

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 12 MARCH 2005**

**PRESENT** Councillor Mrs Bickley – in the Chair  
Councillors JS Clark\*, Fowles, Miss Griffiths\*\*, Johnston, Mrs Lord,  
Mrs Mason, Pasley  
Also 5 members of the public

- \* left after consideration of planning applications
- \*\* arrived during discussion on Gordano school application

**APOLOGIES** Councillor Mrs Cruse, Miers, Terry

## **PUBLIC PARTICIPATION**

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

Mr Weaver 12 Seaview Road, Mr Carey 14 Seaview Road and Mr Bowering 40 Hillcrest Road all spoke about planning application 05/P0105/F 38 Hillcrest Road. Mr Weaver said that turning a bungalow into a 2-storey house was setting a precedent which could be to the detriment of the whole area. They were all unanimous in considering that the proposed amendment, which would lower the roof pitch by 50cm and introduce hipped ends, did not address their concerns, was insufficient to lessen the impact and asked that their previous letters of objection be submitted again. Members were informed that this application would go before the North Area committee meeting on March 24<sup>th</sup>.

Mr Berry of 56 Conference Avenue spoke about the application for a change of use for building C2 on Portishead Office Park. He told members that there were already innumerable problems associated with the current users. The present application would only lead to more of the same types of problem. Irresponsible overflow parking along Conference Avenue caused inconvenience to residents and sometimes made it impossible for other vehicles to get through and there were no parking regulations, Give Way signs or road markings indicating priority. Perhaps there should be residents' only parking on that stretch of road.

Standing orders were resumed.

## **DECLARATIONS OF INTEREST**

Cllr Fowles

- Personal interest 05/P/0408/O  
42A High St, Portishead  
Outline application for office use at ground floor with residential use  
Reason: wife works in an adjoining office.

Cllr Miss Griffiths

- Personal interest Planning Application 05/P/0322/RG3  
Gordano School, St Mary's Road, Portishead  
Refurbishment and redevelopment of site including erection of 1 and 2 storey block 1 no. 2 storey block, 1 no 2 storey block and 4 no 1 storey extensions. Landscaping across site.  
Reason: she has children who attend the school

Cllr Johnston

- Personal interest Planning Application 05/P/0322/RG3  
Gordano School, St Mary's School, Portishead  
Refurbishment and redevelopment of site including erection of 1 and 2 storey block 1 no. 2 storey block, 1 no 2 storey block and 4 no 1 storey extensions. Landscaping across site.  
Reason: he has a child who attends the school

Cllr Mrs Lord

- Personal interest Planning Application 05/P/0309/F  
13 Hillcrest Road, Portishead  
Demolish conservatory and single storey extension. Construct two storey extension.  
Reason: acquainted with neighbour at 17 Hillcrest Road

Cllr Mrs Mason

- Personal interest Planning Application 05/P/0309/F  
13 Hillcrest Road, Portishead  
Demolish conservatory and single storey extension. Construct two storey extension.  
Reason: acquainted with neighbour at 11 Hillcrest Road
- Personal interest Planning Application 05/P/0286/F  
236 Down Road, Portishead  
Roof alteration and side extensions  
Reason: acquainted with neighbour

Cllr Pasley

- Personal interest Planning Application 05/P/0364/F  
Building C2, Portishead Office Park, Portishead  
Change of use from existing Category B1 to Category B1 and D1 to facilitate use of office suite for medical consultations and minor non surgical procedures  
Reason: he has a relative living opposite the site in Conference Avenue

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

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 – TO BE CONSIDERED BY PLANNING COMMITTEE**

### **PLANNING APPLICATIONS**

**05/P0105/F**

**38 HILLCREST ROAD PORTISHEAD**

New roof to existing dwelling to provide extra accommodation and construction of new garage

(Amendment dated 22 February 2005, comprising reduction in height of the proposed roof pitch by 50cm from that originally proposed. Also the sides of the roof pitch have been hipped and the design of the rear elevation has been altered)

Members noted that concerns raised by residents had not been addressed by the amendment and endorsed the Chairman's response to North Somerset Council for recommending Refusal.

The committee next considered:

**05/P/0364/F**

**BUILDING C2, PORTISHEAD OFFICE PARK, WYNDHAM WAY, PORTISHEAD**

Change of use from existing Category B1 to Category B1 and D1 to facilitate use of office suite for medical consultations and minor non surgical procedures

After discussion of the problems faced by neighbours, the committee

Recommend REFUSAL

- An inappropriate change of use, against the principles of the original Office Park application
- Could set a precedent for other uses whereby members of the public visited the site.
- Parking inadequate for the staffing levels and number of visitors.
- The extension of office hours to evenings and Saturdays is an incursion into the privacy of residents.
- Conference Avenue is one of the main routes into an estate of 400 houses; already there is overflow parking along the road causing major access problems.

