

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 10 JANUARY 2004**

PRESENT

Councillor Mrs Bickley – in the Chair

Councillors Daws*, JS Clark, Mrs Cruse, Johnston, Mrs Lord,
Mrs Mason, Walters

*Councillor Daws left the meeting after the item on 31 Hillcrest
Road, Portishead

Written information was submitted from Councillors Gething
and Terry

APOLOGIES

Councillors Gething, Miss Griffiths, Rigby

PUBLIC PARTICIPATION

There were about 20 members of the public present.

Standing orders were suspended in order to allow members of the public to address the Committee on applications 03/P/2969/O – 31 Hillcrest Road, 03/P/3107/F – 5 Clifton Street, North Weston and 03/P/3196/RM – Land adjacent to 43 Combe Avenue.

Mr Heaney 343 Nore Road whose property backs onto the proposed development at 31 Hillcrest Road, spoke for many of his neighbours and those living on Hillcrest Road. He said a petition from the community would be going to North Somerset Council opposing any development.

The main concerns with the development were –

- the stability of the hillside once earth-moving equipment was brought in.
(Councillor Daws confirmed that problems had arisen with another building site further along the road.)
- Problems with ground-water and surface drainage. This had already been affected by the building of 339 Nore Road, which lies behind and up above other Nore Road properties.
- The proposed access and additional parking would cause problems on Hillcrest Road.
- Also within the area are badger setts, jays and owls nesting.
- Loss of privacy to houses on Nore Road and a blocking of their already limited winter sun.
- The possibility of an access road into the rest of the undeveloped area between Hillcrest Road and Nore Road would be made if these proposals were approved.

The owner of 33 Hillcrest Road reminded councillors that an application to build behind his property (not part of this application), had been refused on the grounds of inappropriate backland development and unsuitable highway access.

Mr Clark of George Street spoke about the proposed development at 5 Clifton Street. The development would have an impact on George Street, and he would be faced with a blank end

wall, a metre from the other side of his road. There could be an impact too on Clifton Street parking as 5 Clifton Street currently has the use of the garage off George Street.

Mr Andrews the applicant for the development adjacent to 43 Combe Avenue, reminded councillors that there was outline approval for a dwelling house. The design would take advantage of the sloping site and views over the Gordano Valley; a landscaping plan was also included. Note: Mr Andrews later produced a scale model of the proposals.

Standing orders resumed.

DECLARATIONS OF INTEREST

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

Councillors Daws 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

The applications were taken in a different order from the agenda, due to the attendance of local residents and to allow Mr Andrews to fetch a model of the proposed development at 43 Combe Ave, Portishead.

03/P/2969/O 31 HILLCREST ROAD, PORTISHEAD

Provision of 4 detached houses

The issues raised by residents were discussed and in addition councillors considered the size of the site and the large area that would be covered in tarmac, compounding surface water problems. The site and the adjacent undeveloped land formed an important wildlife and visual amenity across the hillside for the whole town.

Recommend REFUSAL, on the grounds that this complex site requires further engineering studies before any development is proposed. We would only consider a full application in which all the infrastructure issues including ground stability and surface-water drainage are addressed. It should be noted that the site falls within a wildlife corridor and an important visual amenity currently enjoyed by residents.

03/P/3107/F 5 CLIFTON STREET, NORTH WESTON, PORTISHEAD

Proposed three bedroom detached dwelling in Plot 5a

After discussion of the issues raised the Committee

Recommend REFUSAL on the grounds that the blank side elevation detracts greatly from the street scene in George Street. Reorienting the design would improve the application.

03/P/3028/F REAR OF 80 DOWN ROAD, PORTISHEAD

Proposed new dwelling

The Committee noted the reasons for refusal of the previous application 03/P/1712/F have been addressed.

Recommend APPROVAL.

03/P/3218/F LAND OPPOSITE 62 LOWER DOWN ROAD, PORTISHEAD

Erection of a two bedroom bungalow

The Committee noted that the previous application had been withdrawn; the Town Council's reasons for refusal – overbearing effect on the neighbour – appear to have been addressed by the omission of the garage, a reduction in size and the relocation of the patio doors. An uninspiring design.

