

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 1 FEBRUARY 2003**

**PRESENT** Councillor J Johnston – in the Chair  
Councillors Brine, Mrs Bickley, J S Clark. M Johnston, Mrs Mason,  
Pickering

**APOLOGIES** Councillors Mrs Cruse, Pasley, Walters

**PUBLIC PARTICIPATION**

There were eleven members of the public present. The Committee also noted written comments submitted by Councillor Walters in respect of Application 03/P/0038/O.

Standing orders were suspended to allow several members of the public to address the Committee. Their comments are summarised as follows.

03/P/0038/O – 48 Drakes Way – The members of the public had a spokesman who said the residents strongly objected to the proposal for a house in the garden of 48 Drakes Way because: -

- The site was too small and excavation into the rock would be required
- That it was a dangerous location on a hairpin bend
- That the road was very steep
- It would be out of keeping with the remainder of the development
- Would result in the loss of a visual amenity for the houses behind

03/P/0061/RG3 – Gordano Playing Fields.

- They raised objections to the height and scale of the fence
- To the enclosing of Lipgate Place
- Believed the fence should be adjacent to the school buildings and not out in the field
- Considered the plans to be unclear
- Thought the two heights (1.8m and 2.4m) were inconsistent
- Pointed out that Gordano School allow the public to use their facilities and they do not have fences

Standing orders were resumed.

**DECLARATIONS OF INTEREST**

No declarations of interest were made.

## **SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

### **PLANNING APPLICATIONS**

#### **03/P/0038/O                    LAND AT 48 DRAKES WAY, PORTISHEAD**

Outline permission for new house, garage together with all associated works

The Committee discussed the proposal and the following points were made: -

- The loss of a view is not normally a planning consideration, however one councillor pointed out that the whole development was designed to take advantage of the view.
- The site is extremely small for any house with a garage and forecourt.
- It could not accord with the size or therefore the style of the existing houses.
- It might be necessary to build three floors to get a reasonable size of house.

The Committee voted 3 for and 4 against.

Recommend REFUSAL.

#### **03/P/0061/RG3                    GORDANO PLAYING FIELDS, REAR OF CLEVEDON ROAD/LIPGATE PLACE, PORTISHEAD**

Erection of a 2.4 metre high fence with gates

The Committee discussed various aspects of the application:-

- Noted the recommendations of the DfES conflicted with DEFRA relating to Green Belts.
- Agreed the plans were not as clear as they would wish.
- Raised the question: is the fence for security of the children or the property – if it is for the children it is unnecessary as they will be supervised; if it is for the property it is in the wrong place.
- The Committee considered the fence should be near the buildings to protect them.

The Committee wanted as a minimum requirement to reduce the fence height to 1.8m and  
Therefore by a majority of one

Recommend REFUSAL

#### **02/P/2850/F                    5 POLDEN ROAD, PORTISHEAD**

Dormer extension to roof incorporating 2 no bedrooms

The Committee agreed that the provision of a dormer window was acceptable, but would like the existing ridge line retained by lowering the dormer roof.

Recommend APPROVAL provided the existing roof ridge line is retained.

#### **02/P/2853/F                    14A OLD MILL ROAD, PORTISHEAD**

Change of use from former coal yard to vehicle and construction plant storage area

The Committee considered the use of a site for the storage of machinery to be inappropriate when the town was in need of more employment opportunities.

Recommend REFUSAL.

**03/P/0059/F**

**10 THE PRECINCT, PORTISHEAD**

Change of use of first floor from storage to A3 use to serve tea, coffee, cakes

The Committee noted that no external changes were involved.

Recommend APPROVAL.

**03/P/0110/O**

**359 NORE ROAD, PORTISHEAD**

Outline permission for siting and access for a proposed split level dwelling

The Committee discussed this application and noted that the proposed dwelling will be in the line of the rest of the properties in this area. They could see no reason for objection, noting the provision of a turning facility in the grounds.

Recommend APPROVAL.

**OTHER ITEMS FOR DECISION**

**a) TRAFFIC REGULATION ORDER - ST JOSEPH'S SCHOOL, BRISTOL ROAD, PORTISHEAD**

Councillor Pickering gave a brief report on discussions on this issue and the reason the Town Council representatives at the meeting held with Councillor Burden at Weston-super-Mare on 18 November 2002 agreed to the two way traffic etc contrary to the Town Council's previous recommendations. The main reason was the St Joseph's Governors who were also present at the meeting had accepted the North Somerset Council proposals leaving the Town Council representatives isolated.

The Committee were however concerned that the St Joseph's representatives present at the Planning Committee meeting appeared to hold a different view. It was suggested that the St Joseph's Governors took care to formulate a school policy and ensure it was adhered to.

The Committee also noted that local residents said they had not seen a final road plan.

Recommended that the Town Council endorse the executive decision made by the Chairman, following the 18 November 2002 meeting with Councillor Burden, to withdraw the objections made by the Town Council to the traffic regulation orders in respect of the new St Joseph's School.

All present at the meeting, including representatives from St Joseph's School, wished it put on record that they were unhappy that most of the original objections to the Traffic Regulation Order had been ignored.

