

PORTISHEAD & NORTH WESTON TOWN COUNCIL

REPORT OF AN INFORMAL MEETING OF THE PLANNING COMMITTEE HELD ON SATURDAY, 14 MAY 2005

PRESENT Councillor Mrs Lord - in the Chair

Councillors Johnston, Mrs Mason, Miers, Walters.

APOLOGIES Councillor Mrs Bickley, Mrs Cruse, JS Clark, Pasley

PUBLIC PARTICIPATION

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

Mrs Manners, 43 Beach Road West, spoke on planning application 05/P/0706/F, 45/47 Beach Road West. She and her husband regret the loss of residential amenity from this ever-developing former pair of semi-detached houses. This is against the North Somerset Local Plan which states that residential care home development should not harm the character or amenities of adjacent properties. The installation of a lift would allow the expansion of the home by the use of the upper stories. The lift mechanism will create a noise nuisance as it is adjacent to their bedroom window. Together, these will increase the noise and traffic nuisance currently suffered.

Mrs Manners confirmed that a notice of refusal has been received from North Somerset Council, but an appeal is considered likely.

Mr Gould, 5 Nichols Road, Portishead spoke on planning application 05/P/0910/F, 16 Nichols Road, construction of 30 bed EMI/Residential Home. The scale of the construction is out-of-keeping with the rest of the road and shows no empathy for the surroundings. There is no car parking indicated, so all the traffic generated by staff, visitors and deliveries will need to use a residential road. The road is a cul-de-sac, so turning at the bottom of the road by large delivery/waste collection vehicles will incur the extra noise of reversing warnings. Many deliveries at other homes are at very unsocial hours.

Standing orders were resumed.

DECLARATIONS OF INTEREST

“Councillors Johnston and Walters 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 THE PLANNING COMMITTEE

PLANNING APPLICATIONS

**05/P/0706/F BEACH PARK RESIDENTIAL HOME,
45/47 BEACH ROAD WEST, PORTISHEAD**

Alteration to side dormer to provide space for new lift

Despite the letter of refusal received by the objectors, Mr and Mrs Manners, the matter was discussed in order to inform any appeal letter the Council may be asked to write.

Discussion centred around the current noise levels and the increase in noise due to the lift motor being adjacent to the bedroom window, the increase in traffic if more residents are now housed on the upper floors and the visual impact of the construction.

Recommend REFUSAL for the following reasons –

- the increase in noise due to the lift motor being adjacent to the neighbour's bedroom window at 43 Beach Road West;
- the increase in traffic if more residents are now housed on the upper floors;
- the visual impact of the construction.

05/P/0707/F 56 LOWER DOWN ROAD, PORTISHEAD

Proposed two storey side extension to form additional accommodation above new carport

Although there was some discussion on the possible effect on the extension already built at number 60:

Recommend APPROVAL.

05/P/0777/F WESTERING, BATTERY LANE, PORTISHEAD

Detached workshop with off-street parking over

The area for parking appears to be roughly a 7m square. There will be some loss of hedging, but the previous concern about the effect on views from the Conservation Area is minimal. There may also be some loss of amenity by Rodmoor Cottage.

Recommend APPROVAL, subject to -

- Clarification of the position of the bay tree in relation to a TPO
- Clarification that the workshop will not be used on a commercial basis
- Request that the design of the railings is in keeping with the Conservation Area which is in close proximity to the property.

05/P/0843/F 43 LOWER DOWN ROAD, PORTISHEAD

Two storey side extension with integral garage and vehicular access

There would be an enormous impact on the street scene if the grass bank were cut into in order to provide vehicle access. Also the character of the street at that point would be greatly

changed. There is little alteration in this plan from the previous application 04/P/2079/F which was refused by both the Town Council and North Somerset Council.

Recommend REFUSAL as this large extension and excavated drive will be detrimental to the street scene.

Cllr Walters voted against this decision.

05/P/0919/F 16 NICHOLS ROAD, PORTISHEAD

Erection of 30 bed EMI/Residential Home

Such Homes create traffic – staff of all kinds, visitors – family, friends, the medical fraternity, Social Services and deliveries. Not one parking space is indicated on the plans, so we assume all these vehicles will use the road. The turning circle at the end of the road necessitates reversing, and extra noise nuisance when lorry warning sirens are used. Noise is generated by this traffic, deliveries at unsocial hours, and the use of large scale catering and laundry equipment. It is not a safe environment for such vulnerable old people, who may roam and find themselves on the foreshore.

