

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 1 AUGUST 2007**

PRESENT Councillor Mrs Lord – in the Chair

Councillors Mrs Cruse, Hazelton, Howells, Mrs Mason,
Miers, Miss Stanley, Walters

Mrs R Tranter – Assistant Clerk

APOLOGIES Councillor Cruse, Pasley, Mrs Way

PUBLIC PARTICIPATION

There were 14 members of the public present.

Standing orders were suspended to allow a member of the public to address the Committee. Mr John Smith, 10 Springfield Road, Portishead spoke on behalf of residents against the planning application 07/P/1757/F Land at 32 West Hill, Portishead for the erection of 13 no. dwellings, car parking, landscaping and associated works following demolition of the existing building.

Mr Smith made a comprehensive statement to the Committee. The Vale Vets building, formerly the St Joseph's Friary, will be demolished and the new development, consisting of 8 town houses and a block of 5 flats, will be built on the site which is 0.23 hectares. The residents' main concerns are –

- Overdevelopment of the site and is contrary to Policy H/7 of the North Somerset Replacement Local Plan.
- The density at 57 dwellings per hectare (dph) is above the recommended level of 30-50 dph. The surrounding area density is only 30 dph.
- Impact of the noise and dust during the development.
- Removal of trees.
- The height, loss of light and impact of the high dwellings.
- Severe parking problems – caused by overflow car parking.
- Restriction of view at an already hazardous junction (Springfield Road/West Hill).
- Possibility of flooding of cellars and basements because of changes to the water table. There are a number of natural springs in Springfield Road.

Finally Mr Smith asked that the application as it stands be refused and a more modest development be provided in what is in effect a garden.

Mrs Janet O'Dea, 1a West Hill Gardens, Portishead added that the development would also have a serious impact on West Hill Gardens.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal interest in Planning Application 07/P/1760/F
Land at Black Nore House, Nore Park Drive, Portishead
Erection of a dwelling with associated works after demolition of existing double garage
Reason – Acquainted with owner of Black Nore House.

Councillor Walters

- Personal interest in Planning Application 07/P/1760/F
Land at Black Nore House, Nore Park Drive, Portishead
Erection of a dwelling with associated works after demolition of existing double garage
Reason – Acquainted with owner of Black Nore House.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The order of the applications was amended to allow the application where members of the public were in attendance to be dealt with first.

07/P/1757/F LAND AT 32 WEST HILL, PORTISHEAD

Erection of 13 no. dwellings, car parking, landscaping and associated works following demolition of existing building

This application is a resubmission. The earlier application (06/P/2247/F refers) was withdrawn by the developer before a decision was made by North Somerset Council. There is one less dwelling proposed in the new application. Reference was made to correspondence from Barton Wilmore Architects to a Ward Councillor which clarified the following points –

- The amenity area within the site would be maintained by a Management Company.
- North Somerset Council Highway's officer is in discussion with the developer for additional parking spaces.
- An additional length of pavement on Springfield Road will be provided.
- It is not possible to move the townhouses any further back within the site because of the protected Beech Tree on West Hill. Re-siting the townhouses would also reduce the amenity space available.
- Dust and Noise levels and Health and Safety matters would be addressed by Environmental Control at North Somerset Council.

The Committee discussed the application in some detail. Members' main concerns were with the overdevelopment of the site and the properties being out of character with existing houses in the area. Car parking was also discussed. Experience of garaging on other local developments has shown that many garages are not large enough to hold a car. This would exacerbate the problem by forcing additional cars to park on already busy side roads.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment - does not comply with Policy H/7 North Somerset Replacement Local Plan and Planning Policy Statement 3.
- There is considerable local concern about natural springs which is not addressed in the application.
- Inadequate parking and poor visibility at junction with West Hill.
- Updated Protected Species' Survey required.
- Loss of tree cover.

The decision of the Committee was unanimous.

Members of the public interested in the above application left the meeting at this point.

07/P/1740/F 113 AVON WAY , PORTISHEAD

Change of use from shop (Class A1) to hot food takeaway (Class A5) with opening hours from 11am to 12 midnight

The Chairman read from a letter submitted by King Sturge acting as Marketing Agents for the property. This letter gave details of the marketing which had been carried out since August 2006. In this time only three viewings of the vacant property had been made and all of these interested parties were potential Class A5 operators (Hot Food Takeaway). The Committee discussed the change of use and the number of other takeaway outlets in the vicinity. Members agreed that whilst they were disappointed to lose a retail outlet at this location it would be an improvement to have an occupied unit.

