

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 14 JANUARY 2006**

PRESENT Councillor Mrs Bickley – in the Chair
Councillors JS Clark, Gething, Johnston, Mrs Lord, Mrs Mason

Also a member of the public

APOLOGIES There were no apologies for absence.

PUBLIC PARTICIPATION

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

05/P/3002/F St Joseph's Church, West Hill

Mr Justin Templar, 24 Springfield Road, gave members further details about the project which would ultimately provide a new Hall, confessional, sacristy and car park, and also landscape the current untidy area to the rear of the church. He explained that the new hall would provide community facilities for all ages, as the existing hall had done in the past. He said that re-using the stone from the old hall would cost extra and that the intention was to retain the present building, to provide toilet facilities, until the new one could be built. At the present time wedding and funeral cars had to park on West Hill causing inconvenience and obstruction, the new car park would solve the problem.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Gething

- Personal interest 06/P/0033/F 13 Victoria Square, Portishead
Modification or removal of condition to previous planning consent to allow letting of dwelling to person not solely /mainly connected to adjoining business
Reason – Acquainted with purchaser.

Councillor Johnston

- Prejudicial interest 06/P/0033/F 13 Victoria Square, Portishead
Modification or removal of condition to previous planning consent to allow letting of dwelling to person not solely /mainly connected to adjoining business
Reason – Related to potential purchaser.

Councillor Lord

- Personal interest
Naming of Two Bridges across Portbury Ditch
Reason – Member of Twinning Association Committee

Councillor Mrs Mason

- Personal interest in 05/P/2968/F 11 Monmouth Close, Portishead
Erection of a single storey side and rear extension to provide granny annexed accommodation for disabled relative
Reason – the property is visible from home address.

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

Councillors Gething and Johnston stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

Members considered this application first.

05/P/3002/F ST JOSEPH'S CHURCH, WEST HILL, PORTISHEAD

Erection of a new parish hall and connecting lobby; erection of a confessional building as extension to existing church; demolition of existing hall and construction of a car park

Members discussed the visual aspects of the proposed scheme. The present view of the stone church and buttresses would be replaced by the visual continuation of the pitched roof and some rendered wall, with a prominent glazed lobby.

Recommend REFUSAL concerned about the loss of visual amenity in an area adjacent to a Conservation Area. The use of white PVC is inappropriate for the hall and lobby. Members consider that stone from the existing hall could be used for the elevations facing the road.

05/P/2168/F M5. JUNCTION 19 AND THE A369 APPROACH ROADS

Junction improvement, including replacement footpath, fence line, drainage, alterations to embankments and signals on the A369 approaches

Members discussed the presentation previously given by Mr Schneider and his assurance that revised plans had been asked for, both by the Highways Agency and NSC.

Recommend REFUSAL, awaiting revised plans.

The Town Council would also make the following points about any revisions –

- These plans need to be co-ordinated with proposals for Portbury High St.
- The revised signalling may not benefit Portishead outbound traffic.
- Potential danger of the current short merge leaving the roundabout on the A369 towards Bristol.
- The Highways Agency are asked to look again at providing two lanes from roundabout to M5 North, as happens at J17 M5 going south. This would clear vehicles more quickly from the roundabout.

Cllr Mason left the room for discussion and decision of the following item.

05/P/2968/F 11 MONMOUTH CLOSE, PORTISHEAD

Erection of a single storey side and rear extension to provide granny annexe accommodation for disabled relative

Recommend APPROVAL.

05/P3079/RM BLOCK Y3, HARBOUR ROAD, PORTISHEAD

Submission of reserved matters application for the erection of a 1 no. 3 storey office building (block A), 2 no. 2 storey buildings (block B and D2), 2 no single storey buildings (block C and D1) and associated car parking pursuant to outline permission ref. 94/0348 as extended by 00/P/1846/O

Councillors welcomed the provision of the small workplace/studio units, but recognise that the site currently benefits wildlife.

Recommend APPROVAL.

- The landscaping scheme should be attractive to wildlife.
- A development of this size should be encouraged to incorporate small energy-generating schemes.

05/P/3096/F 2 THE DOWNS, PORTISHEAD

Two storey rear extension and lean-to rear extension

Recommend APPROVAL however the southern hedge boundary needs to be protected.

06/P/0022/F 17 HALLIWELL ROAD, PORTISHEAD

Construction of 3 bed detached house single storey

The committee noted that the previous application 05/P/2413/F had been withdrawn by the applicant.

Recommend APPROVAL and welcome the provision of three off-road parking spaces.

06/P/0026/F 3 THE RUSSETS, PORTISHEAD

Convert existing garage into new lounge and build single storey side extension to create new garage, larger kitchen and utility room

This house is sideways on to a park surrounded by railings, with a clear open area between the railings and adjacent properties.

Recommend REFUSAL. The application moves the building line to the railings. The relocated 2m wall also extends further along the boundary which will visually remove the openness and original concept of this area.

Cllr Johnston left the room before discussion and decision on the following item.