The committee also

Recommend that Portishead & North Weston Town Council write to North Somerset Council

- Requesting an urgent traffic/highways review be carried out in the area surrounding Portishead Office Park with a view to alleviating the difficulties currently suffered by local residents; in particular the problems of overflow parking on bends, corners and along Conference Avenue and the lack of signage/road markings.
- Requesting copies of the Travel Plans for the existing users of the Office park.

**05/P/0250/O**

**23 HILLCREST ROAD, PORTISHEAD**

Erection of new bungalow on land at rear of 23 Hillcrest Road

Members noted that the access on to Hillcrest Road would be from the sub-standard junction of Queensway and Hillcrest Road, and that North Somerset Council had recently refused a similar outline application from a property in Queensway.

Recommend REFUSAL because of the increased use of the substandard access onto Hillcrest Road.

**05/P/0267/F**

**19 CEDARHURST ROAD, PORTISHEAD**

Rear elevation first floor balcony

The chairman reported that the neighbours at 21 Cedarhurst Road were objecting to the construction of this balcony. Some councillors had visited these neighbours.

After some discussion of the relative sizes of the balcony and neighbouring garden the committee:

Recommend REFUSAL on the grounds of complete loss of privacy for the small garden of the neighbour and its overbearing nature on their garden and ground floor rooms.

**05/P/0286/F**

**236 DOWN ROAD, PORTISHEAD**

Roof alteration and side extensions

Recommend APPROVAL

**05/P/0309/F**

**13 HILLCREST ROAD, PORTISHEAD**

Demolish conservatory and single storey extension. Construct two storey extension.

It was reported that the neighbours had been consulted over the changes and were reasonably happy.

Recommend APPROVAL

This item was taken at the end of the Planning section of the Agenda.

**05/P/0322/RG3**

**GORDANO SCHOOL, ST MARY'S ROAD, PORTISHEAD**

Refurbishment and redevelopment of site including erection of 1 and 2 storey block 1 no. 2 storey block, 1 no 2 storey block and 4 no 1 storey extensions. Landscaping across site.

The chairman reported that she had been informed that an application would shortly be going before North Somerset Council to ask for the construction of a temporary road for contractors' equipment and materials. It is understood that this road will take off from Clevedon Road opposite the cemetery, skirt the playing fields and finish behind the Sports Hall.

The committee agreed to the principle of separating contractors' vehicles, equipment and machinery from the school's own entrances, exits and internal roads and will comment further once the application has been received.

The chairman reported that she had received a letter from a neighbour in St Mary's Road who was concerned about the proximity of the new car park to his own boundary and felt there would be additional noise and pollution.

Members recognise that the school is in need of refurbishment and enlargement, but wonder whether the large areas of timber cladding will cause future maintenance problems. They welcomed the extensive landscaping scheme.

Recommend APPROVAL, but ask that the position of the new car park be re-considered to minimise disturbance to the residents of St. Mary's Road. The town council would also welcome an opportunity to see the Travel Plan for the school.

**05/P/0363/F**

**89 HILLSIDE ROAD, PORTISHEAD**

New development of 3 bedroom split level detached house with integral garage in rear garden. Access to site from Newhaven Road

The committee considered that these plans were in line with comments that had been made on the outline application.

Recommend APPROVAL.

**05/P/0408/O**

**42A HIGH STREET, PORTISHEAD**

Outline application for office use at ground floor with residential use

The committee noted that a previous application had been for mixed retail and office use, with all vehicular access to be from Stoke Road. There is an existing access onto the High Street.

Recommend APPROVAL subject to a maximum of two residential units and consideration being given to a change in vehicular access.

## **OTHER PLANNING MATTERS**

### **BRISTOL INTERNATIONAL AIRPORT – Master plan consultation**

The expected increase in the number of passengers will create even more problems for villages such as Barrow Gurney, which is along one of the main access routes from west of the A38.

#### **Recommendation**

1. Portishead & North Weston Town Council welcome the opportunity to be consulted on the Master Plan.
2. Portishead & North Weston Town Council support Barrow Gurney in its endeavours to reduce the amount of airport-related traffic that goes through the village.

### **STREET NAMING - MARINA (EAST SIDE)**

The committee recommend that the Dockside Spine Road be named Newfoundland Way to commemorate the link between the former Albright & Wilson site and the province of Newfoundland. A heritage board explaining the background would be an appropriate piece of street furniture.

After consideration of the “nautical theme” suggestions put forward, the following names are recommended:

The Anchorage	Pilot
Compass	Plimsoll
Hawser	Quarterdeck
Halyard	Sextant
Keel ( <i>but not Keel Row</i> )	Spinnaker
Martingale ( <i>a short spar under the bowsprit</i> )	Starboard
Merchant	The Upper Deck
Pennant	

An appropriate suffix can be added if necessary.