RECOMMENDATION

No objections but would comment that –

- Regret the loss of a retail unit;
- Hours of closing should be restricted to 10pm; and
- Additional litter bins should be provided.

07/P/1760/F LAND AT BLACK NORE HOUSE, NORE PARK DRIVE, PORTISHEAD

Erection of a dwelling with associated works after demolition of existing double garage

The Chairman informed the Committee that there had been an earlier planning application (07/P/1449/F refers) for the demolition of the existing garage and the building of a new garage for use by Black Nore House. That application had been dealt with as a delegated item in July 2007. Generally members liked the unusual style of proposed dwelling and agreed that this was a sizeable plot which is screened partially by trees.

RECOMMENDATION

No objections.

07/P/1783/F 380 NORE ROAD, PORTISHEAD

Erection of 2 detached dwellings with associated garages after demolition of existing dwelling.

The Committee discussed the merits of the proposed dwellings following demolition of the existing timber bungalow. It was noted that the neighbour had objected to the application. Concerns were raised that the properties were being squeezed on to the plot leaving very little amenity space around the dwellings.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site;
- Lack of amenity space within the plots; and
- Concerns about the access on to the busy, main road.

07/P/1793/F CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD

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

The Committee noted that this was the second application for Charlcombe Park. The earlier application had been for additional mobile homes at the top of the site. The area now proposed for development is the car park accessed along a private road leading to the Redcliffe Bay PSD. Residents have advised the Chairman that some additional parking spaces have been created within the existing park to offset this change of use. Members main concern was the loss of this open space so close to the Redcliffe Bay PSD on the only route to this COMAH Site.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment; and
- This is the only emergency route to the COMAH site and should be kept clear.

07/P/1809/F SITE ZZ, LAND AT HARBOUR ROAD, PORTISHEAD

Erection of 88 bed nursing home for care related purposes.

The Committee noted that all 88 rooms would have en-suite facilities, although the en-suite did not include a bath or shower.

The Nursing Home would employ 70 full time equivalent staff but only has 18 proposed parking spaces. Members were reminded of problems experienced at Norewood Lodge, the nursing home off Nore Road. As part of their planning permission staff were to have been bussed in by minibus but this had not materialized. This has resulted in considerable additional noise/traffic when shifts were changing. Members were concerned that this could be repeated with this application. The Committee also had concerns that the parking allocation is inadequate when allowing for shift changeovers, delivery vehicles and nursing care.

Councillor Mrs Cruse left the meeting at 8.45pm before voting took place.

RECOMMENDATION

Portishead and North Weston Town Council welcome the additional nursing home but are extremely concerned that for 70 full time equivalent staff, delivery vehicles and social and medical/nursing services the car parking is gravely inadequate.

OTHER PLANNING MATTERS

PEGASUS CROSSING, PORTBURY HUNDRED, PORTBURY

The Chairman informed the Committee of the history of the proposed Pegasus Crossing linking the Public Right of Way on either side of the Portbury Hundred. The proposed crossing is outside the Portishead Town Boundary but will affect Portishead residents on the route in and out of the town. The following comments have already been submitted to North Somerset Council because of time constraints –

“The Town Council finds all the options unpalatable. Any work which reduces the capacity of the A369 will raise the anger of the commuters in the town. Extending the speed limit will also be highly unpopular, and we suspect lead to high levels of speeding on the road – with all the dangers of skidding etc which you point out in your report. A crossing within the current 40mph limit is so close to the roundabout, that when the light were red, it would lead to traffic backing up on the roundabout and therefore creating problems on the other 3 arms of the roundabout – not mentioned in your report. Wherever a new set of lights goes, it will be unpopular with drivers – there are already 3 sets of pedestrian lights on Wyndham Way, plus the junction lights at McDonalds – this set would make 5 sets in a relatively short distance. (Six if you count Cabstand – but that is another story!)

The Town Council find Option 2 the best – use the money to investigate alternatives – and all the possible uses. It seems that hundreds – thousands? Of drivers are being given less consideration than a few horses and walkers. We ought to be able to come up with another scheme – even move the PROW? – so that both populations can be dealt with fairly – and cost effectively.”

RECOMMENDATION

Portishead and North Weston Town Council recommend approval of the comments already submitted to North Somerset Council by the Planning Chairman.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated authority were noted.

