

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY, 11 APRIL 2007**

PRESENT

Councillor Mrs J Lord - in the Chair

Councillors Mrs Bickley, J H Clark, Mrs Cruse, Fowles
Gething, Howells, Johnston, Mrs Mason, Miers, Miss Way,
Walters

Mrs R Tranter – Assistant Clerk

Mr C Daniel – Quadrant Estates, Development Managers
Acting for Rowe & Co (Cornwall) Properties Ltd

APOLOGIES

Councillors A McMurray, Pasley, Terry

PUBLIC PARTICIPATION

There were four members of the public present.

Standing orders were suspended to allow members of the public to address the Committee.

Mr G Rood, 41 Seaview Road, Portishead spoke against the planning application 07/P/0683/F 240 Down Road, Portishead to erect a two storey dwelling. He read from a letter he had submitted to North Somerset Council's Planning Department.

Mr Rood had a number of concerns –

- The proposed development was for a large two storey building on a steeply sloping road which would affect both the amenity of his garden and rear of his bungalow.
- Previous history of flooding which could be exacerbated by this development.
- A number of inconsistencies and errors with the application as submitted including such detail as removal of trees, closeness to his property.
- The Building Line (widthways) which was set some 35 years ago was not being maintained. This would set a precedent.
- Any development should be for a bungalow more in keeping with surrounding property.

Finally Mr Rood advised the Committee that if this development were to be allowed he would be contacting a solicitor to obtain written binding confirmation that should there be a problem in the future with flooding or settlement that the owners of the new property would be responsible for repair and any damage.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mrs Bickley

- Prejudicial interest in planning application 07/P/0751/F 15 Glenwood Rise
(Delegated application)
Erection of a first floor side extension with rear balcony and railings
Reason – Neighbouring property

(Councillor Mrs Bickley indicated that if this matter was discussed she would leave the meeting)

Councillor Johnston

- Personal interest in 07/P/0032/F – Shops at Old Mill Road
Condition to restrict sale and display of non-food goods
Reason – Prospective local trader.

Councillor Mrs Mason

- Personal interest in planning application 07/P/0683/F 240 Down Road
Erection of two storey dwelling
Reason – Member of Methodist Church adjacent to development site.

Councillor Miss Way

- Personal interest in planning application 07/P/0785/F Rear of 32 High Street
Conversion of existing garages into flat with 3 no. parking spaces
Reason – employment address is close to development site.

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

Councillors J H Clark, Gething, Johnston, 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 order of the applications was amended to allow those applications where members of the public were in attendance to be dealt with first.

07/P/0683/F 240 DOWN ROAD, PORTISHEAD

Erection of two storey dwelling

The application was discussed in detail. Concerns were raised about the substantial size of the development particularly the height and bulk of the proposed property on such a small plot. The lack of sufficient parking and the loss of privacy to neighbours were also highlighted.

RECOMMENDATION

Object to the planning application on the following grounds –

- Over development in terms of the height and bulk of the proposed development.
- Loss of amenity and privacy for neighbours caused by overlooking.
- Lack of parking on the site.

07/P/0786/F

**CHARLCOMBE PARK/JUNCTION DOWN ROAD AND
HILLSIDE ROAD, PORTISHEAD**

Change of use from car parking and general storage to allow for the siting of 7 no. mobile homes and associated parking together with means of enclosure

The Chairman informed members that the mobile homes were already being advertised in a national magazine. Members discussed a number of issues including the loss of amenity to 134 Hillside Road and over development of the site. The Committee's main cause for concern however was the proposed 1.8m close boarded fence fronting both Down Road and Hillside Road. This would affect both the openness of the existing site and visibility for cars emerging onto Down Road from Hillside Road, The Ship Public House car park and the private road leading to the fuel depot.

RECOMMENDATION

Object to the planning application on the following grounds –

- Over development leading to a loss of public amenity along Down Road.
- The fencing creates an unwelcoming entrance to the town in a partial rural landscape.

Members of the public left the meeting at this point.