Recommend APPROVAL.

03/P/3196/RM LAND ADJACENT TO 43 COMBE AVENUE, PORTISHEAD

Erection of a new dwelling

Members inspected the model, showing that the roof height was in line with the ridgeline of 43 Combe Avenue and agreed that the curved end tower above the staircase provided an interesting feature.

Recommend APPROVAL and congratulate the applicant on the bold and innovative design.

00/P/1870/RM PHASE 16, PORT MARINE, STATION ROAD, PORTISHEAD

25 Dwellings with associated car parking

Councillors liked the proposed street scene for the entrance to the Port Marine development, but were extremely unhappy at there being only 28 parking spaces (including 3 single garages), with little capacity for informal parking at the rear.

Recommend REFUSAL because of the grossly insufficient parking.

Note: The committee are concerned about the possibility of on-street casual parking in this area, both from residents/visitors and school-related activities. Double yellow lines might be needed.

03/P/3018/O LAND ALONGSIDE 72 BRISTOL ROAD, PORTISHEAD

Mixed development of 9 residential, non food retail and B1/B8 offices/warehouse and distribution

The committee were concerned that this site has been contaminated during its previous use; this should be checked before any development is allowed. The highway access also gave cause for concern because of the speed of traffic coming into Portishead around the adjacent bend; the possibility of negotiating use of the adjacent industrial access should be explored.

Agreed that the Bristol Road frontage should be of good design and in scale with the general area.

In principle recommend APPROVAL, provided that unsatisfactory highway access and any contamination issues are resolved.

03/P/3045/F 52 LOWER DOWN ROAD, PORTISHEAD

Erection of side extension and conversion into two dwellings. Erection of two detached garages

The Committee were informed that the narrow lane alongside the proposed development belonged to the Allotment Association. It had a sub-standard stony surface and visibility when approaching Lower Down Road was severely restricted on the right-hand side because of a high stone wall adjacent to the pavement. The lane was heavily used by children and adults as it formed a safe route from St Mary's Park to the shops and primary schools.

Recommend REFUSAL because of the unacceptable access proposed for the new garage for no 52 Lower Down Road.

**03/P/3081/F HYDREX HOUSE, GORDANO BUSINESS PARK,
PORTISHEAD**

Proposed extension to existing industrial premises

Members noted that this application for a paint shop refers to the industrial premises on the Harbour Road trading estate, not the office block in Serbert Way.

Recommend APPROVAL but the Committee would point out that houses have already been approved in close proximity to this building and are concerned about the effects of fumes and industrial nuisances.

03/P/3205/F THE ASHLANDS, PORTISHEAD QUAYS, PORTISHEAD

Erection of a sales centre with associated parking

Recommend APPROVAL (temporary permission for 5 years).

03/P/3130/RM THE ASHLANDS, PORTISHEAD (AREA 2)

Crest Area 2, 35 dwellings with associated parking and landscape

Most of the houses in this area front onto the Central Green and are in "cottage" style, with variations in door and window design and finishes. The committee noted that there were discrepancies between some of the detailed house designs, the elevations and street scene images. The ECO rating was 96 and 88 parking spaces/garages had been included. On close examination a number of spaces were behind garages, although the garage detail did not show a back door.

Recommend REFUSAL because in practice, not all the parking spaces were accessible, behind garages, and discrepancies in the drawings do not enable a proper evaluation of the overall design.

03/P/3200/F

WHEELERS GARAGE, 141 HIGH STREET, PORTISHEAD

Demolition of existing buildings and redevelopment

The plans were not received from North Somerset Council so no discussion or decision could be made.

OTHER ITEMS FOR DECISION

NORTH SOMERSET COUNCIL LOCAL TRANSPORT PLAN ANNUAL PROGRESS REPORT

A copy of the recommended response is attached and forms part of these minutes.