There being no further business the meeting closed at 8.55pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1599/ADV	Co-op Food Store Wyndham Way Portishead	Advertisement Consent for new signage	Note that the new signage has been installed. No objections.
07/P/1657/F	44 Brock End Portishead	Insertion of 2 no roof windows to front elevation and 1 no dormer window to rear elevation as part of loft conversion	No objections – subject to no valid objections from neighbours.
07/P/1668/F	44 High Street Portishead	Erection of a two storey side extension to provide new ground floor office. Replacement of shop front and entrance to existing shop	No objections.
07/P/1695/F	Westwinds Lake Road Portishead	Erection of single storey front extensions and creation of a pitched roof at front (Revision to approved planning application 06/P/2894/F)	No objections.
07/P/1727/F	66 Nightingale Rise Portishead	Erection of a single storey side extension	No objections.
07/P/1728/F	3 Church Road North Portishead	Erection of a first floor side extension over existing garage	No objections subject to no valid objections from neighbours.
07/P/1748/F	66 Slade Road, Portishead	Alterations to roof for conversion of loft and construction of a rear and a side dormer	Object – The ridge height is raised and out of keeping with the style of neighbouring properties.
07/P/1795/F	4 St Mary's Road, Portishead	Erection of two storey side extension after demolition of existing garage	No objections – subject to no valid objections from neighbours

07/P/1800/F	28 Hillside Road, Portishead	Erection of two storey side extension and replacement of existing flat roof over lounge/garage with pitched roof.	No objections – subject to no valid objections from neighbours
07/P/1806/F	33 Greenfield Park, Portishead	Erection of a rear conservatory following demolition of existing conservatory	No objections – subject to no valid objections from neighbours
07/P/1826/F	Sheltered housing, odd nos. 1 to 71 Pembroke Road, Redcliffe Bay	Replacement of cladding to external walls with rendering	No objections
07/P/1852/F	96 Avon Way, Portishead	Erection of two storey side extension	No objections – subject to no valid objections from neighbours
07/P/1863/F	St Peters C of E primary School, Halletts Way, Portishead	Erection of a sun shelter	No objections – subject to no valid objections from neighbours
07/P/1866/F	19 High Street, Portishead	Construction of a disabled access ramp	No objections
07/P/1877/RM	34 St Mary's Road	Submission of reserved matters of appearance, access, layout, landscaping and scale for erection of a dwelling pursuant to 05/P/2054/O	No objections – subject to no valid objections from neighbours. (<i>Note – TC & NSC approved outline plan in 2005</i>)
07/P/1885/F	4 Oak Drive, Portishead	Subdivision and alteration of existing dwelling to create two separate dwellings. Erection of a rear conservatory to existing dwelling	No objections as concerns about parking have been addressed but request a condition that there will be no approval to convert either garage to living space in the future.
07/P/1890/LDP	214 Down Road, Portishead	Certificate of Lawfulness for the proposed erection of a single storey extension to south elevation	No objections
07/P/1894/F	Unit 3 Harbourmead, Harbour Road Trading Estate	Retrospective application for the change of use from existing B1 (Business), B2 (Light Industrial) and B8 (Storage and Distribution) use to Sui Generis (storage, distribution,	No objections

		repair and sale of computer equipment with associated office) use	
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PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0032/F	Old Mill Road, Portishead	Erection of a retail development together with associated car parking, servicing and landscaping following the demolition of existing building	No objections

WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN INCONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1574/TPO	White Lodge Park Off Nore Road Portishead	Large Cypress x 2 – Crown lift to 4m	These two trees are very large and tall specimens with significant landscape value on Nore Road. They are close together and badly maintained and need considerable attention. They are close too to Nore Road and will impact on high sided vehicles. The proposed work will improve the quality and shape of the trees and improve their landscape value. No objection.
07/P/1591/WT	The Saltings Woodlands Road Portishead	Ash x 1 - Fell	The tree is of significant size and age and contributes to the landscape in a garden with no other trees. The tree is not of high quality partly due to its previous management and current neglect. It overhangs the

			<p>garage and some branches are touching the garage roof. However there is no significant shading or overbearing impact from the tree. The application mentions potential damage to retaining wall some 6 metres away but there is no evidence of this. Its removal would have a negative impact on the landscape.</p> <p>Recommendation: The tree should be retained and reshaped to remove lower overhanging branches near the garage and other straggling branches. If permission is given to remove it then a replacement native tree appropriate to the location should be planted.</p>
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