

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 11 MARCH 2006**

PRESENT: Councillor Mrs Bickley – in the Chair
Councillors JS Clark, Fowles**, Johnston, Mrs Lord, Mrs Mason,
Pasley**, Rigby*.
Also 15 members of the public

Written and verbal comments also received from councillors Brown,
Mrs Cruse, A McMurray, Miers, Terry, Walters

* left after discussion of the Library amendments 05/P/2219/F
** left after discussion of 06/P/0261/F, 24 Nightingale Rise

APOLOGIES: Councillors Mrs Cruse, A McMurray, Terry

PUBLIC PARTICIPATION

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

05/P/2219/F – New Library Station Road

Mr Neave of Brunel Court reminded members that Brunel Court residents had been represented at all the meetings, both locally and at North Somerset when the application had been discussed. They still felt it was ill-conceived and an over-sized footprint, wedged against the boundary and even onto adjoining land. There were objections to the re-configured access. The proposed block opposite (*Block S*) would increase the number of flats in the immediate area to 122; car parking would be an issue for the whole area.

Mr Holmes of Brunel Court re-iterated the concern over the changes to the access road and the safety issues associated with the new entrance nearer Harbour Road. He felt that the manoeuvring space was too narrow and objected to the applicant's proposal that two spaces be found from the residents' garden. Residents were under pressure to accept this building, yet Officers were asking that the application for the opposite building should be withdrawn.

Mrs Saunders of Brunel Court read a statement on behalf of herself and other owners in which she asked whether it is now possible for a third party to take over the lives and property of neighbours. She cited the plan to dig up the garden to provide parking and to close off and re-arrange their access with loss of parking spaces. She asked what else the residents of Brunel Court could do, having been trying to explain their situation for many months.

06/P/0288/F - Land to the rear of Springfield Cottage, St Mary's Road

Mrs Adams, Springfield House spoke about the potential problems of a new access onto Wetlands Lane, right next to the private road to Springfield House. Residents were concerned that contractors' vehicles and the new occupants would park in the access which needed to be kept clear at all times, and which they themselves could not do. Coming out of their road

would be difficult with the extra parking. She was also unhappy about infilling by building in the back garden.

Ms Westbrook, 69 Wetlands Lane who lived directly opposite the proposed house, was concerned over the loss of privacy; her kitchen and daughter's bedroom would now be overlooked. She reminded members that many school children walk along Wetlands Lane and that the driveway to Springfield House needed to be kept clear for emergency vehicles.

Mr Horne, Springfield House, was unhappy about a new building on that piece of land and the loss of privacy. He was concerned that the new occupants would want to knock down the wall to increase light.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Johnston stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

In view of the public interest, members considered the Library application amendments first.

05/P/2219/F NEW LIBRARY, STATION ROAD, PORTISHEAD

Erection of 3/4/5 storey building consisting of library, library office and 32 units of residential development, including semi-basement/ surface car parking, associated landscaping, change of use of highway land to mixed library and residential use, and access alterations from main highway

Amendment dated 17 February 2006 comprising –

- Removal of one floor (two flats on the 5th floor) from the bow element.
- Set the station Road elevation back 1.5 metres from the existing wall line.
- Reduce floor to floor height of the Station Road block.
- Amend pitched roof to flat roof and provision of new roof balcony at the 'Station Road block'.
- Remove the café and kitchen and replace with library accommodation.
- Extend residential space into what is currently shown as office space.
- Provide additional car parking spaces in and adjoining the existing Brunel Court car park in order to increase overall parking provision and width of the access into Brunel Court.

Amendment dated February 24th 2006 comprising –

- Deletion of car parking space adjoining access into Brunel court car park

The following statement has been forwarded to the March 15th meeting of the Planning & Regulatory committee -

At the Planning meeting on March 11th eight members of Portishead and North Weston Town Council considered the recent amendments to Planning Application 05/P/2219/F.

In discussion some councillors welcomed the reduction in height, which means that the bow element is now only 4m (13 feet) higher than the corner Cabstand buildings. Some felt that taken together the changes were a huge improvement on the original application. It was noted that the footprint and mass were about half that of the Brunel Court building and adjacent elements were of the same height. There was disagreement as to the extent to which apartments in Brunel Court would be overlooked from the balconies. Some felt that the building would still be too dominant from the High Street, although it was pointed out that at the meeting at which the design was chosen, the brief asked for a landmark building.

Although the number of parking spaces has increased to 26 (ratio 0.8125), some members were concerned that at busy times any overflow could not be accommodated within the Waitrose car park.