There being no further business the meeting closed at 12.00 noon.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMEN DATION
03/P/2966/F	Site on Parish Wharf, Harbour Road, Portishead	Place additional modular building on top of existing – creating new first floor	Permission was recently given by North Somerset Council for a further one year temporary permission on this site. No objection to the first floor extension for one year. However noted that the access is to be via an uncovered external staircase which could cause problems for some patients especially in inclement weather	Approval
03/P/3010/F	21 The Knoll, Portishead	Two storey side extension and single storey front extension	No objections	Approval
03/P3021/F	4 Hillside Road, Portishead	Single storey front extension, raise and extending roof over extension	No objections	Approval – subject to no valid objections from neighbours
03/P/3024/F	9 Brock End, Portishead	Single storey, lean-to conservatory measuring 3 by 5 metres with pitched opal polycarbonate roof to be added to rear of property	The land drops away at the rear of the property and although there is hedging the existing ground floor window is very visible. Note that the structural framework will be brown UPVC which will lessen the visual impact.	Approval

03/P/3049/F	128 Merlin Park Portishead	First floor bedroom with en-suite above existing garage and kitchen	The neighbour at 126 has a bathroom window on the side elevation which will only be a few feet away from the first floor extension.	Approval - subject to no valid objections from neighbour at 126 Merlin Park.
03/P/3053/F	1 Ashdown Road, Portishead	Single storey extension to rear	Due to the lie of the land the rear of the property already overlooks Longview and Mindon in Belton Road. No objections to the extension.	Approval
03/P/3056/F	19 Beach Road East, Portishead	Single storey rear extension and conservatory	No objections	Approval subject to no valid objections from neighbours
03/P/3067/F	51 Valley Road, Portishead	Conservatory to rear	No objections	Approval
03/P/3085/F	93 Merlin Park, Portishead	Proposed extension over existing garage	No objections	Approval – subject to no valid objections from 91 Merlin Park
03/P/3089/F	20 Beach Road East, Portishead	Two storey extension to side, renew and reposition conservatory	The alterations will make the property more prominent approaching from higher up South Road. However no objections.	Approval.
03/P/3108/F	34 Hollis Avenue, Portishead	Erect a PVCU conservatory to rear of property	No objections	Approval subject to no valid objections from neighbours
03/P/3141/F	40 Beach Road West, Portishead	Three storey and single storey side extension with double garage and dormer windows to the front and rear of property	No objections	Approval

03/P/3142/LUE	Weston Lodge Farm, Valley Road, Portishead <i>NB This application is proper to Weston in Gordano Parish</i>	Use of land for clay pigeon shooting (by private individuals and paying members of the public, and for teaching of clay pigeon shooting by private individuals and to paying members of the public)	The original application was dealt with by the Town Council in March 2003. The Town Council has no additional information to add to their previous comment ...	The Town Council are aware that clay pigeon shooting has taken place on this land for many years and recommend Approval that a Certificate of Lawfulness be issued
03/P/3146/F	18 Woodhill Avenue, Portishead	Extension	No objections	Approval
03/P/3160/ADV	Gordano Gate Travel Inn Wyndham Way, Portishead	Additional advertisement consent	No objections	Approval
03/P/3170/F	9 High View, Portishead	Single storey extension	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/2995/WT	48 Pier Road, Portishead	Fell 3 trees – unknown species	The trees are Leylandi. No objections	Approval
03/P/3075/TPO	77 The Downs Portishead	Works to Trees – <ul style="list-style-type: none"> • T1 – Oak - Crown thin up to 20%. Crown lift to maximum of 15 feet • T2 – Ash – Crown thin up to 20% crown lift up to 	These trees form an important feature on the skyline. Would be reluctant to see any major work However	Approval

		maximum of 15 feet		
03/P/3157/WT	Charlcombe Caravan Park, Down Road, Portishead	Works to trees <ul style="list-style-type: none"> • G13 – Scots Pine, Willow, Brambles • G14 – Scots Pine, Willow, dead specimen • G16 – Scots Pine, cupressus 	No objections	Approval

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEAL

03/P/0763/LB

03/P/0564/F

LAND AT ROYAL HOTEL, PIER ROAD, PORTISHEAD

Change of use from public house with first floor training centre to a single dwelling

It was noted that 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 above applications. It was also noted that a written statement has been submitted and a copy of the appeal decision requested.

