

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY, 1 OCTOBER 2003**

PRESENT

Councillor Mrs Bickley – in the Chair

Councillors Miss Griffiths, Johnston, Mrs Lord, Mrs Mason,
Rigby

APOLOGIES

Councillors J H Clark, J S Clark, Mrs Cruse
J McMurray, Pasley

PUBLIC PARTICIPATION

There were 6 members of the public present.

Standing orders were suspended to allow a member of the public to address the Committee on the planning application amendment 03/P/1622/F Erection of a two storey dwelling house at 3 Beach Road West, Portishead.

Mr John Mills, 3 Beach Road West spoke in support of his planning application amendment. He provided the Committee with copies of aerial photographs of the site, artist's impressions, and a copy of a petition of local residents who also supported the scheme. He confirmed that these documents had also been submitted to North Somerset Council.

Mr Mills provided counter arguments to the reasons for refusal of the original application and drew attention to the various types of development which had taken place within this part of the conservation area during the last 12 years. He confirmed that -

- the high boundary wall, over 10 feet in part, would remain;
- The entrance to the site would be by means of the existing double gates on Battery Lane;
- The property would be visible from the corner of Beach Road West but he believed it would be an improvement to the visual amenity of the area.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Johnston

- Personal interest in Planning Application 03/P/2287/RG3
Steps at Portishead Seafront – Proposed replacement of existing steps with new galvanised steel steps
Reason - Member of Gordano Society

Councillor Mrs Mason

- Personal interest in Planning Application 03/P/2151/F
28 Halliwell Road, Portishead – Demolition of existing timber framed chalet and provision of two dormer bungalows with basement garages
Reason – Acquaintance of applicant's neighbour

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATION AMENDMENTS

**03/P/1622/F GARDEN PLOT, AVENUE HOUSE,
3 BEACH ROAD WEST, PORTISHEAD**

Erection of a two storey dwelling house
(Amendment dated 16 September 2003, comprising

- Reduction in footprint
- Moved away from boundary with Abbey Lodge)

This application was taken out of order at the beginning of the agenda, due to the attendance of the applicant and other residents.

The Committee noted the revised footprint of the proposed property and the increase in width of land between the boundary of the site and the adjoining properties. The additional information, especially the aerial shots of the area were considered extremely helpful in showing the diverse properties in the immediate area. It was acknowledged that there would be glimpses of the new property from several different directions. There were some concerns that the architectural merit of the original design was better.

Recommend APPROVAL.

PLANNING APPLICATIONS

03/P/2039/RM ASHLANDS, PORTISHEAD (CHARLES CHURCH)

Submission of reserved matters for the external appearance, siting, design, means of access and landscaping for Phase 1 development of 49 dwellings with associated car parking, pursuant to outline approval (00/P/1844/OT2) for housing development, primary school, open space provision and associated infrastructure

The Chairman explained to the Committee that both the original plan and the subsequent amendments suggested by North Somerset Council would be dealt with together. The development was a mixture of units and was of fairly high density. This density had been achieved by including 2 blocks of apartments. There will be on average 1.8 parking spaces per unit. The Committee welcomed the additional parking available in the courtyards.

The main alterations to the scheme were in the introduction of walls, railings and additional detailing on the properties, more variety of property and improved street scenes. There were two main concerns –

- The lack of planting along the west side of the development which is very sparse in contrast to the east side;
- Is bound gravel the most appropriate surface for the courtyards?

Recommend APPROVAL but note the two comments above.

03/P/2146/F

**DISUSED RAILWAY BENEATH M5 MOTORWAY
PORTBURY**

Construction of cycle and pedestrian path linking Avon Road, Pill to Marsh Lane, Portbury as part of the developing Portishead to Bristol Cycle Link.

It was noted that this application is not within the Portishead boundary but it could ultimately affect the Portishead Railway Corridor. There was a lengthy discussion on the future implications of approving this application.

With the current information available

Recommend REFUSAL until assurance could be obtained from the necessary bodies that the future railway and cycle path would be compatible, particularly at the pinch point beneath the M5 motorway bridge.

03/P/2151/F

**28 HALLIWELL ROAD, REDCLIFFE BAY,
PORTISHEAD**

Demolition of existing timber framed chalet and provision of two dormer bungalows with basement garages

In principal it was agreed that two houses could be built on the site. However there was some concern that adjoining properties would be overlooked. Members agreed there was insufficient information on site lines etc within the application to allay these concerns. Therefore

Recommend REFUSAL.

03/P/2174/RM

ASHLANDS, PORTISHEAD (WIMPEY)

Development of 99 residential dwellings with associated parking

Members noted that the previous application 03/P/0926/RM had been withdrawn. Generally the Committee agreed that the amendments were an improvement on the original scheme with more of a 'village feel' and in line with the other developers' plans for The Ashlands.