Recommend REFUSAL for the following reasons –

- the development would seriously affect the character and amenity of a quiet residential area;
- be to the detriment of the amenity of the occupants of adjoining and neighbouring properties.
- over-development, the size and bulk of the building being out of character with the surroundings.
- It appears to contravene Policies T/11, E/5 and ENV/1 of the North Somerset Local Plan.

05/P/0977/F GORDANO SCHOOL ST MARY'S ROAD, PORTISHEAD

Temporary access to serve the north sector of the school. Works include dropped kerb and temporary access road across existing school fields subsequently reinstated

Members noted that the access is required to enable contractor's vehicles to access the school site during refurbishment works. The position on the road appears to be the most appropriate in road safety terms.

Recommend APPROVAL but ask North Somerset Council to ensure that appropriate road signs be erected.

05/P/1001/F 33 BEACH ROAD WEST, PORTISHEAD

New dwelling house and attached garage

Members noted that an earlier application to extend the existing property was refused in January 2005. There is also an outstanding enforcement order to remove unauthorised erection of structures on the land for the storage of building materials.

Recommend REFUSAL . The development constitutes a cramped form of back-land development which is out of keeping with the surrounding area and detrimental to the neighbouring residents by reason of noise and disturbance arising from the use of the proposed access. Increased vehicular access onto the highway at that point is also inappropriate.

05/P/1045/ADV WYNDHAM WAY, PORTISHEAD

Display of non-illuminated hoarding signage along frontage of development site at Wyndham Way. (Spen Hill logo to be repeated every 10th hoarding panel and Homebase, Argos and other logo repeated every 20th hoarding panel)

Recommend APPROVAL for no more than the one year requested.

The meeting closed at 10.50 am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
05/P/0522/F	31 Beach Road West, Portishead	Proposed two storey rear extension	No objections	Approval
05/P/0621/F	11 Station Road	Single storey rear extension	Noted that the plans show a garage but this is now living accommodation and that there will be some impact on the neighbour at no 12 Station Road.	Approval subject to no valid objections from neighbour
05/P/0697/F	Hydrex, Harbour Road, Portishead	Installation of a 15m high lattice tower telecommunication aerial and associated equipment cabinets and ancillaries	Understand that this is a replacement for an earlier planning application 04/P/2637/PDT refers. The location is slightly altered. Therefore only one aerial to be installed	Approval
05/P/0701/F	26 Merlin Park, Portishead	Erection of a first floor side extension over existing garage	No objections	Approval
05/P/0708/F	8 Thyme Close Portishead	Edwardian style conservatory	No objections	Approval
05/P/0711/F	256 Down Road, Portishead	To extend an existing conservatory	No objections	Approval subject to not compromising privacy of neighbours

05/P/0714/F	79 Down Road Portishead	Two storey extension	No objections	Approval
05/P/0721/F	Heatherbank, Kingsway Redcliffe Bay, Portishead	Victorian conservatory to south west gable	No objections	Approval
05/P/0730/F	25 Burlington Road Portishead	White UPVC conservatory	The principle of the conservatory is acceptable but this is a poor design. Reluctantly	Approval
05/P/0737/F	Westacre, Belton Road, Portishead	Erection of double garage	No objections	Approval
05/P/0765/F	49 The Deans Portishead	Demolish existing garage and rebuild new two storey side extension	No objections	Approval
05/P/0770/F	12 George Street Portishead	Conservatory	No objections	Approval
05/P/0775/F	64 Hillside Road, Portishead	New garage. Conversion of roof space and rear balcony	No objections	Approval
05/P/0793/F	10 Gardner Road Portishead	Two storey side extension	No objections	Approval
05/P/0807/F	11 Woodhill Park, Portishead	Alterations to single storey side extension and a small conservatory instead of a larger conservatory included in Planning Consent 04/P/2483/F	No objections	Approval