SHOPS AT OLD MILL ROAD, PORTISHEAD (07/P/0032/F)

Councillor Walters had reported on the proposal by North Somerset Council to attach a condition to the above application. The condition proposed would restrict goods available for sale by the proposed units at Old Mill Road. This condition had also been applied to Argos, Homebase and McDonalds (04/P/2478/F refers) and was at the present time the subject of enforcement action by North Somerset Council. The Chairman introduced Mr Daniel from Quadrant Estates acting on behalf of Rowe & Co (Cornwall) Properties Ltd and proposed that following the discussion questions could be addressed to Mr Daniel.

Councillor Walters produced a statement from the Chamber of Trade welcoming both the additional retail outlets in the town and healthy competition. Members discussed a number of items including the following –

- The merits of applying some conditions to the application but not all those proposed by North Somerset Council.
- Restricting goods to non food.
- The effect on independent shops in the High Street.

Mr Daniel confirmed that a number of national companies had expressed interest in the units and that his company were interested in marketing the site to as broad a base as possible. Mr Daniel also advised members that at the present time there was retail "leakage" to other town centres because of the low ratio of comparison goods available in Portishead. Increasing the competition within the town would therefore increase the expenditure in the town and benefit other traders too.

The Chairman thanked Mr Daniel for attending the meeting.

RECOMMENDATION

Portishead and North Weston Town Council **RECOMMEND** to North Somerset Council that

No condition restricting the sale and display of certain categories of non-food goods should be applied to Planning Application 07/P/0032/F.

Councillor Johnston asked that his abstention from voting be recorded.

Mr Daniel left the meeting.

07/P/0531/F 1 HOLLIS AVENUE, PORTISHEAD

Erection of a detached house and garage on land to side of 1 Hollis Avenue with joint vehicular access (Option 1)

07/P/0532/F 1 HOLLIS AVENUE, PORTISHEAD

Erection of a detached house and garage on land to side of 1 Hollis Avenue (Option 2)

Both of these applications were dealt with together.

The Committee noted that this was not the first application at this site.

RECOMMENDATION

Object to the planning applications on the following grounds –

- Over development of the site.
- Impact on the street scene, particularly at the entrance to the town.
- Impact on the neighbours.

07/P/0559/RM BLOCK G, NEWFOUNDLAND WAY, PORTISHEAD

Submission of reserved matters of layout, design and landscaping for the erection of 110 no. 1, 2, 3 bedroom flats with 159 secure parking spaces

The Committee noted the prominent location of this application on the corner of the marina and coast. There were mixed views on the design of the building being proposed. It was also noted that the number of units within the building had been increased from those proposed in the Master Plan by 10 units. Members welcomed the Eco Rating of Very Good. The Committee were particularly concerned that the only amenity space provided is the balconies of the individual units. No amenity space is provided within the car park area.

RECOMMENDATION

Whilst the Committee welcome the Eco Rating of Very Good

Object to the planning application on the following grounds –

- Lack of soft landscaping and outside amenity space for play.
- Parking spaces of at least 1.5 per flat and visitors spaces in the ratio of 1 per 4 flats should be provided. From local experience existing car parking standards are inadequate.

07/P/0734/F DEVELOPMENT LAND HARBOUR ROAD, PORTISHEAD

Construction of 2 storey office units

Members thought the design very bland. The uninterrupted rooflines would be viewed from higher parts of the town and from a distance and were monotonous. Comparisons were made with other development on Bristol Road (Portis Fields) where more interesting office buildings had been built successfully.

RECOMMENDATION

Object to the building application on the following grounds –

- Bland and uninspiring design.
- No sustainability statement.
- Long unbroken rooflines when viewed from the hills in and around the town.

07/P/0785/F REAR OF 32 HIGH STREET, PORTISHEAD

Conversion of existing garages into flat with 3 no. parking spaces

The history of the site was discussed. Members noted that although there would be four flats only three car parking spaces were proposed. The Committee considered that there was also inadequate turning space forcing vehicles to reverse out on to the High Street.

RECOMMENDATION

Object to the planning application on the following grounds –

- Inadequate turning space causing reversing out on to the High Street across a pavement in the vicinity of a pedestrian crossing.

07/P/0830/F SUNNYFIELD, CLAPTON LANE, PORTISHEAD

Erection of a dwelling following demolition of existing bungalow

The Committee discussed the location of this application within the Green Belt. Members recalled the earlier application which had been approved by North Somerset Council but which had been for a much smaller development.