06/P/0033/F 13 VICTORIA SQUARE, PORTISHEAD

Modification or removal of condition to previous planning consent to allow letting of dwelling to person not solely /mainly connected to adjoining business

Recommend APPROVAL

06/P/0036/O LITFIELD HOUSE, CABSTAND, PORTISHEAD

Outline application for the construction of a single detached residential unit within curtilage of the existing

The committee noted that this application is a resubmission and that the previous application was for 2 dwellings.

Recommend APPROVAL but regret the loss of the two modest units as proposed in the previous application.

OTHER PLANNING MATTERS

NORTH SOMERSET COUNCIL'S ENFORCEMENT POLICY

Recommendations

- 1 Portishead & North Weston Town Council welcome the amended Enforcement Policy; the layout and explanations are clear and easy to follow.
- 2 It should be possible to make a complaint by email.

NORTH SOMERSET COUNCIL LOCAL TRANSPORT PLAN 2001 – 2006 ANNUAL PROGRESS REPORT

Recommendations

1. The Town Council recognise the progress that has been made through the LTP during previous years, but would ask North Somerset Council to make resurfacing the A369 between Sheepway footbridge and the Sheepway/Bristol Road roundabout a priority.
2. The Town Council would like to see any plans relating to improved drainage, kerbing and the layby for the A369, Portbury Hundred.
3. The Town Council would like to be involved in developing any scheme for Nore Road.

NAMING OF TWO NEW BRIDGES ACROSS PORTBURY DITCH

Request from the Portishead Twinning Association.

Recommendation

The Town Council inform North Somerset Council that they approve in principle the naming of the two new bridges over the Portbury ditch to commemorate the town's twinning links with Den Dungen and Schweich.

SECTION 2 – DELEGATED PLANNING DECISIONS

05/P/3075/F NEW SUBSTATION, OLD MILL ROAD, PORTISHEAD

After discussing the prominent location members decided to amend the previous decision made on this application to -

Recommend REFUSAL until landscaping is added to the scheme.

There being no further business, the chairman declared the meeting closed at 11.25am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
05/P/2862/RG3	Gordano School St Mary's Road Portishead	Erection of a Portacabin in car park of school	No objections	Approval for temporary classroom subject to a time limit of three years.
05/P/2897/F	394 Nore Road, Portishead	Revised application for the demolition and erection of a split level dwelling house to the rear (alterations to the approved scheme 05/P/1692/F)	The overall footprint and revised elevations should not have an impact on the neighbours	Approval
05/P/2901/F	Clockhouse Mews Cabstand Portishead	Removal of shrubs from site boundary and replace with brick wall with attached railings	Note that this boundary will now match the other side of entrance. Would prefer retention of some planting behind wall to break up the hard landscape.	Approval
05/P/2928/F	10 Camomile Walk Portishead	Single storey PVCU Lean-to conservatory to rear of house	No objections	Approval
05/P/2971/ADV	Health Centre, Victoria Square, Portishead	Erection of a free-standing non-illuminated sign	This sign will be misleading as there are three right turns this could apply to.	Refusal
05/P/3066/F	10 Marconi Road Portishead	Family room extension and covering of side access way	No objections	Approval
05/P/3075/F	New Substation, Old Mill Road, Portishead	Change of use of former access to nail factory to storage ancillary to existing us at new substation. Erection of 2.00m high palisade fence	No objections	Approval. Would like to see some soft landscaping along road frontage at this prominent location

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

05/P/1945/F	Part of Phase 16, Station Road, Port Marine	Erection of 11 no. residential dwelling units to include associated infrastructure and parking <i>(Amendment dated 5 December 2005 comprising additional plans to show accurate height relationship between proposed building and adjoining house at 4 Beach Road East)</i>	No comment - revised elevations only	-
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WORKS TO TREES APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN

05/P/2775/TPO	10 Cedar Way Portishead	Works to trees – Various works to numerous trees	No objection	Approval
05/P/2916/TPO	9 Denny View Portishead	Works to trees • Ash x 2		Approval of felling only on safety grounds
05/P/2925/TPO	69 Brampton Way Portishead	Works to trees • English Oak T1 – Carry out 30% balanced crown reduction and thin crown by 15% and raise crown by 3 metres	Note that only one tree remaining on front corner of site – not two as on plans submitted.	Refusal. Lesser thinning would be acceptable but not raising crown.
05/P/2996/WT	17 Woodhill Road Portishead	Works to trees • Holm Oak x 1 – 25% cut back branches encroaching on neighbour		Withdrawn

		<ul style="list-style-type: none"> • Bay x 1 – 30% crown reduction and crown lift by 1 metre 		
05/P/3053/WT	17 Woodhill Road Portishead	Works to trees <ul style="list-style-type: none"> • Holm Oak x 1 – Fell to ground • Bay x 1 – Fell to ground 	The Bay is an important part of the street scene - would approve the original proposal of crown reduction and crown lift.	Approve Refusal to fell