There being no further business the chairman declared the meeting closed at 11.45am

## **SECTION 2 – DELEGATED DECISIONS**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
05/P/0160/F	35 High View Portishead	Two storey side extension over existing garage and utility room	Note that the extension is almost up to boundary and there will be some impact on 36 High View. However	Approval
05/P/0191/F	14 Ridge Close Portishead	First floor extension over existing garage and two storey side extension	No objections	Approval
05/P/0261/F3	Boatyard adjacent HM Coastguard Offices, Harbour Road, Portishead	Temporary telecom installation comprising 15m high lattice tower accommodating three antennae, one microwave dish and associated equipment	Temporary permission for 3 years only.	Approval
05/P/0300/F	16 Merlin Park Portishead	Proposed two storey side extension	No objections	Approval subject to no objections by highways re sight lines
05/P/0333/F	89 Down Road, Portishead	Two storey side extension	The trees within the garden and located to the side of the property are subject to a Tree Preservation Order	Approval subject to the Tree Officer being satisfied that the roots of the trees will not be affected by the development.
05/P/0348/F	267 Down Road Portishead	White UPVC conservatory	No objections	Approval provided that privacy of 269 is maintained through boundary screening or obscure glass

05/P/0355/ADV	Gordano Gate, Wyndham Way, Portishead	Advertisement consent	The application is necessitated by re-branding. No objections	Approval
05/P/0383/F	80 Combe Avenue	Conservatory	No objections	Approval
05/P/0391/F	254 Down Road Portishead	Extension of existing roof profile to accommodate extended first floor rooms	No objections	Approval
05/P/0406/F	26 Brampton Way Portishead	Rear conservatory to kitchen to be increased in size from original planning application	No objections	Approval

### PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/2572/F	39 Valley Road Portishead	Two storey side extension <i>(Amendment dated 24 February 2005, comprising Reduction in the width of the side extension to 5.58m to ensure a spacing of 2.2m is retained between the front elevation of 39 Valley Road and the front elevation of 37a Valley Road)</i>	No objections	Approval
05/P/0005/F	4 Mead Road, Portishead	Erection of a two storey side extension <i>(Amendment dated 9 February 2005, comprising alterations to the design of the proposal to include a car port in place of living space at ground floor level)</i>	Doors on the carport may look more appropriate. However	Approval
05/P/0105/F	38 Hillcrest Road, Portishead	Erection of detached double garage and raise roof of main		

		house, including the construction of front and rear dormers to form additional accommodation <i>(Amendment dated 22 February 2005, comprising reduction in height of the proposed roof pitch by 50cm from that originally proposed. Also the sides of the roof pitch have been hipped and the design of the rear elevation window has been altered)</i>	The small reduction in height and introduction of hipped roof do not address previous concerns about scale, mass and impact	Refusal
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**WORKS TO TREES APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
05/P/0177/TPO	Tauntonian, Little Halt, Portishead	Works to trees – <ul style="list-style-type: none"> <li>• Beech x 2 - Fell</li> </ul> <i>Clerks Note: One of these trees fell recently during a storm</i>	The remaining Beech tree was viewed in high winds and nothing appears to be the matter with it. The tree is part of an important group of trees in this area. Would be very reluctant to see its removal unless expert advice proves it is unstable. Request replacement of fallen tree by an appropriate sized native tree.	Refusal
05/P/0245/WT	Court Farm, Church Road South	Works to trees – <ul style="list-style-type: none"> <li>• Lime x 1 - Remove side branch and tidy up broken top to form low pollard</li> </ul>	Right-hand tree To minimise cable damage and prolong useful life of right-hand tree	Approval

		<p>top to form low pollard</p> <ul style="list-style-type: none"> <li>• Lime x 1 - Remove top end re-pollard to below level of overhead power cables (to the same height as tree no 1)</li> </ul>	<p>Left-hand tree is one of the few tall trees in that immediate neighbourhood</p>	<p>Refusal</p>
05/P/0296/TPO	Fedden Village, Nore Road, Portishead	<p>Works to trees –</p> <ul style="list-style-type: none"> <li>• Lime x 1 – Reduce height by approx 40%. Reduce spread over foot path by 30%</li> </ul>	<p>Such a major height reduction does not appear to be justified. Any works should be restricted to reshaping the one-sided large branch and ensuring lower branches are well above head height for people using the path. There did not seem to be any extensive hanging-over into residents' gardens</p>	<p>Refusal</p>
05/P/0544/TPO	5 Manor Close Portishead	<p>Works to trees –</p> <ul style="list-style-type: none"> <li>• Oak x 1 – Fell</li> </ul>	<p>Any works should be limited to removal of dead/damaged branches. Noted that the large branches nearest to the house have previously been removed.</p>	<p>Refusal</p>