Members were disappointed that there had been no guidance from North Somerset Council about the proposed new access and parking arrangements for Brunel Court residents.

On being put to the vote a majority of the committee

Recommends REFUSAL because the amendments do not go far enough to reduce the height or visual impact and there is insufficient parking.

The committee also noted the comments from six absent councillors, five of whom proposed refusal on the various grounds of: size, access, domination of the street scene from the High Street, parking arrangements and not in conformity with the Master Plan or the parking requirements of the Adopted Local Plan. The other councillor considered that previous concerns have been addressed and likes the distinctive design.

PLANNING APPLICATIONS

This application was considered next.

06/P/0288/F LAND TO THE REAR OF GARDEN PLOT OF SPRINGFIELD COTTAGE, ST MARY'S ROAD, PORTISHEAD

Erection of a detached dwelling

The committee noted the concerns of neighbours at Springfield House and others about the impact of this dwelling and infilling. The house appeared to incorporate the old stone wall; its materials in keeping with its surroundings.

Recommend APPROVAL

Notes:

1. There is only one off-street parking space, members felt that on-street parking could create an additional hazard for the children walking to Gordano School and for vehicles exiting from Springfield House.
2. If Approval is granted, then a condition should be that no vehicles associated with the dwelling, its construction or otherwise, should park on the narrow private access way to Springfield House.
3. The old boundary wall must be reinstated to match the existing wall

4. The plans are incorrect; the neighbouring house on St Mary's Road is "Springfield", the apartment block is "Springfield House".

06/P/0261/F 24 NIGHTINGALE RISE, PORTISHEAD

Erection of first floor side extension

Members noted that the neighbour at 20 Nightingale Rise had objected because of the effect on his rear garden, dominating the view from the living-room and bedrooms and reducing afternoon sunlight. However members were aware that similar applications have been approved.

Recommend APPROVAL.

06/P/0323/F 1 BURLINGTON ROAD, PORTISHEAD

Erection of a rear conservatory

Noted that a previously approved application had been designed in the same style and materials as the original building. This is a standard white uPVC conservatory stretching right across the back of the property.

Recommend REFUSAL - the design and materials of the conservatory are out of keeping in this prominent location.

06/P/0325/F 10 SOUTH ROAD, PORTISHEAD

Change of use from hairdressing salon on the ground floor and basement (A1) to design print and marketing services business (A2) and insertion of window to the rear ground floor

The chairman reported that the owner of the adjoining property was very concerned about the impact of the proposed business – in particular noise and vibration. Access to the proposed parking space was across her property: on-street parking already caused problems as she could only leave her house in a wheelchair and her transport needed space outside.

Recommend APPROVAL subject to adequate off-street parking being arranged and no adverse impact on the house-bound neighbour from the running of the business.

06/P/0355/F LAND TO THE REAR OF 52-56 DOWN ROAD, PORTISHEAD

Erection of 2 detached bungalows and 2 semi-detached bungalows

Members noted the previous reasons by North Somerset Council for refusal of three dwellings and felt that the situation had not changed.

Recommend 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/0485/ADV THE PRECINCT, HIGH STREET, PORTISHEAD

Display of 2 externally illuminated signs

Recommend APPROVAL.

06/P/0489/F THE PRECINCT, HIGH STREET, PORTISHEAD

Erection of single storey retail unit

Recommend APPROVAL.

06/P/0492/F 80 EASTCLIFF, PORTISHEAD

Erection of a rear conservatory

Recommend APPROVAL.

06/P/0494/F 20 NEWHAVEN ROAD, PORTISHEAD

Erection of a dormer roof extension with the insertion of 2 dormer windows to the front elevation and 3 to the rear

Noted that there was a similar dormer extension nearby and that there did not appear to be a problem with overlooking.

Recommend APPROVAL.

OTHER PLANNING MATTERS

1. REPLACEMENT LOCAL PLAN – INTERIM REPORT FROM INSPECTOR

The committee thanked the planning chairman for the useful summary and supported the proposed recommendation.

Recommendation

That following the publication of the Final Report into the objections to the North Somerset Replacement Local Plan, and assuming that no changes are made to the inspector's proposed modifications, the Town Council -

- meet representatives from the parishes of Easton-in-Gordano and Portbury to discuss our joint opposition to any expansion of dock-related activity in the area between the railway line and the M5
- formally object to the mixed-use designation, to include residential development, of the AP Burt site.

2. PROPOSED ARRANGEMENTS FOR APRIL PLANNING MEETING

The following arrangements were noted.

