

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 2 APRIL 2008**

PRESENT Councillor Mrs Lord – in the Chair

Councillors Hazelton, Howells, Mrs Mason, Miers, Parker,
Walters

Mrs Tranter – Assistant Clerk

APOLOGIES Councillor Pasley, Mrs Way

DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

08/P/0508/F THE ALBION, BRISTOL ROAD, PORTISHEAD

Form timber framed structure with clay tiled roof to front of building within external drinking area

The Committee noted that an octagonal shelter already exists which is used for smoking but this application proposes a much larger timber framed structure with a clay tiled roof, complete with external heaters. Amended plans have been submitted by the applicant to North Somerset Council following correspondence from the Environmental Health Officer to the applicant's architect. The original proposal did not meet the current requirements for a smoking shelter which should be only 50% (or less) enclosed. The amended plans now show the trellis panel removed from the front elevation.

Members noted that a letter of objection had been received by North Somerset Council from a neighbour who has concerns that this covered outside drinking area could increase the amount of rowdy behaviour during the warm summer months even when it is wet.

RECOMMENDATION

Object to the planning application on the following grounds –

- The shelter extends considerably beyond the frontage of building.
- The area could be used not just for smoking but extend the drinking area creating possible additional nuisance for neighbours.

- The outside heaters proposed are not environmentally friendly.

Councillor Walters voted against the recommendation and requested that this be recorded.

08/P/0673/F 62 HIGH STREET, PORTISHEAD

Erection of three storey building to provide a retail unit, bakery and 6 flats following demolition of existing (part)

Members noted that there had been an earlier application (06/P/3036/F refers) which had been withdrawn by the applicant prior to decision by North Somerset Council.

The Committee noted that not all the plans submitted show the existing shop occupied by the patisserie - only the area to the rear of the site. The application proposes a retail unit on the ground floor and three flats on each of the first and second floors. There is no parking within the site although cycling racks are to be provided. Members were concerned that 2 bedroom apartments would have no parking provision.

RECOMMENDATION

Object to the planning application on the following grounds –

- It is unreasonable to ensure that the occupiers of 2 bedroom apartments will have no cars and this will not be enforceable. There is no parking nearby and this in turn will place increased pressure on any existing parking in the town centre area.
- There is restricted access to the yard for the existing business and for deliveries to the new retail unit.
- The flats are in close proximity to a manufacturing business (bakery) with its associated smells and noise which starts very early in the morning.
- Question that the only fire escape, other than the main stairwell, is over balconies from the upper floors.

08/P/0679/F 38 CHARLCOMBE RISE, PORTISHEAD

Erection of a single storey front extension with balcony at first floor level

The Committee discussed the location of the property within the Charlcombe Rise development where most properties are large. The proposal is for the erection of a single storey extension with a large balcony on the first floor which is located at the front of the property. Concern was expressed by some members that properties on the opposite side of the road and the immediate neighbours may be overlooked. However no objections had been received on North Somerset Council's IDOX. Therefore

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated powers were noted.

There being no further business the meeting closed at 8.10pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0398/F	17 South Road Portishead	Erection of two storey side extension and conversion of roof-space with erection of rear dormer	No objections in principle, subject to no valid objections from neighbours. However the Town Council would prefer to see the roof style match that of the adjoining property.
08/P/0406/F	13 Cotswold Close Portishead	Two storey side and single storey rear extension	No objections - subject to no valid objections from neighbours.
08/P/0430/F	33 Merlin Park Portishead	Proposed two storey side extension	No objections- subject to no valid objections from neighbours.
08/P/0433/F	46 Avon Way Portishead	Storm porch to front elevation	No objections - subject to no valid objections from neighbours.
08/p/0437/F	58 Down Road Portishead	Erection of kitchen extension	No objections – subject to no valid objections from neighbours.
08/P/0461/F	1 Ridge Close Portishead	Two storey side and single storey rear extension	No objections – subject to no valid objections from neighbours and assurance from Highways Department that visibility on junction is not compromised.
08/P/0505/F	126 Hillside Road, Portishead	Erection of screen fence to the southern boundary to afford privacy from the adjoining decking	No objections - subject to no valid objections from neighbours.
08/P/0538/F	67 Brampton Way Portishead	Single storey front extension	No objections – subject to no valid objections from neighbours.
08/P/0541/F	Plot 7 The Orchards Sheepway Portbury	Erection of a dwelling with a conservatory to the rear	No comment – dwelling is not immediately adjacent to Portishead residents.

