objections.
12/P/0291/F	12 Teal Way Portishead	Single storey side extension	No objections – subject to no valid objections from neighbours.
12/P/0318/F	53 Denny View Portishead	Erection of rear flat roof dormer and conversion of existing roof space to form living accommodation, 2 <sup>nd</sup> storey extension on existing side garage structure, rear external balcony and associated step access, internal remodelling.	No objections – subject to no valid objections from neighbours.
12/P/0325/LB	Church House Church Road North Portishead	Render top sections of brick chimneys.	No objections – subject to no valid objections from neighbours.
12/P/0332/F	89 Hillside Road, Portishead	Erection of a first floor extension and a two storey extension. Construction of a roof over garage and bridge link to rear garden	No objections – subject to no valid objections from neighbours.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
12/P/0097/WT	Whitehaven Pier Road Portishead	T1 – Ash x 1 – Fell	The Town Council object to the removal of this tree unless there are sound health and safety reasons for the felling.

12/P/0235/TPO	4 Norewood Grove Portishead	Holm Oak x 1 Fell	The Town Council object to the felling of this tree unless there are sound Health & Safety reasons for its removal. The tree is an important part of the street scene.
12/P/0307/WT	Daintree Woodlands Road Portishead	T2 – Oak x 1 – Crown reduce approx 30%	No objections
12/P/0308/TPO	Daintree Woodlands Road Portishead	T1 – Lime x 1 – Crown reduce by approx 35% to approx old points	No objections

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

### **NORTH SOMERSET COUNCIL REVIEW OF SUPPORTED BUS SERVICES**

Members noted the changes to supported bus services in Portishead, following the review of all council supported bus services by North Somerset Council. Copies of the timetable and route for the new Service 66 are available in the office.

### **TREE PRESERVATION ORDER (No 999) – Overseas, Little Halt**

It was noted that notification has been received from North Somerset Council that the above mentioned Tree Preservation Order has recently been made and formal notices have been served on the owner(s). A copy of the order is available in the office.

## **PLANNING APPEALS**

### **11/P/0267/F OLD PORTISHEAD PRIMARY SCHOOL SITE, SLADE ROAD, PORTISHEAD**

Erection of 3 / 4 storey (including basement level) residential institution (use Class C2) – comprising 51 apartments for supported independent living for those over age 55 with associated facilities including parking, landscaping, refuse compound and electricity sub-station.



Notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the development above. A copy of the Appeal has been requested.

**REPORTS AND CORRESPONDENCE RECEIVED** (Available in the office) -

**Avon & Somerset Police Accommodation Programme – Black Rock Quarry** - A copy of the Summary Consultation Report which summarises public consultation activity which took place in 2011 and covers the event proceedings and the verbal and written feedback received is available in the office. It should be noted that the Black Quarry site is not within the Portishead town boundary.

**Hinkley Point C Connection Project** – A letter has been received from National Grid enclosing a copy of their February 2012 Project News which has been sent to 40,000 residents and business within the consultation zone.