

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 10 MAY 2003**

PRESENT Councillor Mrs Bickley – in the Chair
Councillors J S Clark, Ms Griffiths, Johnston, Mrs Lord,
Mrs Mason

APOLOGIES Councillors Gething, Pasley, Rigby

The previous Planning Chairman Johnny Johnston also attended in an advisory capacity.

PUBLIC PARTICIPATION

There were no members of the public wishing to address the Committee.

DECLARATIONS OF INTEREST

Councillor Mrs Bickley

- Personal interest in Planning Application No. 03/P/0962/TPO
Reason – trees visible from home address.

Councillor Johnston

- Personal interest in Planning Application No. 03/P/0766/F3
Reason - children attend the cub/scout group.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

03/P/0922/RM THE ASHLANDS, PORTISHEAD

Submission of reserved matters of siting and landscaping for structural open space and first phase of infrastructure loop road landscape proposal pursuant to Outline Planning Permission 00/P/1844/OT2.

The Committee noted that the trees were to be included in a 5-year maintenance schedule. The variety of local native species was welcomed but could wild cherry also be included? It was not clear whether there was dog-proof fencing around the small play area.

Recommend APPROVAL.

03/P/0923/RM THE ASHLANDS, PORTISHEAD

Submission of reserved matters of external appearance, siting, design, means of access and landscaping for phase 1 of infrastructure bus route pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision and associated infrastructure.

The Committee noted that the plans did not make it clear where bus-stops were to be situated along the Avenue. The crescent-shaped lay-bys looked attractive, but their usefulness as dropping-off points would be lost if residents used the space for long-term parking. There was more concern about the possibility of cars parking on the grass verges, causing physical and visual damage to an important linear space at the entrance to the development.

Recommend APPROVAL

The following three planning applications provided details by the developers Crest, Persimmon and Wimpey for the first phase of housing; a checklist of “Secured by Design” features and an “Eco-home” rating was included with each application.

The committee were disappointed that the “Eco-homes” rating for all three schemes barely made the “Good” grade and did not really fulfil this council’s desire to improved the sustainable potential of this development. The developers should be encouraged to achieve higher standards.

There appeared to be a lack of play equipment for all except toddlers.

The overall view of the committee was that although the design of the houses fronting The Avenue and The Oval reflected the Masterplan concept, the houses proposed for non-feature areas were often boring and architecturally uninspiring: not at all what the committee had been led to expect. It would have been helpful if the applicants had included streetscapes for the ordinary areas.

03/P/0924/RM THE ASHLANDS, PORTISHEAD (CREST)

Submission of Reserved Matters of external appearance, siting, design, means of access and landscaping for 60 residential dwellings with associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision, and associated infrastructure.

The public open space surrounding almost half this area has been used to the advantage of residents, so that few houses are in streets facing each other, thus providing a more interesting design.

Recommend APPROVAL.

03/P/0925/RM THE ASHLANDS, PORTISHEAD (PERSIMMON)

Submission of Reserved Matters of external appearance, siting, design, means of access and landscaping for 77 residential dwellings with associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision, and associated infrastructure.

This area bounded by The Avenue on one side and the new school site to the south has no personality. There is very little landscaping and no internal open spaces to soften the hard, repetitive streetscene.

The houses continuing along The Avenue follow the design of the adjacent area but at the north-east end facing The Crescent, plots 18/19/20, where the Masterplan shows a significant building, there is just a repeat of a previous design. This corner of the Crescent should be a feature, perhaps a higher block.

The committee were concerned that the proposals do not accord with the Masterplan and Recommend REFUSAL.

03/P/0926/RM THE ASHLANDS, PORTISHEAD (WIMPEY)

Submission of Reserved Matters of external appearance, siting, design, means of access and landscaping for 99 residential dwellings with associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision, and associated infrastructure.

The Oval dominates this area of housing. The committee felt that this large open space would lend itself to the provision of some facility for older children, such as a Youth Shelter. If there is no play equipment proposed in this open space dog-bins should be provided.

It was noted that the main windows for flats numbered 11,13,14 and 20 are orientated between north-east and north, only the bathroom windows facing southwards. The owners might appreciate some sunshine.