**b) TRAFFIC REGULATION ORDER - HARBOUR ROAD IMPROVEMENT WORKS, PORTISHEAD**

The Committee noted the background to the Traffic Regulation Order to remove the 'Jug-handle' drop off zone and noted that agreement had been reached between the Planning and Marketing and Leisure Departments and Crest to provide a new half-width bus lay-by further along harbour Road and to improve the roundabout with the Leisure Centre grounds to enable it to be negotiated by larger vehicles. However, the Clerk reported that the area of the 'jug-handle' was originally in the ownership of the

Town Council and was subject to a Crown Estates covenant restricting its use “to allow the Town Council (or its successors) to erect a swimming pool and recreation and leisure facilities”. As assurance that the Town Council would be indemnified against possible future claims from the Crown Estates Commissioners had been sought from North Somerset Council.

Recommended that the Town Council endorse the action taken of the Chairman and Clerk and confirm that they do not wish to withdraw their objection to the TRO (SKC049) until an indemnity against any possible future claims from the Crown Estates Commissioners is received.

**c) NORTH SOMERSET COUNCIL’S DRAFT PLANNING ENFORCEMENT POLICY**

The Committee RECOMMEND that the Town Council support this paper which is clear and to the point.

**SECTION 2 – DELEGATED ITEMS**

**PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

**02/P/2858/F                    256 DOWN ROAD, PORTISHEAD**

Extension to single garage (to double)

The garage is very near to the road and it should be kept as low as possible.

Recommend APPROVAL.

**02/P/2866/F                    11 LADYMEAD, THE VALE, PORTISHEAD**

Second storey extension

No 10 Ladymead may feel hemmed in, no-one else should be affected.

Recommend APPROVAL subject to no valid objections from No 10 Ladymead.

**02/P/2881/RM                LAND AT SITE BETWEEN THE SPINNEY AND  
60 WETLANDS LANE, PORTISHEAD**

Proposed erection of 2 detached dwellings and creation of shared vehicular access

The adjacent property (No 60 Wetlands Lane) has one window overlooking the site, but will not be overlooked.

Recommend APPROVAL.

**02/P/2890/F                    ROSECROFT, 47 NORE ROAD, PORTISHEAD**

Centralise garage doors; form feature window to front of existing studio. Form side cheeks to walkway above garage entrance

The garage is set well back and should be a good restoration.

Recommend APPROVAL.

**03/P/0011/F POLICE FORCE HEADQUARTERS, VALLEY ROAD,  
PORTISHEAD**

Variation of condition 3. (01/P/0010/0) [That no works on site be carried out until full permission for building is obtained.]

Recommend APPROVAL.

**03/P/0013/F POLICE FORCE HEADQUARTERS, VALLEY ROAD,  
PORTISHEAD**

Submission of reserved matters landscaping, surface water drainage, external lighting, car parking and cycling provision pursuant to Outline Planning Permission 01/P/0010/O for the erection of 2 storey building to provide office and storage accommodation. Construction of car parking and servicing areas.

Recommend APPROVAL but would comment that if some planting could be incorporated within the parking spaces to soften the lines it would improve the appearance. However it is noted that this may interfere with CCTV.

**03/P/0079/F 23 BEACH ROAD EAST, PORTISHEAD**

Extension, replace porch and attic extension.

Would suggest the Velux window on the front elevation be moved to the side where it will be just as effective, cheaper to fit and avoid spoiling the front elevation.

Recommend APPROVAL.

**03/P/0099/F 1 LITTLE HALT, PORTISHEAD**

Proposed conservatory and study extension to rear of property

Recommend APPROVAL – subject to no valid objection from No 17 Newhaven Place.

**03/P/0111/O 43 COMBE AVENUE, PORTISHEAD**

Permission in principle to erect dwelling house with garage and site access

This is a renewal of limited period permission (planning application 99/P/2605/O).

Recommend APPROVAL.

**03/P/0127/F 38 THE DOWNS, PORTISHEAD**

Proposed 2 storey side extension to the rear and front porch extension

Would suggest front porch be pulled in slightly at right and given a gable roof. The garage needs to be set down at a lower level or the drive will be impracticably steep. Rear dining room may cause some loss of amenity to No 40.

Recommend APPROVAL provided No 40 has no valid objection to rear extension.

**WORKS TO TREES APPLICATIONS AS REPORTED BY THE TREE  
WARDEN IN CONJUNCTION WITH THE PLANNING CHAIRMAN**

**02/P/2856/TPO            CHARLTON, WOODSIDE GARDENS, PORTISHEAD**

Works to various trees (TPO 55)

Agree with Jane Brewer, North Somerset Council's Tree Officer, that the owner is doing his best to keep as many of the trees as possible. Several of the trees have fungus.

Recommend APPROVAL.

**03/P/0023/F            PLOT 18 SWANHILL DEVELOPMENT, PORT MARINE,  
PORTISHEAD**

Works to Trees – TPO 168 – Fell multi-stemmed Sycamore

The Sycamore is large but shaped, possibly by developer. If removed it should be replaced by a Silver Birch to continue the existing adjoining line of Silver Birch trees.

Recommend APPROVAL.

There being no further business the meeting closed at 11.35am