

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE 11 MAY 2002**

PRESENT Councillor J Johnston - Chairman

Councillors Brine, J S Clark, Mrs Haysom, M Johnson,
Mrs Mason

APOLOGIES Councillors Mrs Bickley, Mrs Cruse

PLANNING APPLICATIONS

02/P/0721/F STATION GARAGE, HIGH STREET, PORTISHEAD

Extend existing shop.

A discussion was held on the assumption that the present footpath would be transferred to the garage ownership. When the Cabstand/District Centre development is complete the site will be a prominent one. The Committee

Recommend APPROVAL but would not wish the building to be used for any additional advertising.

02/P/0748/F 17 HILLSIDE ROAD, PORTISHEAD

To add 2 bedrooms on top of existing ground floor, kitchen and lounge. Construct roof over this and rear two bedrooms. To add separate lounge over double garage.

The Committee was concerned at the greatly increased roof height and referred to the related letter from North Somerset Council written in 1998(Ref NEV/97/2358). The Committee also considered its close proximity to no 19 would constitute a loss of amenity if developed as shown.

Recommend REFUSAL.

02/P0837F CLAPTON LANE, PORTISHEAD

Formation of two grass football pitches on agricultural land.

The Committee noted this land, plus the land recently acquired to compensate for the loss of land for the new St Joseph's School, will give a continuous area of playing fields. Wherever existing ditches are to be retained the Committee would wish to see associated hedges retained. They also want to ensure that the trees and hedge adjoining Clapton Lane are undamaged and cars are prevented from parking in the lane when the field is in use. They assume that car parking will be provided elsewhere to service this land.

Recommend APPROVAL.

02/P/0858/F

LAND TO REAR OF NO 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.

The Committee considered the one house on site acceptable. However they had some concern regarding the one car garage which includes a one bedroom flat. If at some future time a further garage is required, the present one may become separate dwelling. The narrow dual access close to 14a gave rise to some concern. However

Recommend APPROVAL.

02/P/0893/F

15 HALLIWELL ROAD, PORTISHEAD

Demolition of existing house and garage and all outbuildings and the construction of one pair of two storey, 4 bedroom semidetached houses, with parking for four cars.

The Committee noted the parking for 4 cars and land assigned for road widening. The design was liked by the Committee (with one exception) and therefore they

Recommend APPROVAL.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

02/P/0663/F

67 BRAMPTON WAY, PORTISHEAD

Extension – additional bedroom en-suite to be built on top of existing garage integral to house.

The neighbours are satisfied with application.

Recommend APPROVAL.

02/P/0664/F

12 BURFORD CLOSE, PORTISHEAD

Victorian style conservatory on the rear of the property.

This application should not affect any neighbours.

Recommend APPROVAL.

02/P/0687/F

**PORTISHEAD SHOOTING CLUB,
FORE HILL QUARRY, FOREHILL ROAD,
OFF NEWLANDS HILL, PORTISHEAD**

Covered firing point to replace dilapidated firing point at this address.

This application is a replacement for an old wooden unit now demolished.

No objections – Recommend APPROVAL.

02/P/0730/TPO 128 HILLSIDE ROAD, PORTISHEAD

T1 Fell sycamore. T2 Reduce crown of sycamore by 30%, T3 Fell sycamore.

These trees are part of a row so other neighbours may wish to do likewise.

Recommend APPROVAL.

02/P/0731/TPO “TREGENNA”, OFF NORE ROAD, PORTISHEAD

No felling is required, simple thinning and dead-wooding, for reasons of light to property and ensuring public safety and health enhancements of the trees.

This work needs to be done carefully, as these trees are a valuable feature of the area.

Recommend APPROVAL.

02/P/0733/TPO 71 BROCK END, PORTISHEAD

Consent to carry out works to tree, subject to preservation order.

The houses to the rear of 71 Brock End are under the ash tree. The tree canopy needs reducing for safety reasons.

