

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 2 AUGUST 2003**

PRESENT: Cllr Mrs Bickley – in the Chair
J S Clark, Gething, Johnston, Mrs Lord, Mrs Mason, Rigby

1 Member of the Public

APOLOGIES Cllr Mrs Cruse, Miss Griffiths. Written comment received from
Councillor Walters

PUBLIC PARTICIPATION

Standing orders were suspended to allow Mr Beavis of 28 High View to address the committee in respect of planning application 03/P/1809/F - proposed single-storey extension at 27 High View. His concerns were that the extension would extend a further 2m beyond the existing garage and that security could be compromised with a 4m blind alley created between the two properties. His letter of objection had been received by the Chairman.

Standing orders were resumed

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal Interest in Planning Application 03/P/1809/F
Reason – acquaintance of neighbour at 28 Highview

Councillor Gething

- Personal Interest in Planning Application 03/P/1788/F
Reason – acquaintance of applicant

Councillor Johnston

- Personal Interest in Planning Application 03/P/1800/F
Reason – acquaintance of applicant

Declaration by District Councillor Gething

Councillor Gething 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 exercise his right to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

03/P/1680/O 24 BEECHWOOD ROAD, PORTISHEAD

Erection of 3 bedroom bungalow

The committee noted that the piece of land was down at the head of a small valley and that the neighbours would not be unduly affected.

Recommend APPROVAL

03/P/1712/F PLOT AT REAR OF 80 DOWN ROAD, PORTISHEAD

Proposed dwelling (*Clerk's Note: Outline permission granted December 2002 (02/P/2343/O)*)

The committee would like to see the existing holly hedge retained as an amenity to the area.

Recommend APPROVAL

03/P/1720/F TOWER LEE, CHURCH ROAD NORTH, PORTISHEAD

Two storey extension to existing dwelling (*Clerks Note: Neighbouring property is a Listed Building and within Court Farm Conservation Area*)

After careful consideration the committee concluded that there would be no detrimental effect to the neighbouring listed building and that the design was sympathetic to the conservation area.

Recommend APPROVAL subject to no valid objection from the neighbour

03/P/1751/F STATS PARK, EAST DOCK, PORTISHEAD QUAYS

Stats Park to serve Portishead Quays, East Dock

The committee noted that two of the items were for gas and electricity supply and that a separate application will be made in respect of the Vodaphone mast.

Recommend APPROVAL

03/P/1774/F RIVERSIDE, 61A HERON GARDENS, PORTISHEAD

Extension to the front of garage and first floor extension above

Recommend APPROVAL subject to no valid objection from the owner of the adjoining garage.

03/P/1788/F 5 COMBE AVENUE, PORTISHEAD

Two storey extension to rear of property

The committee noted that this extension would tidy up the aspect of two existing structures.

Recommend APPROVAL

03/P/1800/F

53 WETLANDS LANE, PORTISHEAD

Erection of single storey extension and two storey extension

The committee observed that the extension at the front would create a tunnel effect for anyone looking out of the kitchen window of the adjoining semi.

Recommend REFUSAL on the grounds that the front extension will affect the street scene and be visually oppressive on the adjoining house. The rear extension is acceptable.

03/P/1809/F

27 HIGHVIEW, PORTISHEAD (considered at the beginning of the meeting)

Erection of a single storey side and rear extension. Construction of additional parking space in front of garden.

The committee noted that a previous application for a two-storey extension had been refused on appeal. This application would still extend some 5.5m beyond the back wall of number 28. After discussion the majority view was that the previous concerns regarding the effect on the neighbouring property were still valid..

Recommend REFUSAL on the grounds of over development, loss of daylight to the neighbour and that the proposed use of the front garden for parking would be detrimental to the amenity of the cul-de-sac.