Recommend APPROVAL subject to the installation of bollards or similar, to restrict vehicle access on the two routes which run east to west, north and south of The Oval.

03/P/2259/ADV

**WILSON CONNELLY SALES AREA, CHARLCOMBE
BAY CARAVAN PARK, DOWN ROAD, PORTISHEAD**

Display of 6 no. free-standing signs, 4 no. free-standing flag signs and 2 no. spotlights

Recommend APPROVAL subject to the following conditions –

- Illuminations to be switched off at 10pm to avoid nuisance to neighbours and because of the site's rural location;
- All advertisements to be removed on completion of the development.

**03/P/2287/RG3 STEPS AT PORTISHEAD SEAFRONT
(LOCATED NEAR THE WINDMILL), 58 NORE ROAD,
PORTISHEAD**

Proposed replacement of existing steps with new galvanised steel steps

Recommend APPROVAL subject to a good design of childproof railings.

03/P/2398/O HOMEFIELD, ST MARY'S ROAD, PORTISHEAD

5 no two storey houses and garages with access from The Paddock.

The Chairman confirmed that this application was a re-submission of 03/P/0345/O.
The plans are identical.

It was recognised that the access is an easy extension of the existing road. The main concern of the councillors is the positioning and possible design of the houses as three had potential to be built with windows overlooking the existing houses in The Paddock

Recommend APPROVAL provided care is taken with full planning to avoid the situation above.

03/P/2404/F GREENFIELD, ST MARY'S ROAD, PORTISHEAD

Convert dilapidated barn into self contained annexe to main house

Members noted that Greenfield was Grade II Listed and were informed by the Chairman that confirmation was awaited from North Somerset Council that a listed building consent would also be submitted. The barn is at the rear of the property and should not affect other neighbours. The Committee noted the use of the original stone and the use of 'old' roof tiles.

Recommend APPROVAL.

OTHER PLANNING MATTERS

PLANNING ADMINISTRATION

The recent changes to the Planning Committee administration were discussed in some detail. Some members preferred Wednesdays evenings and some preferred Saturday mornings. As only six councillors were in attendance it was agreed to defer the decision to alter the day of the Planning Committee Meeting until more members could be consulted at the Town Council Meeting on 8 October 2003.

It was also suggested that if Planning Committee Meetings were to revert to Saturdays, papers were sent out as a separate mailing on Wednesdays. Whilst this would involve additional postage costs it was no different to the extra drop which has been taking place throughout the current trial.

RECOMMENDATIONS

1. At their meeting on 8 October 2003 the Town Council to consider the following –
 - (a) Planning Committee meetings to be moved to Wednesday evenings permanently with effect from the December meeting. The Assistant Clerk to attend the meetings and her contract of employment be amended from 29 hours per week to 30 hours per week in accordance with the Confidential Report previously circulated.

Or

 - (b) Planning Committee meetings revert to Saturday mornings with effect from the December meeting.
2. As Councillor Mrs Bickley will be absent for the November and December Committee meetings Councillor Rigby be appointed as Chairman of the Committee for November and Councillor Mrs Lord and Johnston be jointly responsible for planning applications received in November and put to the Committee in December.
3. Members continue to receive a weekly list of applications received.

There being no further business the meeting closed at 9.45pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/2111/F	68-70 Lower Down Road, Portishead	Two storey side extension and attached garage	The erection of this two storey extension and attached garage will result in the removal of the existing substantial which forms part of the character of the area	Refusal – loss of amenity
03/P/2139/F	124 Hillside Road, Portishead	Front extension and new roof to existing split level house to form enlarged garage, new study and bedrooms in attic	No objections	Approval
03/P/2144/F	11 Denny close, Portishead	Single storey extension to form en-suite bathroom and utility	Would prefer to see obscure glass in en-suite window	Approval
03/P/2150/RM	Land adjacent to Woodclose, Woodlands Road, Portishead	New house with integral garage	No objections	Approval
03/P/2154/F	61 Brampton Way, Portishead	Two storey side extension incorporating kitchen, utility, WC porch to ground floor and bedroom at first floor	Whilst there are no objections in principal to the extension a mature Rowan tree within the site boundary is to be felled. There are few trees in this area and we would wish to see a replacement tree as part of the application.	Approval
03/P/2157/F	26 Highfield Drive Portishead	Conservatory	No objections	Approval – subject to no valid objections from neighbour

