

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 1 JULY 2006
AT 9.30AM**

PRESENT Councillor Walters – in the Chair

Councillors Mrs Bickley, J S Clark, Gething, Johnston, Mrs Mason

APOLOGIES Councillor Mrs Lord, Pasley

PUBLIC PARTICIPATION

No members of the public were present.

DECLARATIONS OF INTEREST

Councillor Clark

- Personal interest in 06/P/1472/F, 13 Victoria Square, Portishead
Erection of a single extension to existing shop
Acquainted with applicant.

Councillor Gething

- Personal interest in 06/P/1472/F, 13 Victoria Square, Portishead
Erection of a single extension to existing shop
Acquainted with applicant.

Councillor Johnston

- Personal and prejudicial interest in 06/P/1472/F, 13 Victoria Square, Portishead
Erection of a single extension to existing shop
Related to applicant.

Note: Consideration of the above application was taken at the end of the meeting after Councillors Gething and Johnston had left the meeting.

Declaration by members who serve on both the Town and District Council

Councillors Gething, Johnston and Walters stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

06/P/1320/F 63 HILLCREST ROAD, PORTISHEAD

Erection of a two storey rear extension and replace all flat roofs with pitched roofs

Recommend REFUSAL – overdevelopment and inappropriate for the site.

06/P/1341/F 265 DOWN ROAD, PORTISHEAD

Erection of a single storey side extension and alteration to roof to include roof-lights to front elevation

After discussion the Committee considered that the objectors had some validity and the Committee made

NO RECOMMENDATION.

06/P/1352/F 3 BEECHWOOD DRIVE, PORTISHEAD

Erection of single and two storey side extension with replacement dormer windows. Alterations to windows and doors.

Recommend APPROVAL if the neighbours fenestration objections can be overcome.

06/P/1369/F 20 RIPPLESIDE, PORTISHEAD

Erection of a single and two storey side extension and a single storey rear extension

Recommend REFUSAL - overbearing impact on neighbours and the adverse impact on the street scene.

06/P/1392/F 39 SALLY HILL, PORTISHEAD

Conversion of garage to living accommodation

Recommend REFUSAL - consideration should be given to any precedent set in this new area of housing built with restricted availability of car space.

06/P/1507/F 359 NORE ROAD, PORTISHEAD

Erection of a dwelling following the demolition of the existing (Revision to Planning Approval 04/P/0661/F

This was a late application. The Ward Councillors will bring a recommendation to the Town Council Meeting.

PLANNING APPLICATION AMENDMENTS

06/P/1037/RM PART OF BLOCKS H & K, EAST QUAY, PORTISHEAD

Submission of reserved matters of external appearance, siting, design, access and landscaping for erection of 30 town houses and 9 flats with 81 parking spaces, carports and bicycle sheds pursuant to outline permission 94/0348 timescale extended by 00/P/1846/O

Amendment dated 26 June 2006, comprising –

- Roof pitch increased to 22.5° with concrete plain tiles.
- Front forecourt walls omitted and 600mm high railings added.
- Rear boundary treatment amended.
- Rear elevations to flats and orthogonal houses changed to render.
- Front and garage doors changes to painted steel.
- Windows changed to white UPVC.
- Western block moved to 3 metres from boundary.
- 1:20 drawing of balconies provided.
- Details of front forecourt provided.

Recommend REFUSAL. Although parts of this revision were welcomed; the substitution of cheaper less sustainable options of PVC and painted steel were considered undesirable and the effect on the eco-home standards was not known.

OTHER PLANNING MATTERS

REVIEW OF PLANNING PROCEDURES AND APPOINTMENT OF PLANNING CHAIRMAN

In view of the Motion to Council, and the comments of the Strategic Working Party it is suggested that a Working Party of all Councillors be set up to resolve the various views.

STATEMENT OF COMMUNITY INVOLVEMENT

Recommendation

Portishead and North Weston Town Council are satisfied that the Statement of Community Involvement draft May 2006 is sound.

Councillor Mrs Bickley will provide a separate list of clerical errors.

REPLACEMENT LOCAL PLAN

Recommendation

1. Portishead & North Weston Town Council support the acceptance by NSC of:
 - removal of much text and examples to other documents
 - the proposed modifications to the General Development Principles 1-5
 - the proposed modifications to the Environment and Cultural Heritage policies ECH/1-9, 11-16
 - policies H/3 and H/4 relating to dwelling densities of 30-50dph and affordable housing allocations of 30% on (defined) larger sites.