The "Urban Street" concept was though to be disappointing with minimal variation between the houses, the committee suggest that some could be rendered.

Recommend APPROVAL subject to improved natural lighting for plots 11,13,14 and 20, more variety along the Urban Street and consideration being given to the needs of older children.

03/P/0829/F 16 ASHDOWN ROAD, PORTISHEAD

Erection of detached house

The committee noted that outline planning permission for a second dwelling (now lapsed) has been previously granted for this site.

Upon inspecting the site the existing house is already prominent, particularly coming along the coastal path from Black Nore or down the access road to the Yacht Club. From the golf course path the site is partially obscured by the boatyard hedging. However the new house would be very obtrusive from this direction unless the boundary hedging is thickened. The committee felt that the proposed building would result in a loss of amenity to the immediate neighbours and to the general public using the coast path. Such a prominent position deserves a building of architectural merit.

No recommendation made by the committee.

03/P/0900/F 24 BEACH ROAD EAST, PORTISHEAD

Change of use from residential to day nursery

Recommend APPROVAL subject to no new breaches of the boundary wall and the outdoor area being sufficient for the number of children.

03/P/1045/F LAND TO REAR OF 214 DOWN ROAD, PORTISHEAD

Proposed erection of dormer bungalow and garage

Recommend APPROVAL.

03/P0968/F

9 THE TRIANGLE, WEST HILL, PORTISHEAD

Change of use from A1 to D1 proposed single dentist surgery National Health Service

This item was previously dealt with as a delegated item by the Planning Chairman.

Add to recommendation for approval – would ask that the external shutters be removed.

OTHER ITEMS FOR DECISION

SHIPWAY FARM, PORTBURY – CAR STORAGE

At the Town Council meeting held on 12 March 2003 it was unanimously agreed to support the action Portbury and Easton-in-Gordano Parish Councils are taking to oppose the Bristol Port Company's appeal, against the refusal of North Somerset Council to give planning permission for car storage at Shipway Farm.

Prior to the elections held on 1 May 2003 it was not possible to appoint a representative to attend the Inquiry commencing Tuesday 20 May 2003. It was resolved at the 12 March 2003 meeting that the Town Council be represented at the Public Inquiry by an appropriate member.

Recommend that the Planning Chairman, Cllr Mrs Bickley represent the Town Council at the Public Inquiry.

SECTION 2 – DELEGATED ITEMS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

03/P/0753/O

REAR OF 69 SOUTH ROAD, PORTISHEAD

Renewal of outline permission (00/P/0302/O) for erection of single dwelling at the rear of 69 South Road, Portishead

The drive would need to be curved up the slope involving removal of trees in the Conservation Area. These are mature trees, previously damaged by lopping by South Road residents to maintain their views. Otherwise

Recommend APPROVAL.

03/P/0756

14A OLD MILL ROAD, PORTISHEAD

Erection of a business unit for vehicle and plant storage.

The land is alongside the rhyne which will become an extension to the proposed linear park. On the other side of the rhyne a business park is proposed. Would therefore wish to see a higher standard of exterior finishes and a more attractive east elevation but would approve in principle.

Recommend APPROVAL.

03/P/0764/F LAND TO REAR OF 14 HILLCREST ROAD, PORTISHEAD

Erection of dwelling and detached garage with ancillary accommodation over on land to rear of 14 Hillcrest Road. Construction of new driveway onto Hillcrest Road and new triple garage to no. 16

Would suggest moving side fence line a further 0.5m away. Then

Recommend APPROVAL.

**03/P/0766/F3 REAR OF FORMER ST PETERS SCHOOL,
HIGH STREET, PORTISHEAD**

Renewal of Planning Permission 00/P/0159/F for the change of use from a vacant kitchen/dining facility to provide a scout group headquarters.

The scout group headquarters is at the rear of the old school and should not affect development of the front of the site.

Recommend APPROVAL.

03/P/0773/F 55-57 HIGH STREET, PORTISHEAD

Change of use of first floor disused office to gym for personal training, health and beauty etc

The property is above a restaurant and there are no external alterations. However, if noise is generated through the floor this would be unacceptable. If not

Recommend APPROVAL.