RECOMMENDATION

Portishead & North Weston Council have no objection to the earlier application for a bungalow but

Object to the planning application on the following grounds –

- This dwelling is grossly oversized is too visible and is detrimental to the Green Belt.

OTHER PLANNING MATTERS

CONSULTATION ON PRE-PRODUCTION BRIEF FOR CORE STRATEGY OF LOCAL FRAMEWORK DEVELOPMENT

Members noted that this response has already been submitted because of time constraints to North Somerset Council.

Councillor Mrs Bickley was thanked for preparing the response.

The following items were circulated for information only –

Wind Turbines - Correspondence forwarded by the office of Dr Liam Fox, MP

Government Pipeline And Storage System (GPSS) – Correspondence received from Dr Liam Fox, MP

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated authority were noted.

There being no further business the meeting closed at 9.00pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|------------------------|---|--|--|
| 07/P/0225/F | Bretworth Woodlands Road Portishead | Proposed erection of 1.8m high fence | Agree with the comments of the Tree Officer and the retention of the small Beech saplings. |
| 07/P/0445/F | 5 Drakes Way Portishead | Erection of a wind turbine to the gable end of the property (Retrospective) | No objections – subject to no valid objections from neighbours. |
| 07/P/0466/F | East Dockside Area A Portishead | Installation of 9 x 80cm communal TV satellite dishes – <ul style="list-style-type: none">• 4 on plots 0 -21;• 4 on plots 22–45; and• 1 on plots 57-62 | No objections – subject to no valid objections from neighbours. |
| 07/P/0475/F | 10 Rippleside Portishead | Extension to front and rear dormer roofs | No objections – subject to no valid objections from neighbours. |
| 07/P/0479/RG3 | St Peters C of E VC Primary School Halletts Way Portishead | Erection of a single storey extension to create classroom | No objections - subject to no valid objections from neighbours. |
| 07/P/0505/F | 5 Cotswold Close Portishead | Erection of a two storey front extension | No objections – subject to no valid objections from neighbours. |
| 07/P/0512/F | 53 Combe Avenue Portishead | Erection of a single storey rear extension | No objections – subject to no valid objections from neighbours. |
| 07/P/0548/O | Combe House Combe Road Portishead | Outline planning permission for erection of 2/3 storey building - 6 flats following demolition of existing office building (Renewal) | Note: The original application was allowed at appeal. No objections - subject to no valid objections from neighbours. |

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| 07/P/0569/F | 13 South Avenue Portishead | Erection of a single storey rear extension following demolition of existing extension | No objections – subject to no valid objections from neighbours. |
| 07/P/0588/F | 36 Lower Down Road Portishead | Erection of single storey side extension and first floor front extension | No objections - subject to no valid objections from neighbours. |
| 07/P/0594/F | 78 Brock End, Portishead | Erection single storey rear extension, conservatory to north elevation and window to south elevation | No objections – subject to no valid objections from neighbours. |
| 07/P/0600/F | 17 Valley Road Portishead | Erection of two storey rear extension to replace existing single storey extension and conservatory | No objections – subject to no valid objections from neighbours. |
| 07/P/0604/F | 3 Beach Road East Portishead | Demolition of single storey rear extension | No objections – subject to no valid objections from neighbours. |
| 07/P/0635/F | 243 Eastcliff Portishead | Retrospective application of installation of satellite dish | Object to the planning application on the following grounds – Consider that a more appropriate location could be found which is less obtrusive. |
| 07/P/0645/F | Sugar Loaf House 11 Ashdown Road Portishead | Erection of replacement detached double garage with gym/hobby room over | No objections – subject to no valid objections with neighbours. |
| 07/P/0650/F | 16 The Downs Portishead | Erection of single storey rear extension, demolition of existing conservatory | No objections – subject to no valid objections from neighbours. |
| 07/P/0653/F | 302 Down Road Portishead | Erection of single storey side extension. Alterations to roof and erection of dormer. Redesign existing dormer. | No objections – subject to no valid objections from neighbours. |
| 07/P/0663/CA | Oakwood Woodlands Road Portishead | Demolition of existing house and erection of new 4 bed house and garage | No objections provided it is tied to previous construction application (07/P/0309/F refers). |
| 07/P/0674/F | 26 The Knoll Portishead | Two storey side extension and porch | No objections – subject to no valid objections from neighbours. |