Recommend APPROVAL.

02/P/0743/F “CANTEGRILL”, ST MARY’S ROAD, PORTISHEAD

Cloakroom extension.

This extension should look alright, and the neighbour should not be affected.

Recommend APPROVAL.

02/P/0751/F 17 VICTORIA SQUARE, PORTISHEAD

Two storey rear extension and conservatory.

The neighbour at the rear is satisfied with the proposed rear extension and conservatory.

Recommend APPROVAL.

02/P/0762/O LAND AT 6 HARMONY DRIVE, PORTISHEAD

Renewal of outline planning permission 99/0615 for one building.

Details have not changed from previous applications.

No objections – Recommend APPROVAL.

02/P/0763/O LAND AT 6 HARMONY DRIVE, PORTISHEAD

To continue the existing outline approval for one bungalow 99/0614.

Details have not changed from previous applications.

No objections – Recommend APPROVAL.

02/P/0785/F 4 NOREWOOD GROVE, PORTISHEAD

Second storey front and one storey side extension.

The nearest neighbour does not object. The other neighbours should not be affected.

Recommend APPROVAL.

02/P/0791/F 3 THE KNOLL, PORTISHEAD

Single storey storage room at rear of house (2m x 3m).

The application looks alright and is tucked behind a fence and hedge.

Recommend APPROVAL.

02/P/0809/F HIGHDOWN INFANT SCHOOL, DOWN ROAD, PORTISHEAD

Re-cladding and re-glazing of existing external elevations.

The school may be asking for a few more minor changes (rotten windows). The building should look renewed (assuming all the panels are repainted).

Recommend APPROVAL.

02/P/0811/F 11 LOWER DOWN ROAD, PORTISHEAD

Re-clad first floor and re-roof with chimney to side and conservatory to rear (works to be phased).

House shell remains the same size. The present design is a little odd (No 9 is the same). If neighbour is not troubled by conservatory

Recommend APPROVAL.

02/P/0812/F 412 NORE ROAD, PORTISHEAD

Front dormer windows to loft.

This application should improve the front elevation and should not affect anyone.

Recommend APPROVAL.

02/P/0821/F 69 THE DEANS, PORTISHEAD

The neighbour has no side windows and should not be affected. Provided there are no valid objections

Recommend APPROVAL.

02/P/0825/F 18 DENNY VIEW, PORTISHEAD

Single storey rear sun-lounge extension.

The sun-lounge will be well screened at the rear of the property and should not affect any neighbours.

Recommend APPROVAL.

02/P/0849/F 63 BROCK END, PORTISHEAD

Demolition of existing garage to be replaced with double storey extension to side of property.

Nos 4 and 6 Nightingale Rise should not be affected. Provided no valid objections

Recommend APPROVAL.

02/P/0852/F LAND AT OLD MILL ROAD, PORTISHEAD

Telecom mast.

This mast is not too obtrusive. Wish to ensure the possibility of repositioning if the site is redeveloped.

Recommend APPROVAL.

02/P/0854/F HONEYTREE, 13 STOKE ROAD, PORTISHEAD

Extension to north and south sides.

The extensions should not cause any problems to neighbours.

Recommend APPROVAL.

02/P/0857/F 2 NICHOLS ROAD, PORTISHEAD

Proposed two storey side extension and single storey rear extension.

This is an interesting design. The neighbours are happy with application.

Recommend APPROVAL.

02/P/0861/F WESTCLIFF, LAKE ROAD, PORTISHEAD

Extensions and general alterations.

Windows on north end are obscured and will not affect neighbour. On the south elevation screen wall should ensure privacy of neighbour who does not object to it.
The gable end is untidy and probably should focus on one geometric shape not three.

Recommend APPROVAL.

02/P/0882/F 24 SOUTH ROAD, PORTISHEAD

Loft conversion and construction of dormer to rear roof.