03/P/1857/F

THE ASHLANDS, PORTISHEAD QUAYS

Development of 44 residential dwellings with associated car parking

This, the second Persimmon development, has houses fronting the Central Greens. As proposed by the Design Statement there is a great variety of house styles and materials with different boundary effects. Off-street parking was provided behind gates for many properties.

Recommend APPROVAL, but note with regret that the eco-rating is still at the minimum for "Good"

03/P/1862/RM

THE ASHLANDS, PORTISHEAD QUAYS

50 affordable housing units with associated public open space and car parking

The committee noted that all the houses were two-storey and either 2 or 3-beds and that the "public open space" appeared to consist of occasional trees on wider corners or verges. Eco-rating 90 (minimum for "Good").

This development is very bland. We would like to see a wider mix of housing styles and size including 1-bed and 4-bed units. Apartments and 3-storey townhouses would add variety to the street scene and to housing options. There does not appear to be enough parking to provide 1.5 spaces/unit. In contrast to the developments already proposed it appears that the boundary treatment will be different on each side of the road, leading to instant demarcation

instead of integration. There is no easily accessible green/public open space for children's play.

Recommend REFUSAL

03/P/1866/F NR PIER ROAD, PORTISHEAD

New lifeboat station, slipway and new stairs and lift for access

The detailed accompanying feasibility study and Environmental Impact Assessment documents stated that building a new lifeboat station in this sheltered cove below the Royal Hotel could be done without major adverse effects. The proposed building and slipway would be built to RNLI standards and of a high standard of design. The impact on the coastal environment would be minimised by supporting the station and slipway on piers. Access will be by a stairway from the Royal Hotel carpark – negotiations over carparking still ongoing.

Recommend APPROVAL - But we ask that it is noted that parking in the area is almost impossible when there is an event in the neighbouring Masonic Lodge.

03/P/1896/F ALBRIGHT & WILSON BUILDING, HARBOUR ROAD, PORTISHEAD QUAY MARINA

Change of use – office to retail. To use as a Scuba Diving training centre plus equipment supplies.

Recommend APPROVAL

PLANNING APPLICATION AMENDMENTS

03/P/1179/F FORMER ST PETERS SCHOOL, HIGH STREET, PORTISHEAD

Demolition and erection of 53 sheltered apartments for the elderly including house managers accommodation, communal facilities, car parking, landscaping and access.

The committee considered the amended plans showing 2-storey elevations next to neighbouring houses, a revised 21 spaces parking scheme and an enlarged amenity area for residents.

Recommend APPROVAL , subject to the condition that on the High St elevation cills and quoins be of Bath stone, not reconstituted as shown. We assume that the clock will be reinstated on this elevation.

WORKS TO TREES APPLICATIONS

03/P/1899/TPO 15 PIER CLOSE, PORT MARINE, PORTISHEAD

Carry out 30% crown reduction & 20% crown thinning of 1 x Lime Tree

This tree is one of the smallest in the row, any works would set a precedent for other trees to be cut back. The council wish to see the existing line of shapely trees preserved.

Recommend REFUSAL

03/P/1905/TPO CORNER OF DOWN ROAD/NORE ROAD

Fell Beech Tree to enable connection to foul sewage and reinstatement of storm water drain.

The committee were informed as to the history of the site and the previous felling of trees, leaving this beech as the sole survivor.

Drainage should have been connected before the building reached this stage; the committee are unhappy with the reason given for felling this last remaining tree.

Recommend REFUSAL

7. OTHER PLANNING MATTERS

PLANNING ADMINISTRATION

As part of the ongoing review of Planning Administration, some members have expressed an interest in altering the existing Saturday Planning Committee Meetings to a weekday evening. It is therefore proposed that a pilot be held during the months of September and October. The Planning Committee meetings will be held in the Eve Wigan Room on Wednesday evenings, at 7.15pm, the week preceding the Town Council meeting. The dates therefore being recommended are as follows –

September	-	27 August, 2003
October	-	1 October, 2003

There being no further business the Chairman closed the meeting at 12 noon