

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 13 MAY 2006**

PRESENT Councillor Mrs Bickley – in the Chair
Councillors Mrs Cruse², Johnston, Mrs Lord³, Mrs Mason, Miers,
Pasley¹, Rigby²

Mr & Mrs Black attended at 11am for Agenda Item 6(a) Infill
Development

¹ left at 10.15am after 06/P/0892/F 1, Beach Road West
² left at 11 am after discussion of amendments to Block S
³ left at 11.45am during discussion on 06/P/0927/F Ashlands,
(variation of condition 5)

APOLOGIES Councillor J S Clark

PUBLIC PARTICIPATION

There were no members of the public present.

DECLARATIONS OF INTEREST

Councillor Johnston

- Personal interest 06/P/0884/F Former St Joseph's School, West Hill, Portishead
Change of use from D1 school to B1(a)
Reason – Acquainted with current residents
- Personal interest 06/P/0906/LB Former St Joseph's School, West Hill, Portishead
Demolition of outbuildings including those previously forming part of the school
reinstatement of west elevation of listed building, hard and soft landscaping and provision
for 14 car parking spaces
Reason – Acquainted with current residents

Councillor Mrs Cruse

- Personal interest in 06/P/0779/F Tudor Cottage, Battery Lane, Portishead
Erection of a two storey side extension following the demolition of a single storey side
extension
Reason - acquainted with neighbour

Councillor Mrs Bickley

- Personal interest in 06/P/0996/F10 Woodhill Road, Portishead
Extend existing first floor WC to form bathroom (Phase 1). Extend small bedroom.
Reason – Acquainted with owner

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 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

06/P/0779/F TUDOR COTTAGE, BATTERY LANE, PORTISHEAD

Erection of a two storey side extension following the demolition of a single storey side extension

The Committee considered that there would some effect on views out of the adjacent Conservation Area but not enough to warrant refusal.

Recommend APPROVAL.

06/P/0884/F FORMER ST JOSEPH'S SCHOOL, WEST HILL, PORTISHEAD

Change of use from D1 school to B1(a)

Recommend APPROVAL subject to sufficient on-site parking being provided.

06/P/0906/LB FORMER ST JOSEPH'S SCHOOL, WEST HILL, PORTISHEAD

Demolition of outbuildings including those previously forming part of the school
reinstatement of west elevation of listed building, hard and soft landscaping and provision for 14 car parking spaces

Recommend REFUSAL.

The Committee wish to see a mixed-use application come forward for the whole school site, which clearly defines the residential boundaries and provides a suitable setting for the listed building.

06/P/0885/F SEA BREEZE, 100 COMBE AVENUE, PORTISHEAD

Demolition of existing garage and conservatory, provision of new conservatory. Loft conversion to provide two bedrooms all to a private dwelling.

Recommend APPROVAL subject to the first floor balcony not compromising the neighbour's privacy.

06/P/0892/F **1 BEACH ROAD WEST, PORTISHEAD**
06/P/0889/ADV

Change of use of property to form a veterinary surgery together with new fire escape enclosure to second floor and building car park signage.
Freestanding sign to corner of Woodhill and Beach Road West roads

Recommend APPROVAL.

The Committee note that the extension will be in stone and that the magnolia tree will be retained.

06/P/0930/F **17 WIGHT ROW, PORTISHEAD**

Conversion of garage to living accommodation

Recommend REFUSAL . Loss of on-site parking in a narrow road, setting an unwelcome precedent. Loss of a smaller housing unit, contrary to the housing mix in the Master Plan.

06/P/0967/F **8 CHARLTON VIEW, PORTISHEAD**

Erection of 2 no two bed dwellings

Recommend APPROVAL.

06/P/0996/F **10 WOODHILL AVENUE, PORTISHEAD**

Extend existing first floor WC to form bathroom (Phase 1). Extend small bedroom.

Recommend APPROVAL subject to the use of materials appropriate to the style of the property.

PLANNING APPLICATION AMENDMENTS

06/P/0182/RM **BLOCK S, DISTRICT CENTRE, PORT MARINE,
PORTISHEAD**

Erection of a three storey building comprising of ground floor health centre with 22 affordable housing units on the first and second floor levels, including parking and landscaping

(Amendment dated 5 May 2006, comprising –

- Amended the scheme by moving the building eastwards (towards Waitrose) by some 5.5 metres to increase privacy distances to Brunel Court.
- Slightly amending the parking arrangements and boundary treatment.
- The ground floor has been amended to accommodate a Health Centre.
- The description of the application has changed from ‘reserved matters’ to a ‘full’ application that included reference to ‘health centre’ on the ground floor (new reference no. 06/P/0182/F. The layout of the upper floors is proposed as residential.

