

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE 2ND FEBRUARY 2002**

PRESENT Councillor J Johnston – Chairman

Councillors Brine, Mrs Cruse, J S Clark, M Johnston,
Mrs Mason

APOLOGIES Councillors Mrs Bickley, Pasley, Pickering

One member of the public, Mr Tate, 27 Briary Road, Portishead, was present to speak in support of Application No 02/P/0079/F.

Standing orders were suspended and Mr Tate explained that he wishes to use the premises, at 17 Clevedon Road, North Weston, as a letting agency for lower cost lets. He informed the Committee that the owner, who operates the White Cot Store, has put a covenant on the property preventing it from being used as a general store. Mr Tate expected his business to be mostly operated by phone and Internet and does not anticipate generating much traffic.

Standing orders were resumed.

PLANNING APPLICATIONS

**01/P/2390/RM CHARLCOMBE CARAVAN PARK, DOWN ROAD,
PORTISHEAD**

Residential access Road No 1 and associated sewers and retaining walls.

These plans show technical details of sewers and retaining walls. The drawings mostly show falls and levels. The storm water joins the storm water drain serving the oil tank site and to the sea. The sewers end at a pumping station presumably connecting into the district mains service. The Committee felt this was mainly a matter for the North Somerset engineers.

Recommend APPROVAL.

**02/P/0013/O GORDANO GATE BUSINESS PARK, SERBERT ROAD,
PORTISHEAD**

New business park comprising seven office buildings together with associated car parking, ancillary facilities.

The Committee were encouraged by the development which was welcomed. Adequate parking was also noted.

Recommend APPROVAL.

**02/P/0045/F PORTISHEAD QUAYS MARINA,
(FORMERLY ALBRIGHT AND WILSON, PORTISHEAD)**

Temporary (5 year) permission for light industrial shed to provide shelter/storage for restoration of sailing boats.

The Committee noted this plan was a renewal and

Recommend APPROVAL provided it did not interfere with the new Parish Wharf.

**02/P/0050/RM UNIT 1, GORDANO GATE BUSINESS PARK,
SERBERT ROAD, PORTISHEAD**

Two storey office building with associated car parking and landscaping. (See also 02/P/0013/O)

The prime position of the unit was noted and the design, layout and style were generally liked.

Recommend APPROVAL.

02/P/0052/F 28 HOLLIS AVENUE, PORTISHEAD

Add single storey disabled annexe on side of house and add single garage at rear.

The Committee discussed the effects of the planning application on neighbours and the general appearance. It was considered to be a separate dwelling rather than an extension. The Committee were not happy with the proposal, but could find no planning grounds for refusal, therefore with misgiving

Recommend APPROVAL.

02/P/0063/F SITE 2, QUAYS AVENUE, GORDANO GATE, PORTISHEAD

Erection of 2 storey offices with basement car park.

The Committee considered it to be a satisfactory and appropriate design for the site.

Recommend APPROVAL.

02/P/0069/F 93 THE DEANS, PORTISHEAD

Proposed bedroom and en-suite shower room extension to dwelling.

The Committee considered it to be a very large development for the small rear garden and recognise the proximity to both neighbours rear gardens. However it was considered to be acceptable on planning grounds.

Recommend APPROVAL.

02/P/0079/F 17 CLEVEDON ROAD, NORTH WESTON, PORTISHEAD

Change of use from A1 to A2. (General office use).

The Committee noted that the property remained empty and that it could not be reopened as a 'corner' shop. Concern was expressed about the traffic congestion previously caused, but felt it would be much reduced especially as the business was expected to operate mainly by phone and Internet.

Recommend APPROVAL.

02/P/0133/RM LAND ADJACENT 42 LOWER DOWN ROAD, PORTISHEAD

Construction of new dwelling. New driveway and road access.

The Committee were not happy with the proposal and considered it to be much too close to No. 40, particularly as the west elevation will have windows looking directly into those of No. 40. (The side elevations appear to be incorrectly labelled).

The Committee noted the Town Council's previous recommendation 99/P/2491/O, which was: -

“ The Town Council noted the small width of the plot, the changes in levels and the two windows overlooking the site. These factors could cause problems unless addressed by a full planning application, but this is only an outline application.”

The Committee feel the qualifications imposed on the recommended approval in outline have not been addressed by this application and therefore

Recommend REFUSAL on the grounds of loss of light and privacy.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

01/P/2379/F 9 NIGHTINGALE RISE, PORTISHEAD

First floor bedroom extension over existing garage/breakfast room.