03/P/2160/F	Woodbank, Woodlands Road, Portishead	Rear first floor extension and provision of conservatory	No objections	Approval
03/P/2172/F	39 Nore Road, Portishead	Pavement lowering for car access	No objections	Approval
03/P/2206/f	Stanley House, 33-35 West Hill, Portishead	Alterations to the existing ground floor and replacement of front window/entrance door and bay window at the rear	As this application is within the conservation area would prefer to see the window on the front elevation replaced with a sash window	Approval – subject to our comment
03/P/2133/F	3 Thatchers Close Portishead	Single storey new extension	No objections	Approval – subject to no valid objections from neighbours
03/P/2218/F	21 White Lodge Park Portishead	Telescopic (glazed fully) conservatory	No objections	Approval – subject to no valid objections from neighbours
03/P/2235/F	183 Badger Rise Portishead	Single storey extension	No objections	Approval – subject to no valid objections from neighbour
03/P/2238/F	44 Nightingale Rise Portishead	Conservatory	No objections	Approval
03/P/2264/LB	31 Woodhill Road Portishead	Replace current aluminium first floor rear windows with traditional 8 pane wooden box sash windows in keeping with the rest of the terrace as per drawing	No objections	Approval
03/P/2271/F	Littleover, Esplanade Road, Portishead	Front dormer window in roof and double garage	The garage will be tucked in behind the house	Approval
03/P/2275/F	28 The Paddock	New single storey garage, dining room and study extension	No objections	Approval subject to no valid objections from the neighbour
03/P/2283/F	49 Burlington road, Portishead	Single storey rear conservatory	No objections	Approval

03/P/2303/F	129 Nore Road Portishead	Conservatory	No objections	Approval
03/P/2311/F	68 Hillside Road, Portishead	Erection of conservatory at rear of the property	No objections	Approval
03/P/2375/F	47 Denny View Portishead	New pitched roof over existing two storey extension and the conversion of roof to living accommodation with dormer to rear of the property	No objections	Approval
03/P/2381/F	18 Little Halt Portishead	Extension of existing boundary wall/soil retaining wall and levelling of lower garden level	The proposed wall should not affect neighbours as it is hidden behind a row of trees	Approval
03/P/2385/F	5 Burford Close	Demolition of existing conservatory and construct new conservatory	No objections	Approval
03/P/2389/F	66 Hillside Road Portishead	Two storey extension	No objections	Approval
03/p/2381/F	39 Tydeman Road Portishead	Side window to utility room	No objections	Approval – subject to no valid objections from neighbour
03/P/2402/F	12 Nichols Road Portishead	Proposed single and two storey extension to rear and extension to garage	No objections	Approval – subject to no valid objections from neighbours

PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/1712/F	Land at the rear of 80 Down Road Portishead	Erection of a dwelling with integral garage <i>(Amendment dated 18 September 2003 comprising</i> <ul style="list-style-type: none"> • <i>Re-siting of house</i> • <i>Re-design of garage</i> 	No objections	Approval

		<ul style="list-style-type: none"> • <i>Half-hipped roof to garage and main house</i> 		
03/P/1789/F	111a Hillside Road Portishead	Erection of a single storey extension with balcony above <i>(Amendment dated 19 August 2003 comprising a reduction in the width of the proposed balcony)</i>	No objections	Approval
03/P/1809/F	27 High View Portishead	Single storey side and rear extension incorporating garage, dining room and sunroom. Addl parking space in front garden <i>(Amendment dated 28 August 2003 comprising deletion of proposed additional parking space in front garden)</i>	No objections	Approval
03/P/1862/RM	Ashlands, Portishead	Submission of reserved matters for external appearance, siting, design, means of access and landscaping for the erection of 50 affordable housing units with associated public open space and car parking pursuant to Outline Planning Permission No. 00/P/1844/OT2 <i>(Amendment dated 12 September 2003 comprising revisions to address the concerns expressed by the Council's Urban Design and Highway's Officers).</i>	The Town Council welcomes the boundary feature changes. However there are concerns about the security aspect of introducing an unobserved through route, alongside Plot 32 and then between Plots 42/43. Why change from the original plan?	Approved

			Also disappointed that none of the other Town Council's concerns have been addressed.	
03/P/1948/F	Land to the rear of 37 & 37a Valley Road Portishead	Erection of dormer bungalow with access from Valley Road <i>(Amendment dated 2 September 2003 comprising the NE and SW gables amended to include part hips to reduce their impact; and footprint of garage reduced to allow greater distance to private hedge)</i> <i>(Amendment dated 19 September 2003 comprising the first floor window on the NW elevation to bedroom omitted and an additional roof light added to the NE roof slope. Trellis added to the top of the proposed new fence located along the western side boundary with addl landscape details added later)</i>	No objections	Approval
			No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/2092/TPO	51 Sally Hill Portishead	30% Crown reduction and 20% thin	Do not consider that this work is necessary	Refusal
03/p/2164/TPO	Charlcombe Caravan Park, Down Road Portishead	TPO 785 – Fell Sorbus Replacement tree to be planted	No objections	Approval

03/P/2352/TPO	20 Kings Road Portishead	Ash: Fell	No objections. However, as this tree forms a very visible part of the landscape would like to see a replacement tree planted.	Approval
03/P/2423/T2	Woodhill Court Woodhill Road Portishead	Sycamore – Fell. Tree is dead.	No objections	Approval