2. The Town Council support North Somerset Council in rejecting the proposed modifications to ECH/10 (Forest of Avon).
3. The Town Council reluctantly support North Somerset Council in its acceptance the modification removing land between the railway and M5 from the Green Belt, and welcome the associated new policy E/5A.
4. The Town Council reject the modification designating land at Severn Paper Mill as mixed-use and reject North Somerset Council's proposal that this site has two separate forms of development.
5. The Town Council reject North Somerset Council's acceptance of modifications to include Severn Paper Mill in the schedule to Policy H/2 of proposed sites for new housing.
6. The Town Council reject North Somerset Council's acceptance of modifications to include 117 High Street in the schedule to policy H/2 of proposed sites for new housing. We consider that this land should be kept for employment creating/sustaining purposes.

The following planning application was considered after Councillors Clark and Johnston had left the meeting.

06/P/1472/F 13 VICTORIA SQUARE, PORTISHEAD

Erection of a single storey extension to existing shop

Recommend APPROVAL – increase of shopping area welcomed.

There being no further business the meeting closed at 11.15am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/1229/F	3 Severn Road, Portishead	Erection of a single storey rear extension	No objections	Approval
06/P/1255/F	27 The Knoll, Portishead	Erection of a rear conservatory and a front porch following demolition of existing conservatory	No objections	Approval
06/P/1297/F	138 Badger Rise Portishead	Two storey side extension incorporating garage and first floor bedroom extension with en-suite	No objections	Approval
06/P/1322/F	56 Phoenix Way Portishead	Erection of a rear conservatory	No objections	Approval
06/P/1331/F	3 Burford Close, Portishead	Single storey rear extension	No objections	Approval
06/P/1339/F	18 Down Road, Portishead	Conservatory	No objections	Approval
06/P/1346/F	Land to the rear of 52-56 Down Road Portishead	Erection of 3 detached bungalows	This application does not address the previous concerns of the Town Council.	Refusal – “unacceptable backland development, served by an inadequate access, which by reason of width, length and proximity to adjoining properties will have a detrimental effect on the living conditions of 52 and 54 Down Road.

06/P/1389/F	16 Nore Park Drive, Portishead	Erection of a two storey rear extension and a front porch following demolition of existing porch and conservatory	No objections	Approval
06/P/1399/F	155 Heron Gardens Portishead	Erection of a two storey rear extension and demolition and rebuilding of garage	No objections	Approval
06/P/1421/F	27 Leighview Road, Portishead	Erection of a two storey side extension following the demolition	No objections	Approval
06/P/1438/F	5 Ranchways, Portishead	Erection of a rear conservatory	No objections	Approval
06/P/1460/F	7 The Deans, Portishead	Erection of a front porch, front bay window, and tiled roof across full width of the property	No objections	Approval
06/P/1476/F	Land at Manor Farm adjoining 59 Valley Road Portishead	Change of use from agricultural land to temporary siting of two caravans for duration of the erection of new dwelling	No objections	Approval
06/P/1477/F	Middle Bridges	Erection of a single storey extension to the south east elevation	No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/1193/TPO	11 Roath Road Portishead	Works to trees – • Eucalyptus x 1 - Fell	This tree is very large.	Approval
06/P/1243/TPO 06/P/1244/WT	Clarence House High Street Portishead	Works to trees – • Ash x 1 Fell • Ash x 1 – 30% balanced	The Tree Warden is unhappy with the felling of the largest Ash. While it may have some	Refusal

		<p>crown reduction</p> <ul style="list-style-type: none"> • Beech x 1 – reduce and lower crown 	<p>canker the safety can be improved by reducing crown and thinning as requested for other trees on the application. The felling of this tree would be a major amenity loss. There are also concerns that this application is coincident with the application for re-development and appeal next door at Clarence Cottage.</p> <p>There are no problems with the crown reduction on the other trees.</p>	<p>Approval</p>
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OTHER PLANNING MATTERS – FOR INFORMATION

06/P/0269/F

54 NORE ROAD, PORTISHEAD

Replace existing wooden fencing with block pillars and metal railings

It was noted that notification has been received of an Appeal to the Planning Inspectorate on behalf of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the above application. It was also noted that a written statement has been submitted and a copy of the appeal decision requested.