

PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE HELD 12TH MAY 2001

PRESENT Councillor J Johnston – Chairman

Councillors Mrs Bickley, J S Clark, Mrs Cruse, M Johnston

APOLOGIES Councillors J H Clark, Pasley

Councillor Greenham and three members of the public were present from 9,11,13 Roath Road.

Standing orders were suspended and Mrs Richardson of 9 Roath Road and Mrs K Stevens of 11 Roath Road addressed the Committee.

Mrs Stevens made the following points: -

- A tall tree by the fence in her garden will have roots damaged by construction 2 metres (sic) from fence.
- Loss of light to garden.
- Wants house proposed replaced by a bungalow.
- Development will cause traffic problems (making assumption that Church Road North will be made one-way).

Mrs Richardson considered the houses were an inappropriate development on the site.

Standing orders were resumed and the Church Road North development planning application was considered first.

PLANNING APPLICATIONS

**01/P/0755/F LAND AT CHURCH COTTAGE,
CHURCH ROAD NORTH, PORTISHEAD**

Seven detached dwelling homes with attached garages, attached landscaping, estate road and access to Church Road North.

The application was considered at length and the following points made: -

- (a) Houses on Plots 1,2, and 3 were considered to be of a reasonable density.
- (b) The exit sight line on right hand side of the proposed junction with Church Road North, should be improved by a visibility splay.
- (c) Houses 4-7 were too big for the plot.
- (d) House 6 should be a bungalow.
- (e) Houses 4-7 should be moved 2-3 metres towards Church Cottage.
- (f) The style of the houses were neither liked nor disliked – uninspiring perhaps.
- (g) The increase in traffic on a difficult road was of some concern.

Recommend REFUSAL for the following reasons: -

- Items (d) – (g) represent an over-development of that part of the site and some redesign of items (e) – (g) is required.
- Increased traffic in difficult road and better exit visibility from the site need addressing.

01/P/0593/F

59 HIGH STREET, PORTISHEAD

Change of use of premises to A3.

The Committee noted the objection by Shahina Begum, (the proprietor of the Gandhi Restaurant, 57 High Street), to the development because it would put further demands on limited parking in the area.

The Committee's attention was drawn to Policy S9 (North Somerset Local Plan April 1999: - "Planning Permission for development involving the selling of hot food for consumption off the premises will not be granted where there is harm to the environment or highway safety. In particular proposals should not be: -

- i. In the immediate vicinity of a pedestrian crossing, busy road junction or other highway hazard.
- ii. Where there is inadequate space for short term parking or waiting, either off street or at a kerbside."

The application would also probably fall foul of other clauses and Policy S11. Furthermore the Committee would not wish to see the premises used for extended hours i.e. beyond 11.00pm.

Recommend REFUSAL.

01/P/0707/F

PHOENIX BAR, VICTORIA SQUARE, PORTISHEAD

Conversion of existing restaurant into first floor flat and extension of bar on ground floor.

The Committee noted the restaurant is to be converted into a flat, the bar extended and the balcony reduced in size: but

Recommend APPROVAL.

01/P/0752/F

THE VALE, OFF WYNDHAM WAY, PORTISHEAD

Single lane carriageway, 2 lane road with adjacent footways and cycleways over the railway, 3 pedestrian/cycle crossings.

Committee welcomed the provision of crossways with appropriate barriers.

Recommend APPROVAL.

01/P/0794/F

**LOCK CONTROL BUILDING, THE DOCKS,
HARBOUR ROAD, PORTISHEAD**

Temporary Portakabin accommodation for new boat sales office and berth-holder's lounge. (Temporary permission – 3 years required).

Recommend APPROVAL.

01/P/0841/LB LITTLE ORCHARD, 7 BRISTOL ROAD, PORTISHEAD
01/P/0845/F

Removal of existing roofs to side, addition and erection of new pitched roof and increased height of eaves. Take down internal wall and chimney, replace window in NE Elevation with double doors and door in NW elevation with window.