05/P/0808/F	Plot 5 Valley Court, Portishead	Amendments to include additional windows to study and WC at ground floor level, removal of chimney stack and balcony. Installation of fire escape window.	No objections	Approval subject to no valid objections from neighbours
05/P/0820/F	85 Hillside Road, Portishead	Erection of single storey rear extension	No objections	Approval
05/P/0825/F	12 Thyme Close Portishead	Erection of a rear conservatory	No objections	Approval
05/P/0880/F	28 Falcon Close, Portishead	Single storey rear extension	No objections	Approval
05/P/0922/F	Portishead Quays Marina, Harbour Road	Erection of prefabricated building as bar/bistro with patio	No objections	Approval
05/P/1007/F	15 Channel View Crescent, Portishead	Two storey extension to rear of property	Note that there will be some shading effect on the garden of adjoining house.	Approval subject to no valid objections from neighbour
05/P/1008/F	105 Avon Way Portishead	Single storey extension	No objections	Approval
05/P/1025/F	13 Burford Close Portishead	Conservatory	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMEN DATION
05/P/3332/F	Former Council Yard,	Erection of 2/3 storey block of		

	<p>Brampton Way, Portishead</p>	<p>54 apartments for the retired together with residents' lounge, guest suite and Estate Manager' office and parking provisions. Relocation of former fire station and demolition of all other former depot buildings (Amendment dated 11 April 2005 comprising –</p> <ul style="list-style-type: none"> • <i>The relocated fire station building has now been omitted from the proposals and various salvaged materials are indicated to be re-used on the front elevation</i> • <i>The amended site layout plan indicates an additional parking space and landscaping to the front of the site where the fire station building was previously shown to be relocated.</i> • <i>A dedicated service vehicle parking bay is now indicated in front of the site specifically to serve the new development.</i> • <i>The ridge of the rear wing has been lowered to 17.850</i> 	<p>Consider that the reduction in ridge height of the rear wing does not address previous concerns re effect of height and mass on neighbouring properties in this location. The other amendments are noted.</p>	<p>Refusal</p>
--	-------------------------------------	---	--	----------------

		<i>and the eaves lowered to two and a half storey with half dormers)</i>		
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 and 4 no 1 storey extensions. Landscaping across site <i>(Amendment dated 4 April 2005 comprising – reduction in the extent of proposed refurbishment to Block A (6th Form, business studies) and enlarging Block S (general teaching) to incorporate 4 additional classrooms over two storeys)</i>	No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
05/P/0531/TPO	Colonial Rise Down Road Portishead	Works to trees <ul style="list-style-type: none"> • T1 Sycamore (49R) Crown Thin by 20% • T2 & T3 Pine x 2 	No objections Understand from Paul	Approval to maintain tree at current size

		Remove lowest limbs over gardens and reduce other low limbs by 50% crown thin	Homer, representative of the developer that this work has already been approved under a previous application	
05/P/0833/WT	13 West Hill Portishead	Works to trees <ul style="list-style-type: none"> • T2 – T4 Yews • T5 Hornbeam • T6 Ash • T7 Leylandii • T8 Sycamore • T9 Sycamore • T10 Maple • T11 Sycamore 	Approved reduction in height would suggest some shortening of side branches would improve proportions Reluctant to see this well portioned tree felled, can it be trimmed/thinned instead	Approval Approval Approval Approval Approval Approval

05/P/0920/TPO	Portishead House 29 Nore Road Portishead	Works to trees – <ul style="list-style-type: none"> • Holm Oak x 1 – Re-pollard to previous level at a height of 20-25ft • Cedar x 1 – Cut back to boundary. 	No objections Approve works to Cedar but would not wish the tree to become too unbalanced, should some of the opposing larger branches also be trimmed?	Approval Approval
05/P/0945/WT	5 Woodhill Road Portishead	Works to trees – <ul style="list-style-type: none"> • Holly x 1 - Fell 	The exact location of the tree is not at all clear from the application form. In the front garden of the property is a small copse of mixed mature trees and hedging. Removal of a holly would not greatly affect the streetscene	Approval

FOR INFORMATION ONLY

PLANNING APPEALS

04/0148/E PLOT 1 COLONIAL RISE, CHARLCOMBE RISE, PORTISHEAD

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the deputy Prime Minister, against an enforcement notice which has been issued by North Somerset Council following an alleged breach of planning control. A written statement has been submitted and a copy of the appeal decision requested.

04/P/3172/F

59 SLADE ROAD, PORTISHEAD

Alterations and erection of a two storey extension

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision by North Somerset Council to refuse planning permission for the above application. It was further noted that a written statement has been submitted and a copy of the appeal decision requested.