08/P/0546/F	Unit 22 Kestrel Court Harbour Road Portishead	Change of use from workshop (Class B1) to Chiropractors clinic (Class D1)	No objections.
08/P/0555/F	Land at The Ranch Ranchways Portishead	Erection of a detached dwelling (amendments to previously agreed scheme 07/P/0077/F)	No objections and pleased to see access from Ranchways as Town Council originally requested.
08/P/0586/F	112 High Street Portishead	Erection of a two storey dwelling attached to 112 high Street	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Whilst the additional property is welcomed there is no parking provision within the application site on this narrow side street which has restricted parking.
08/P/0607/F	Crestings Lake Road Portishead	Double garage and studio workshop	No objection – subject to no valid objections from neighbours.
08/P/0618/F	19c Woodhill Road Portishead	Conversion of roof space to form bedroom and provision of new staircase with internal alterations	No objections – subject to no valid objections from neighbours.
08/P/0623/F	Land at Moor Farm Portbury Common Portbury	Conversion of existing barn to dwelling (alternative to approved design in application 06/P/2389/RM)	No comment.
08/P/0630/F	27 Cadbury Road Portishead	Conversion of existing dwelling into 2 no self contained flats including the erection of a two storey side extension, a single storey rear extension and a single storey rear extension and conversion of loft into bedroom with rear dormer(amendments to previously approved application 07/P/1969/F)	Object to the planning application of the grounds that this amendment is considerably more bulky than the approved plan and is therefore even more out of keeping with the street scene.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/3230/RM	Land at Parcel LP, Ashlands Area 4, Portishead	Submission of reserved matters of layout, scale, external appearance, means of access and landscaping for the erection of residential development of 33 no of dwellings with associated parking, roads, drainage, landscaping and private amenity space pursuant to outline planning permission 00/P/1844/OT2 <i>(Amendment dated 10 March 2008 comprising – alterations to various house types ,re-siting properties etc)</i>	Object to the planning application amendments as they do not address the concerns of the Town Council.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0297/TPO	Sunnyfield Clapton Lane Portishead	<ul style="list-style-type: none"> • Poplars x 20 – Fell 	Object to the application and seek a more sensitive approach which retains some of the landscape benefits of the existing trees.
08/P/0299/TPO	19 Downleaze Portishead	<ul style="list-style-type: none"> • Maple x 1 – remove 1 limb • Sycamore x 5 – Fell 	The trees are an important landscape feature, appear to be in good condition and are having no impact on the owner making the application. At first sight I can see no justification for the proposed works which would be

			harmful to the character of the area. Object to the application and seek further justification for the works proposed.
08/P/0300/WT	Craigmore Woodlands Road Portishead	<ul style="list-style-type: none"> • Oak x 1 – 20% crown reduction • Ash x 1 - Fell • Sycamore x 1 – Remove branches overhanging garage 	<p>The Oak in question is a Holm Oak in poor condition. All the trees are poor specimens having been heavily cut back over the year. There is a young Yew in amongst this group which might grow up if given the space to do so.</p> <p>No objection but suggest that the trees could all be removed and allow the Yew to develop.</p>
08/P/0301/F	35 Sally Hill Portishead	<ul style="list-style-type: none"> • Lime x 1 – Crown lift all branches which are attached to the trunk below 4m above ground level except for the large rising branches on the SE side; 20% crown thin and remove/dead/dying branches 	<p>This is a reapplication following an application dismissed at appeal. The appeal correspondence contains an arboricultural report which makes recommendations about appropriate work which would retain the landscape value of the tree and the group it is in while meeting the householder's concerns. As the application follows these recommendations it would be difficult to make any objection.</p> <p>No objection and ask North Somerset Council to draw up an indicative management regime for this important row of trees.</p>
08/P/0557/TPO	29 Woodhill Road Portishead	<ul style="list-style-type: none"> • Eucalyptus x 1 - Fell • Conifers x 5 - Fell 	<p>These trees are in the rear garden of the house. None are particularly attractive and contribute little to the overall landscape of the area.</p> <p>No objections.</p>
08/P/0558/TPO	The Palms, Belton Road, Portishead	<ul style="list-style-type: none"> • Sycamore x 1 – Pollard 	<p>This tree is close to Nore Road and is a major and important feature of the street scene. It is a mature Sycamore with good form and apparently in good health. There are no other large trees within about 50m along Nore Road in either direction.</p> <p>The tree is someway from the house and none of the</p>

			<p>branches overhang the house. Pollarding is a major piece of tree surgery which would destroy the landscape value of the tree. There is probably some scope for modest tree surgery in the form of a crown lift by 1 or 2 metres. There seems no justification for the severity of the work proposed.</p> <p>Object to the application on the following grounds –</p> <ul style="list-style-type: none">• Significant and unjustified loss of landscape value.
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