These alterations should have no affect on neighbours and will tidy up the rear of the property.

Recommend APPROVAL.

**02/P/0919/RM LAND BETWEEN HARBOUR ROAD, CABSTAND AND
FORMER BRISTOL – PORTISHEAD RAILWAY LINE,
PORTISHEAD QUAYS**

Erection of shops and offices.

This is the formal application for the “West Bookend” previously considered by Town Council under application 02/P/0460/RM.

The amended north elevation better reflects the cubic style of the main (E) block. The 6 parking spaces are noted.

Recommend APPROVAL.

02/P/0924/TPO 30 THE KNOLL, PORTISHEAD

Works to TPO – The trimming or removal of three trees.

The trees are all very close to houses and need some treatment.

Recommend APPROVAL.

**02/P/0926/TPO PHASE 6, PORT MARINE, STATION ROAD,
PORTISHEAD (SWAN HILL HOMES LTD)**

Works to TPO – Selection of 14 trees – works to include felling, crown raising, pruning and removal of deadwood.

The proposals are all reasonable. Would wish to see two silver birch trees as replacements (to continue 15/16/17 line) on sites of 4/5/6/7.

Recommend APPROVAL.

02/P/0931/F 22 LEESIDE, PORTISHEAD

Two storey side extension.

This extension should not affect anyone.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

00/P/0939/F REAR OF 36 WEST HILL, PORTISHEAD

Erection of bungalow.

(Amendment dated 11 April 2002, comprising changes to the design of the eaves to ensure that the roof does not overhang the neighbouring property).

The drawing is identical in size to previous ones, but moved back from the fence. Since the building exists, the applicant either intends to demolish and rebuild or he is pretending to make a change. We have had a constant stream of complaints from the neighbour re encroachment and would ask you to investigate the problem before we can make a decision.

00/P/1879/RM PHASE 6 – FORMER POWERGEN SITE, STATION ROAD, PORTISHEAD

Erection of 43 dwellings with associated parking

(Amendment dated 3 April 2002 comprising minor changes to the front elevation of Unit 2 and changes to the position of blocks 35 – 38 inclusive to allow more space for vehicle parking.)

These amendments are minor and do not affect the overall scheme.

Recommend APPROVAL.

01/P/1597/F ROYAL HOTEL, PIER ROAD, PORTISHEAD

Change of use from public house to office use. Class B1)

(Amendment dated 4 April 2002 comprising the receipt of additional plans detailing the internal works necessary to convert the building to office use).

Internal modifications appear to be reversals of previous conversion. However, the Town Council's objection to this plan was the change of use to offices. This amendment does not address that objection.

Recommend REFUSAL.

01/P1624/F CHARLCOMBE CARAVAN PARK, DOWN ROAD, PORTISHEAD

Erection of 80 dwellings and associated roads and sewers (Scheme A).

(Amendment dated 9 April 2002, comprising changes to new house type plot 65W [house type M] and elevational variant to house type D located on plot 69W. The amendment also incorporates some internal alternatives to house type L.)

These amendments are only minor.

Recommend APPROVAL.

01/P/1625/F CHARLCOMBE CARAVAN PARK, DOWN ROAD, PORTISHEAD

Erection of 80 dwellings and associated roads and sewers (Scheme B).

(Amendment dated 9 April 2002, revised housing layout that introduces a mix of house type together with associated floor plans and elevations in respect of the different house types. Site sections and site levels are also included in the submission which details boundary, landscape and public open space areas.)

(Amendment also dated 9 April 2002, comprising changes to new house type plot 65W (house type M) and elevational variant to house type D located on plot 69W. The amendment also incorporates some internal alternatives to house type L.)

These amendments are only minor.

Recommend APPROVAL.

01/P/1927/F 10 WOODHILL PARK, PORTISHEAD

Erection of rear conservatory and rear extension to garage.