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| 07/P/0678/ADV | Clarence House High Street Portishead | Advertisement consent (retrospective) | No objections – subject to no valid objections from neighbours. |
| 07/P/0679/F | 18 Sally Hill Portishead | Convert existing garage into a playroom | Object to the planning application on the following grounds – Concern over the loss of a parking space on a road where parking is already at a premium. |
| 07/P/0701/F | 113 Heron Gardens Portishead | Single storey side extension | No objections – subject to no valid objections from neighbours. |
| 07/P/0722/F | 3 Woodhill Road Portishead | Conservatory | No objections – subject to no valid objections from neighbours. |
| 07/P/0724/F | 1 South Avenue Portishead | Loft conversion and second floor roof extension | No objections – subject to no valid objections from neighbours. |
| 07/P/0726/F | 26 Conference Avenue Portishead | Conservatory | No objections – subject to no valid objections from neighbours. |
| 07/P/0738/F | 96 Nore Road Portishead | Erection of a second floor extension to include roof extension to north and east | No objections – subject to no valid objections from neighbours. |
| 07/P/0751/F | 15 Glenwood Rise Portishead | Erection of a first floor side extension with rear balcony and railings | Object to the planning application on the following grounds – The application does not sufficiently address the concerns about the relationship with the adjoining dwelling and disruption of the street scene as stated in the refusal to the previous application 06/P/3011/F. |
| 07/P/0763/F 07/P/0766/LB | Moor Farm Portbury | Conversion of two redundant farm buildings to 2 dwellings and conversion of one farm building with partial demolition to be retained as garage and store for Moor Farmhouse (Revision of approved planning application 06/P/0399/F) | This application is outside the Portishead Town Boundary. The application is noted. No objection. |

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|-----------------|--|--|--|
| 07/P/0096/F | Land to the rear of 115 High Street Portishead | Erection of 13 residential units to include 8 no. flats, 4 no. maisonettes and 1 no. dwelling house. Provision of 22 no. parking spaces and landscaping <i>(Amendment dated 28 February 2007 comprising –</i> <ul style="list-style-type: none"> <i>Change of house detail and siting in respect of single proposed dwelling together with changes to external materials, window size and position to the proposed flats and apartments)</i> | Object on the grounds that the amendment does not answer the majority of the council's concerns. |

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

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|-----------------|----------------------------------|--|---|
| 07/P/0331/WT | 1 Beach Road West | Works to trees – <ul style="list-style-type: none"> Bay x 1 - Fell Holly x 1 - Fell | No objections. This is an improvement but there should be some appropriate replanting. |
| 07/P/0386/TPO | 50 Charlcombe Rise Portishead | Works to trees – <ul style="list-style-type: none"> Sycamore x 1 – 20% crown reduction to branches overhanging 50 Charlcombe Rise | Work has been carried out before on this tree. No objections. |

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| 07/P/0379/WT | Woodlands Woodlands Road Portishead | Works to trees – <ul style="list-style-type: none"> • Yew x 1 – repeat topiary • Yew x 2 – Crown reduce 25% cut back fallen stem to young upright growth near base | No objections. |
| 07/P/0242/TPO | 6 Woodhill Road Portishead | Works to trees – <ul style="list-style-type: none"> • Lime x 3 – Crown clean, remove epicormic growth and basal growth | No objections. |
| 07/P/0591/WT | Whitehaven Pier Road Portishead | Works to trees – <ul style="list-style-type: none"> • Conifer Leylandi x 4 – Reduce height by 50% • Conifer Leylandi x - 2 Fell • Silver Birch x 1 - Fell | No objections to proposed work but would wish to see replacement planting of low growing hardwoods. |
| 07/P/0637/TPO | 1 Manor Close Portishead | Works to trees – <ul style="list-style-type: none"> • Sycamore x 1 - Fell | Object to the planning application on the following grounds – <ul style="list-style-type: none"> • There is no justification for the felling of this tree which would have an impact on the street scene. |
| 07/P/0688/TPO | 25 Charlcombe Rise Portishead | Works to trees <ul style="list-style-type: none"> • Pine x 10 | Object to the planning application as it stands. Understand that the NSC Tree Officer has visited the location and recommended the removal of three small suppressed Pines. The Town Council will go along with this recommendation. |