The Committee Recommend APPROVAL and asked that tiles should match those on the house in both colour and style (believed to be Single Roman).

PLANNING APPLICATION AMENDMENTS

00/P/1862/RM LAND ADJACENT TO PORTBURY PARK, PORTISHEAD
QUAYS DEVELOPMENT
OFF WYNDHAM WAY, EAST PORTISHEAD

Erection of 23 dwellings together with associated domestic garages and infrastructure. (Amendment dated 4th April, 2001, comprising amendments to the positions of various dwellings to address the concerns of the internal drainage board).

Committee noted the reduction in the number of dwellings.

Recommend APPROVAL. The Committee agreed that an access path to the rhyne at the south end would be an improvement.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

01/P/0610/F 112 MERLIN PARK, PORTISHEAD

Extension over garage and breakfast room to form bedroom and bathroom extension.

The extension looks acceptable. The neighbour is fairly happy, although has some concern about reduced light to their bathroom.

Recommend APPROVAL.

01/0628/F 1 BEACH ROAD WEST, PORTISHEAD

New porch.

No objections – Recommend APPROVAL.

01/P/0629/F 20 QUEENS ROAD, PORTISHEAD

Single storey, side extension.

The neighbour has no windows facing the extension and therefore should not be affected.

Recommend APPROVAL.

01/P/0637/F 7 NEWLANDS CLOSE, PORTISHEAD

The covered entrance is necessary to house the stair hoist. It should not affect the neighbour at 6 Newlands Close.

Recommend APPROVAL.

01/P/0638/F 1 QUEENSCOTE, PORTISHEAD

White UPVC conservatory to the rear.

The Conservatory is not very near to other properties.

Recommend APPROVAL.

01/P/0643/F 10 DOWNLEAZE, PORTISHEAD

This extension is going up in conjunction with a similar extension on No 12.

No objections – Recommend APPROVAL.

01/P/0678/F 1 THE SALTINGS, WOODLANDS ROAD, PORTISHEAD

To install a balcony and canopy, lower existing lounge window sills to 30mm above floor level, replacing existing style windows to same design and materials.

It would be an improvement if the opportunity to return to the style of the original building was taken for this flat which is part of the historic part of the town. However

Recommend APPROVAL.

01/P/0683/F 37 LOWER DOWN ROAD, PORTISHEAD

Two storey rear extension.

The neighbour is happy with proposed extension, but a little concerned about the loss of light and the new window in the existing bedroom.

No objections – Recommend APPROVAL.

01/P/0714/F 1 COTSWOLD CLOSE, BRAMPTON COURT, PORTISHEAD

Two storey side extension to form a garage, living, kitchen and utility extension and bedroom over.

There seems to be no grounds for refusal as occupier owns land to the road.

Recommend APPROVAL.

01/P/0715/F 22 HOLLIS AVENUE, PORTISHEAD

Two storey extension to house.

There are no close neighbours. Extension is acceptable.

Recommend APPROVAL.

01/P/0716/F 19 WOODHILL ROAD, PORTISHEAD

Rear single extension with two storey, side extension over existing garage and velux window to loft space.

The neighbour has some concern over loss of light, but this should be minimal. Extension is not very attractive, would suggest removal of outer hipped end of roof.

Recommend APPROVAL.

01/P/0717/F 12 DOWNLEAZE, PORTISHEAD

This extension is going up in conjunction with a similar extension on No 10.

No objections – Recommend APPROVAL.

01/P/0735/F COPPER CLIFFS, LAKE ROAD, PORTISHEAD

Demolition of and construction of new underground garage with new access drive and retaining walls.

Neighbours have been consulted and apparently are happy and will not be affected.

Recommend APPROVAL.

01/P/0746/F 16 SPRINGFIELD ROAD, PORTISHEAD

Single storey extension to rear of existing dwelling.

The neighbour is quite happy with the extension.