The planning Chairman will be away on holiday 22 March – 11 April 2006.

During her absence it is proposed that one member from each ward, possibly the District Councillor, should decide which plans should go to committee and which can be delegated. Delegated plans to be discussed by at least two members before decision.

The stand-in chairman of the committee to be assisted in presenting plans by the relevant ward members; the Chairman to be appointed at the Town Council Meeting in March.

There being no further business the chairman closed the meeting at 11.40am

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0004/F	2 The Ranchways Portishead	Erection of single storey front extension and balcony (revision to planning approval 05/P/1683/F)	No objections	Approval
06/P/0069/F	The Ranch, Ranchways Portishead	Erection of a conservatory to SW elevation	No objections	Approval
06/P/0237/F	27 the Paddock Portishead	Erection of a single storey side extension	No objections	Approval
06/P/269/F	54 Nore Road, Portishead	Replace existing wooden fencing with block pillars	No objections	Approval
06/P/0292/F	29 Lambourne Way Portishead	Erection of a single storey rear extension	No objections	Approval – subject to no valid objections from neighbours
06/P/0302/F	Springfield Cottage St Mary's Road Portishead	Erection of a two storey side extension	No objections	Approval
06/P/0330/F	18 Nore Road, Portishead	Erection of a single storey side extension and rear extension with external stairs	No objections	Approval – subject to no unacceptable loss of privacy for neighbour below
06/P/0358/F	Tides Reach 5 Sage Close, Portishead	Erection of a single storey extension to the kitchen on the west elevation	No objections	Approval
06/P/0359/F	Briary Lodge, Slade Road, Portishead	Erection of a two storey side extension including a garage	No objections	Approval

		and construction of front dormers		
06/P/0293/F	Land to the rear of 80 Down Road Portishead	Erection of an attached single garage and canopy to the side of the property	No objections	Approval
06/P/0306/F	25 The Knoll, Portishead	Erection of a single storey rear extension	No objections	Approval – subject to no valid objection from neighbour
06/P/422/F	12 Beach Road West, Portishead	Erection of a single storey front extension with balcony over	No objections. Note that the sun-lounge has already been demolished.	Approval
06/P/0446/ADV	78 High Street, Portishead	Erection of an internally illuminated fascia sign and internally illuminated projecting sign	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
05/P/2920/F	Former St Joseph's School West Hill, Portishead	Erection of 14 dwellings, car parking, access, access road and all associated infrastructure <i>(Amendment dated 20 February 2006, comprising – revised elevation detail to north elevation of plots 1 –5 with minor change to detailing of plots 6 –14 (Porch omitted and coping amended)</i>	No objections to amendment	No revised recommendation for the application as a whole

05/P/2963/F	Land off Hillcrest Road, Portishead	Erection of 9 residential units, road, drainage and associated works (Amendment dated 15 February 2006 comprising – <ul style="list-style-type: none"> • Streetscene, • additional level detail, • site context detail, • parking space in front of plots 7 and 8 increased. • The submission of an Access Statement. 	Amended plans noted. Detailed drawings 1137/152A for Home Type A Special 4B7P show it as detached – it is not.	Previous comments still stand with recommendation for Refusal.
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WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMEN DATION
06/P/0124/F	12 Beechwood Road Portishead	Works to trees <ul style="list-style-type: none"> • Beech x 1 – 30 crown reduction 	No objections	Approval
06/P/0363/WT	115 High Street, Portishead	Works to trees <ul style="list-style-type: none"> • Ash x 1 – Fell • Sycamore x 1- Fell • Conifer x 1 – Fell • Hedge of mixed trees – to be thinned and tidied 	No objections	Approval and welcome the replanting with native species.
06/P/0414/TPO	12 Beechwood Road	Works to trees <ul style="list-style-type: none"> • Beech x 1 20% crown thin removal 	No objections	Approval

06/P/0413/WT	Woodclose Woodlands Road Portishead	Works to trees – <ul style="list-style-type: none"> • Eucalyptus x 1 Fell • Sweet Chestnut carry out 35 % balanced crown reduction to leave well balanced form. • Beech x 1 - Lift crown to give 4 m headroom above neighbours outhouse roof and remove dead wood throughout. • Cherry x 2 - Fell 		Recommend removal of central stem which is rubbing large inner stem and causing the creaking Recommend Approval Recommend Approval T4 is very rotten . Recommend Approval. The larger tree does have some signs of broken stems. It does seem a shame to see such a large old tree taken down. Recommend that remedial works are carried out to make it safe rather than fell.
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