(Amendment dated 9 April 2002, comprising increase in length of rear conservatory from 4 metres to 6.3 metres).

The conservatory is well tucked in. Therefore neighbour at No. 9 is not concerned.

Recommend APPROVAL.

**02/P/0013/O GORDANO GATE BUSINESS PARK, SERBERT ROAD,
PORTISHEAD**

Erection of 7 No. office buildings together with associated access roads, car parking and ancillary facilities.

(Amendment dated 5 April 2002 comprising landscaping plans).

Scheme should be very attractive with this extensive planting.

Recommend APPROVAL.

**02/P/0050/F UNIT 1, GORDANO GATE BUSINESS PARK,
SERBERT ROAD, PORTISHEAD**

Erection of two storey office building with associated car parking and landscaping.

(Amendment dated 5 April 2002 comprising landscaping plans).

No objections – Recommend APPROVAL.

02/P/0076/F 20 NICHOLS ROAD, PORTISHEAD

Demolition and replacement of existing bungalow and garage with dormer bungalow and garage.

(Amendment dated 1 May 2002, comprising proposed dwelling to be lowered into site by 800mm. Additional datum levels shown, hedge to be retained and walls to be rendered not brick as originally submitted).

The alterations will make the building less obtrusive to neighbours.

Recommend APPROVAL.

02/P/0201/F 52 TYDEMAN ROAD, PORTISHEAD

Erection of side conservatory.
(Amendment dated 3 April 2002, comprising repositioning of proposed conservatory onto rear elevation of dwelling).

This amendment meets the Town Council's previous objection.

Recommend APPROVAL.

02/P/0361/F 12 ASHDOWN ROAD, PORTISHEAD

Construction of raised patio area. Erection of rear conservatory. Erection of detached garage. Conversion of existing garage into ancillary living accommodation.
(Amendment dated 10 April 2002, comprising correction of block plan [size of plot] and relocation of proposed garage [reduced in size to 5m by 5m]).

The garage is smaller and there is more room for a car on the drive. The alterations should not cause any problems.

Recommend APPROVAL.

02/P/0376/F SEA LANES, HEAVENS FIELD, PORTISHEAD

Demolition of existing bungalow erection of new house with new access to public highway.
(Amendment dated 1 May 2002 comprising amendment to driveway and glass block way to side of balcony).

The amendment should provide another improved access in future.

Recommend APPROVAL.

02/P/0391/F 7 EASTWOOD PLACE, PORTISHEAD

.Erection of rear dormer and rear conservatory
(Amendment dated 9 April 2002 comprising reduction in length of proposed dormer window by approximately 0.5 metres away from side elevation of 6 Eastwood Place).
(Amendment dated 25 April 2002 comprising increase in length of proposed rear dormer and insertion of Velux roof light into rear roof slope of no 6 Eastwood Place to compensate for loss of side window

The first amendment is a very minor improvement.
Assuming that No 6 Eastwood place is satisfied with the second amendment

Recommend APPROVAL.

**02/P/0460/RM LAND BETWEEN HARBOUR ROAD, CABSTAND AND
FORMER BRISTOL/PORTISHEAD RAILWAY LINE,
PORTISHEAD**

Erection of three storey building comprising 22 no. residential apartments and retail unit.
Erection of detached three storey building comprising retail unit at ground floor with offices above.

(Amendment dated 11 April 2002 comprising the addition of a communal satellite dish on the roof of the proposed flats).

This amendment will not be visible from the ground in the vicinity.

Recommend APPROVAL.

OTHER PLANNING MATTERS

ST JOSEPH'S SCHOOL, BRISTOL ROAD, PORTISHEAD HIGHWAY IMPROVEMENTS

The Committee spent a long time discussing the revised road layout scheme at the above site. Committee were very concerned. They asked that their recommendation, including a sketch be presented as a separate report.

PORTISHEAD TRAFFIC MANAGEMENT REVIEW

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