The reason for the change in status of the application from 'reserved matters' to a 'full' application is that the original outline approval envisaged the upper floors would be for office use rather than residential use.

- The amended plans also show the windows facing Brunel Court set on an angle to deflect views between habitable windows. The amendments to the Juliette balconies (on the front elevation) include the provision of obscure glazed safety panels in lieu of the railing panels originally proposed. This detail is designed to improve the privacy of existing and future residents.

The Town Council had approved the original application. The Committee considered that the amendments were an improvement but thought that the original landscaping plans were more attractive and noted that some parking places have been removed.

The ground floor fenestration was not liked, but the application states that the detail of this has yet to be determined.

Recommend APPROVAL with the condition that if a change of use for the ground floor is applied for, it should be retained for public use and not housing.

The following item was taken after the Infill discussion at 11am

Standing Orders were resumed

06/P/0927/F ASHLANDS, PORTBURY

Variation of Condition 5 of application 00/P/1844/OT2 which restricts construction to no more than 1500 dwellings, to enable construction of no more than 1650 dwellings

The committee considered that the council's original reason for refusal was still applicable. "The Council recommend that this application be REFUSED on the grounds that provision of further additional housing will, without drastic improvements to Portishead's travel network and road infrastructure, exacerbate the levels of traffic congestion in the town and on the A369 Portbury Hundred and the Sheepway, and the Gordano Services /M5/ J19 roundabout in the rush hour."

The Committee would bring to the attention of North Somerset Council the inconsistency of the applicants in wishing to amend the densities of the remaining areas as if they were new areas using PPG3 guidance, and yet using the old H/2 affordable housing allocation. The committee believe that if these had been new areas for development North Somerset Council would be looking for an affordable housing allocation of 30% across these remaining phases. *See Policy H/4 in the Replacement Local Plan, which has been endorsed by the Planning Inquiry Inspector in his Final Report.*

OTHER PLANNING MATTERS

The following item was taken at 11am`

Standing Orders were suspended to enable Mr & Mrs Black to contribute to the discussion

INFILL DEVELOPMENTS

This item has been referred from the Town Council Meeting in March and was deferred at last month’s Planning Committee pending the return of the Planning Chairman.

During a useful discussion the following points were made –

- Can use PPG3 (& and its successor PPS3) to promote retention of green spaces.
- PPG3 & PPS3, both recognise that “**amenity green space including domestic gardens ...**” are of public value.
- PPG3 states “the need for economic growth has to be reconciled with social and environmental considerations, particularly those of conserving and enhancing the quality of our environment”
- In recent years Portishead has accepted thousands of new houses, more than most other areas. Yet a single infill will have a disproportionately greater effect on the character of the existing neighbourhood and adds minimally to the housing stock.
- With its many hillsides, development within a garden removes a visual “green” amenity value for many other residents.
- The demolition of a perfectly good house and its replacement by new dwellings, sometimes destroying a garden, is at odds with the government’s declared environmental policies.

The committee agreed that these should form the basis of a statement to be made by a member of the Town Council to the North Area Committee during a ‘Parish Voice’ session, possibly June 15th or July 13th.

Note: PPG3 will shortly be replaced by PPS3 which does have a useful phrase about Local Planning Authorities having a “shared vision” on the type of development in local communities. This is something we should pursue with North Somerset Council.

The Chairman and Committee thanked Mr and Mrs Black for their practical contribution to the debate.

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The following item was considered at the beginning of the meeting when all members were present.

APPOINTMENT OF CHAIRMAN OF PLANNING COMMITTEE

This item was referred from the Annual Town Council Meeting, 10 May 2006.

Recommendation The Committee recommend to the Town Council that each ward takes responsibility for the applications to be discussed on a particular date. Councillors’ known current availabilities would suggest the following rota, possible chairman in brackets:

Meeting date	Ward		Meeting date	Ward
June 3 rd	S & NW (MJ)		Sept. 2 nd	West (RC/SM)
July 1 st	Coast (DP)		Sept. 30 th	Central
August 5 th	R Bay (DM/JSC)		Nov. 4 th	East (DB/JL)

Councillor Johnston informed the Committee that he would be taking application 06/P/0954/F 236 Down Road, to North Area Committee.