The neighbour does not object.

Recommend APPROVAL.

01/P/2421/F 11 ELM WALK, ST MARY'S PARK, PORTISHEAD

Demolition of rear conservatory. Construction of single storey extension at rear, second floor extension to bedroom one at rear and new entrance at front.

The neighbour is not concerned. Believe that a half conservatory is not an appropriate front porch. Would prefer to see this modified. However in general

Recommend APPROVAL.

02/P/0001/F 84 BRAMPTON WAY, PORTISHEAD

Side/rear extension to existing house.

The extension should not affect neighbours who have raised no objections.

Recommend APPROVAL.

02/P/0020/F 96 BROCK END, PORTISHEAD

This is a huge extension in a small garden but should not affect the neighbours.

If there is no valid objection from neighbour at rear

Recommend APPROVAL.

02/P/0022/RG HIGHDOWN JUNIOR SCHOOL, DOWN ROAD, PORTISHEAD

New building for after school club facility at Highdown Junior School.

The site is on a quiet part of the Downs

Recommend APPROVAL.

02/P/0047/F LAND ADJACENT TO EXISTING DRAINAGE DITCH, OFF HARBOUR ROAD, PORTISHEAD

New telecoms mast for Vodaphone.

The Vodaphone installation in Harbour Road, Portishead is currently installed on the proposed site for the superstore, due to be developed as part of the new District Centre. Vodaphone propose to move the aerial to a new location further down Harbour Road. Crest the developer for the site, has been in consultation with Vodaphone and the new base station will be a mutually agreed location. There will be no serious effect on the new District Centre.

Recommend APPROVAL.

02/P/0054/F 31 BEACH ROAD EAST, PORTISHEAD

Rear second storey extension.

This extension should not affect neighbours.

Recommend APPROVAL.

02/P/0055/F 2 CHESLE CLOSE, PORTISHEAD

Proposed single storey extension.

The proposed extension has a flat roof. No 2 is set below the adjacent property and will therefore have very little effect on the neighbour.

Recommend APPROVAL.

02/P/0058/F 52 DRAKES WAY, PORTISHEAD

Conservatory.

The neighbours should not be affected by the proposed conservatory.

Recommend APPROVAL.

02/P/0076/F 20 NICHOLS ROAD, PORTISHEAD

Demolish existing bungalow and garage. Build new dormer bungalow and garage.

The neighbour below no 20 is satisfied with the plan. The adjacent property (No 18) is approximately 3 to 4 metres higher and should not be greatly affected.

Recommend APPROVAL.

02/P/0088/F ABBEY LODGE, BATTERY LANE, PORTISHEAD

Proposed garage and study. Conversion and new enclosed porch.

Recommend APPROVAL.

02/P/0103/RM TWO OLDFIELD COTTAGES, 45 WEST HILL, PORTISHEAD

First Floor bedroom extension and alterations.

This extension will not affect neighbours. Carefully done it will improve the appearance of the cottages.

Recommend APPROVAL.

**02/P/0145/F 28 ST PETER'S ROAD, PORTISHEAD
02/P/0146/CA**

Demolition of natural stone wall (14m long).

Erection of 2m boundary wall of natural stone for a distance of 14m with retaining wall abutting property.

Need to ensure that the new wall is strong enough to retain bank.

Recommend APPROVAL.

**DELEGATED PLANNING APPLICATION AMENDMENTS AS
REPORTED BY THE PLANNING CHAIRMAN**

**01/P/2152/RG3 LAND OFF BRISTOL ROAD, PORTISHEAD
(ST JOSEPH'S SCHOOL)**

Submission of reserved matters for external appearance, design and landscaping pursuant to outline application no. 00/P/2069/RG3 for replacement school with associated playing fields and highway alterations.

(Amendment dated 16th January 2002, comprising removal of playground 2 from the western boundary of the site and providing an enlarged playground to the rear of nos. 1 and 2 Clevedon Road, providing additional landscaping and fencing along the western boundary and along the rear boundary to the rear of nos. 1 and 2 Clevedon Road).

Playground 1 has been enlarged by about 50%, and the play area alongside the playing fields is extended by about 35%. However, there is a net increase of school site area and decrease in playing field land.

Recommend APPROVAL.

There being no further business the meeting closed at 11.15am.