No objections – Recommend APPROVAL.

01/P/0750/F 10 DRAKES WAY, PORTISHEAD

Two storey side extension; with en-suite to bedroom one with storage area under. The extension completes the area behind the existing garage.

Neighbour has no objections.

Recommend APPROVAL.

**01/P/0768/F 1 ORCHARD COTTAGE, 60 LOWER DOWN ROAD,
PORTISHEAD**

Conservatory on side of house.

No one else is affected.

No objections – Recommend APPROVAL.

01/P/0801/F THE POST OFFICE, 46 WEST HILL, PORTISHEAD

Conversion of existing storage building into studio style dwelling.

No objections – Recommend APPROVAL.

01/P/0813/F 47 MEAD ROAD, NORTH WESTON, PORTISHEAD

Extension at side, rear and front.

The extension looks acceptable. No neighbours are affected.

No objections - Recommend APPROVAL.

01/P/0814/F 27 HILLSIDE ROAD, PORTISHEAD

Kitchen, utility and bathroom extension.

Nearest property is at a much higher level and not affected by development.

Recommend APPROVAL.

01/P/0820/F 19 DOWNLEAZE, PORTISHEAD

Single storey, side extension.

The extension looks alright. The site is one metre lower than neighbours and there are no side windows.

Recommend APPROVAL.

01/P/0849/F 212 DOWN ROAD, PORTISHEAD

Alterations and extensions to ground floor including garage, with loft conversion including new roof.

This is a good development. Neighbours quite happy.

No objections – Recommend APPROVAL.

**DELEGATED PLANNING APPLICATION AMENDMENTS
AS REPORTED BY THE PLANNING CHAIRMAN**

**00/P/1880/RM PHASE 4 – FORMER POWERGEN SITE, STATION ROAD,
PORTISHEAD**

Erection of 64 dwellings with associated car parking.
(Amendment dated 3rd April, 2001, comprises additional plans setting out landscaping details).

Car parking changes are an improvement. Additional trees for badgers may obscure views of (and from) Clifftop Terrace.

Recommend APPROVAL.

00/P/2151/F

16 NICHOLS ROAD, PORTISHEAD

Change of use from retirement home for the elderly to nursery for approximately 35 children. (Amendment dated 2nd May 2001 gives revised plans, photographs and covering letter).

This amendment shows additional parking for 4/6 cars but points 1/3/4 of our original letter have not been addressed.

Recommend REFUSAL.

00/P/0461/F

272 DOWN ROAD, PORTISHEAD

Extension to roof to form loft extension incorporating front and rear dormers. (Amendment dated 11th April, 2001, comprising the insertion of two smaller dormers in lieu of the single larger unit proposed in the rear elevation).

The amendments look fine and will probably be an improvement.

No objections – Recommend APPROVAL.

01/P/0544/F

29 HIGH STREET, PORTISHEAD

Display of internally and externally illuminated fascia and projecting signs. (Amendment, dated 11th April 2001, comprising the deletion of National Lottery Logos.)

The Town Council's objections are partially met by the removal of the lottery signs, but the proposed illuminated white lettering is clearly not in accordance with the existing fascia. The amendment therefore does not address the concerns as notified to North Somerset Council in our letter dated 18th April 2001 and therefore we

Recommend REFUSAL.

OTHER PLANNING MATTERS

STREET NAMING - NEW DEVELOPMENT AT BAY HOTEL

Recommend use of the names Como and Kilkenny with appropriate suffixes be used at the above development.

WIRELESS STATION MAST – ROUNDABOUT DOWN ROAD/WEATHERLY DRIVE, PORTISHEAD

The Committee recommend the Town Council, jointly with the Gordano Society, submit a planning application for the erection of a 3.5 metre length of triangular section aerial mast from the former Portishead Radio Station on the roundabout at the junction of Down road, Weatherly Drive.

There being no further business the meeting closed at 10.40am.