03/P/0775/F 24 TYDEMAN ROAD, PORTISHEAD

Conservatory

The garden is fully walled (1.8 metres). Both nos. 26 and 30 Tydeman Road have conservatories. The proposed conservatory should not affect any of the neighbours.

Recommend APPROVAL.

03/P/0779/F 12 BLACKROCK VILLAS, NORTH WESTON

First floor extension over the existing rear annexe

This property is the end house in the row. The extension is across two thirds of the rear of the house and looks acceptable.

Recommend APPROVAL subject to no valid objections from the neighbours.

03/P/0783/F LAND AT 27/28 HOLLIS AVENUE, PORTISHEAD

Erect new detached house

The proposed house is the same height as the previous application (02/P/2037/F). That application was refused as being out of keeping with the rest of the estate and overbearing. The existing application, 28 Hollis Avenue has still not made provision for drive and garage (02/P/0052/F). The proposed site is suitable perhaps for a single storey property or property with a mansard roof.

Recommend REFUSAL.

03/P/0816/F 15 ST PETER'S ROAD, PORTISHEAD

Double garage

The proposed drive is on The Garstons which is a quiet cul-de-sac. The sight lines from the proposed access will be reasonable.

Recommend APPROVAL.

**03/P/0835/F UNIT 8 HARBOUR ROAD INDUSTRIAL ESTATE,
PORTISHEAD**

Provision of reception area by small extension of 10 sq. metres and internal re-arrangement of WC facilities.

The alterations are to the end unit of the three at right angles to the main row. This extension should not affect anyone.

Recommend APPROVAL.

03/P/0836/F LITTLE ASHTON, 14 ASHDOWN ROAD, PORTISHEAD

Kitchen/breakfast room extension and new garage

The land is about 2 metres below the neighbouring property and the roof of the rear extension is level with the neighbour's terrace.

Recommend APPROVAL subject to no valid objection from neighbour.

03/P/0868/F 34 LINDSEY CLOSE, PORTISHEAD

Single storey extension and conservatory

The neighbour is not too concerned. There is a 1.8m fence along much of the length of the garden.

Recommend APPROVAL.

03/P/0869/F 13 RICHMOND CLOSE, PORTISHEAD

Conservatory

This conservatory should not affect the neighbours.

Recommend APPROVAL provided 15 Richmond Close has no valid objections.

03/P/0888/F 2 BEECHWOOD DRIVE, PORTISHEAD

Conservatory.

This is a modest conservatory and is tucked in behind the kitchen. It should not affect any neighbours.

Recommend APPROVAL subject to no valid objections from neighbour at 3 Beechwood Drive.

03/P/0983/F 4 LEIGHVIEW ROAD, PORTISHEAD

First floor extension and loft extension

Recommend APPROVAL subject to no valid objection from 3 Leighview Road.

03/P/0944/ADV LLOYDS BAND, HIGH STREET, PORTISHEAD

Advertisement Consent

This application is for new signage for the cashpoint and one projecting sign from wall above.

Presume the existing signs are to be replaced with illuminated signs.

Recommend APPROVAL.

03/P/0968/F 9 THE TRIANGLE, WEST HILL, PORTISHEAD

Change of use from A1 to D1 proposed single dentist surgery National Health Service

The property is at present empty so this will be an improvement.

Recommend APPROVAL.

03/P/0997/F 3 EASTWOOD PLACE, PORTISHEAD

Conservatory

Recommend APPROVAL subject to no valid objections from 2 Eastwood Place.

03/P/0988/F 21 BEACH ROAD EAST, PORTISHEAD

Construction of a conservatory and a single storey garage extension

Application is for wheelchair access. South Avenue has a wide pavement/verge to give safe exit from the new drive.

Recommend APPROVAL.

03/P/0990/F 23 WEST HILL GARDENS, PORTISHEAD

Demolition of existing single garage and replacement with single garage and store internal alterations to form attic accommodation and provision of external deck

This should have no impact on the area.

Recommend APPROVAL.

PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

01/P/2152/RG3 LAND OFF BRISTOL ROAD, PORTISHEAD

Submission of reserved matters for external appearance, design and landscaping pursuant to outline application no. 00/P/2069/RG3 for replacement primary school with associated playing fields and highway alterations.

(Amendment dated 8 April 2003, revised fence line and fence detail to rear of Lipgate Place including an increase in the height of the close boarded fence to the side and rear of nos 1 and 2 Lipgate Place , minor changes to the fence and footpath at the lay-by exist point and various other minor changes within the site as detailed in the covering letter dated 3 /4/03.)

The fencing is a little higher than Town Council wanted however

Recommend APPROVAL.

02/P/0650/F 137 MERLIN PARK, PORTISHEAD

Erection of two storey side extension

(Amendment dated 4 April 2003, comprising reduction in size of extension)

The extension over the garage is now much smaller with only an additional bedroom at first floor.

Recommend APPROVAL.

02/P/1917/F 95 HILLSIDE ROAD, PORTISHEAD

Erection of double garage

(Amendment dated 26 March 2003, comprising alteration from flat to pitched roof.)

The garage is set down below the road and the proposed alteration to a pitched roof will still not affect the neighbours.

Recommend APPROVAL.

02/P/2564/F 9 CAPENOR CLOSE, PORTISHEAD

Erection of two storey rear extension and single storey side extension

(Amendment dated 28 April 2003, comprising alterations to the fenestration on south elevation at ground floor level)

The alterations should not affect anyone.

Recommend APPROVAL.

03/P/0533/RM UNIT 2 GORDANO GATE BUSINESS PARK, PORTISHEAD

Submission of reserved matters for external appearance, design and landscaping pursuant to outline planning permission 02/P/0013/O for the erection of a two storey office building with associated car parking
(Amendment dated 3 April 2003, comprising minor amendments to the ground floor windows)

This minor amendment should have no effect on the overall appearance.

Recommend APPROVAL.

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

03/P/0628/TPO 3 RIVERLEAZE, PORTISHEAD

Work to Corsican Pine

This tree has had two large laterals removed in the past and looks well clear of the house.
Cannot see any reason for any further work on this tree.

Recommend REFUSAL.

03/P/0716/TPO BEECH HAVEN, 7A DOWN ROAD, PORTISHEAD

Fell Copper Beech

The tree is well clear of house and is nicely shaped. The tree should be retained.

Recommend REFUSAL.

03/P/0962/TPO 22 NORE PARK DRIVE, PORTISHEAD

Fell 3 Corsican Pine.

This is an important group of trees. T2 could go without much loss, but not T1. There is not much light blockage.

Recommend APPROVAL T2 only be felled.

03/P/0958/WT 5 KILKENNY PLACE, PORTISHEAD

Works to trees – Fell Horse Chestnut

North Somerset Council's Tree Officer has confirmed that the tree is diseased.

Recommend APPROVAL subject to a replacement tree being planted.

03/P/0964/TPO 3 BEECHWOOD DRIVE, PORTISHEAD

Remove dead top and slightly shorten the upper live growth to leave a rounded top

No objections – Recommend APPROVAL.

03/P/1004/TPO

31 PIER CLOSE, PORTISHEAD

Works to tree - Fell Lime

The tree is young but trimmed one side (is actually two trees). Suggest a pair of mid sized Silver Birch as there is another tree further along road.

Recommend APPROVAL subject to suggestion (or similar).

OTHER PLANNING MATTERS

PLANNING APPEAL

02/P/2402/F

LAND AT 2 KINGS ROAD, PORTISHEAD

Erection of detached dwelling with first floor front dormers.

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 application. It was further noted that a written statement has been submitted and a copy of the appeal decision requested.

PLANNING ADMINISTRATION OF THE PLANNING COMMITTEE

It was noted that a review of the administration of the Planning Committee is being carried out. It was also noted that if members have any ideas or suggestions to assist with the review that they should be submitted to the Chairman of the Planning Committee or The Clerk as soon as possible.

A full report will be presented to the June meeting of the Committee.

There being no further business the meeting closed at 12.05pm.