There being no further business the chairman declared the meeting closed at 12.05pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0742/ADV	Gordano Gate Brewers Fayre Wyndham Way, Portishead	Display of 2 no external/static illuminated free-standing signs	Currently there is a list of meals/prices set well back from roundabout. The proposed sign facing the roundabout (Sign A) is in a prominent location and is inappropriate for detailed advertising of this nature.	Refusal
06/P/0794/F	10 South Road Portishead	Installation of a combined high level window and roof-light in place of existing first floor window on the rear elevation	No objections	Approval
06/P/0807/ADV	6 Cabstand Portishead	Erection of illuminated wall mounted and free-standing signs	No objections	Approval
06/P/0820/F	Nai Enna and August Newlands Hill Portishead	Erection of single storey front extension to both houses; two storey side extension and single storey rear extension to Nai Enna	No objections	Approval
06/P/0824/F	Pier Cottage Pier Road Portishead	Erection of a rear conservatory	No objections	Approval
06/P/0827/F	9 George Street Portishead	Erection of a rear conservatory		Approval subject to use of obscure glass on

				elevation facing no 10 George Street. Relying on shrubs for privacy is not sufficient.
06/P/0847/F	1 Denny Close Portishead	Erection of single storey side and rear extensions to form ancillary living accommodation	No objections	Approval
06/P/0874/F	85 Eastcliff Portishead	One storey conservatory at rear of property	No objections	Approval
06/P/0887/F	47 High Street Portishead	Rear detached single storey domestic garage	No objections	Approval
06/P/0945/F	79 Avon Way, Portishead	Erection of an attached double garage and utility room to side elevation	No objections	Approval
06/P/0954/F	236 Down Road Portishead	Erection of a side extension, a rear/side extension and raising the roof to provide accommodation at first floor level including the construction of two front dormers and a balcony to rear elevation	No objections	Approval - subject to no adverse impact on 37 Seaview Road.
06/P/0968/O	Land to the rear of 69 South Road Portishead	Renewal of outline planning permission 03/P/0753/O for the erection of a single dwelling	This application is acceptable subject to satisfactory detailed proposals – in particular height, overlooking and access, (and sight lines) <i>Clerk's Note: This application was dealt with by the Ward Councillor.</i>	Approval
06/P/0982/F	30 Woodhill Road Portishead	Insertion of rooflights	No objections	Approval

06/P/0984/F	81 Avon Way Portishead	Demolition existing single extension and erect two storey extension	No objections	Approval
06/P/0990/F	Portishead Youth Centre Harbour Road Portishead	Extend existing single storey, you centre building, to provide multi-use hall, café, activity spaces and offices. Re-locate main entrance from Harbour Road to Station Road	There are only minor changes to the elevations onto Station Road and Harbour Road. The entrance canopy adds interest to the Station Road aspect.	Approval
06/P/0994/F	40 South Road Portishead	Conservatory to right hand side of property	No objections	Approval - subject to no loss of privacy to neighbour at no 38 South Road.
06/P/1000/F	Portishead Yacht and Sailing Club Ashdown Road Portishead	Renewal of planning application 98/2769 to extend the consent of the lifeboat building and 00/P/2057/F for the erection of a side extension	No extensions	Approval
06/P/1018/LB	37a Woodhill Road	Installation of gas fired boiler and flue to flat	No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0654/F	103 The Downs	Works to trees – <ul style="list-style-type: none"> Ash x1 Reduction of large branch overhanging fence 	No objections	Approval

06/P/0744/F	28 Woodhill Road Portishead	Works to trees – <ul style="list-style-type: none"> • Bay x 2 – reduce by 20% • Leylandii Cypress x 3 – reduce by 20% 	No objections	Approval
06/P/0871/TPO	109 Nore Road Portishead	Works to trees – <ul style="list-style-type: none"> • Oak x 1) • Ash x 1) reduce back crown drip line by approx. 20% from North 	On this important site Oak and Ash trees should only be pruned or thinned for their own benefit. Although raising lower limbs may benefit the shrubs underneath and be an acceptable compromise.	Approval of raising lower limbs.
06/P/1013/TPO	43 Sally Hill Portishead	Crown thin by 20% and crown thin	No objection	Approve
06/P/1020/TPO	9 & 11 Sally Hill Portishead	Crown lift up to 4 metres and crown thin up to 20%	No objections	Approve