

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 2 FEBRUARY 2011**

PRESENT Councillor Howells – in the Chair

Councillors Mrs Lord, Mrs Mason, Miers, Walters, Mrs Way

Mrs R Tranter – Deputy Clerk

PL035 DECLARATIONS OF INTEREST

There were no declarations of interest.

PL036 PUBLIC PARTICIPATION

There were 8 members of the public present at the meeting.

Mrs Griffiths, a resident of 21 Valley Road, spoke against the application 10/P/2232/F, 23 Valley Road, Portishead for the erection of a detached 4 no bedroom dwelling following demolition of the existing dwelling. Mrs Griffiths explained that both her and her husband had lived at their property for 32 years. 23 Valley Road had been empty for a considerable time as their elderly neighbour had gone into care and the application had been submitted by her guardian.

Mrs Griffiths read from a letter which had been submitted to North Somerset Council. Her main concerns were –

- Right to light – The proposed construction will severely reduce the level of light received to bedroom, dining room and the utility/garden room.
- Proximity - The replacement dwelling will be partly constructed along the boundary line between 23 and 21 Valley Road. Mr and Mrs Griffiths proposed that the replacement dwelling could be moved within the plot to the furthest away boundary line, where the adjoining property had a side pedestrian access. This would allow a greater amount of natural light and sunlight to fall on their home.
- Scale – The scale of the replacement dwelling is excessive when constructed on this plot. They would prefer a single storey bungalow.

Finally, Mrs Griffiths added that the applicant had been in touch with her by telephone, upset that the application was causing both of them concern. He advised her that he would speak to his son who was the architect and amendments would be made to the design.

The Chairman pointed out to the meeting that the decision of the Committee would be made on the plans currently before them.

Mr Bryant, the applicant spoke in support of his application 11/P/0045/F, Thoreaudene, Heavens Lane for the erection of a second storey to existing bungalow to form two stories. Alterations to external elevations/fenestration. Erection of footbridge link from Heaven's Lane at first floor level.

Mr Bryant explained that following consultation with the planning officer alterations had been made to the following –

- The width of the property had been reduced.
- There was less glass on the elevations.

Mr Bryant also clarified a number of points which had been raised by objectors. He explained that the reason for the extension to the property was to provide a home for his family and he considered the property would be an asset to the street scene.

Mrs Bryant added that the property would improve the lane, and there were already other dwellings in the lane which had 2 and 3 storeys. Their property Thoreaudene was also overlooked by other properties at the rear.

The Deputy Clerk read from a letter submitted by Lorena Maslen and Jason Smith, who lived at Tregenna and had been unable to attend the meeting. The letter supported the planning application and suggested that the home proposed would improve the street scene from all angles.

Mr Altwasser, a resident of Tym Ba Lyn spoke against the application for Thoreaudene. He confirmed that he was raising the same issues as for the earlier application which had been refused by the Town Council and North Somerset Council. He considered the current application to be largely unchanged.

Mr Altwasser explained that when his property had been extended, the permission was granted with a restriction that no first floor windows or roof dormers should be placed in the NE or SW elevations, in order to protect the amenity of adjoining properties. He therefore wished to cite this restriction as a precedent for objecting to the present application as their first floor windows overlooked his property.

Mr Altwasser also submitted and made reference to a letter of objection which had been submitted by Mr and Mrs Jeffrey, who had only moved in to Little Halt on 15 July 2010. Mr & Mrs Jeffrey had concerns with the huge impact that the proposed development will have on their property 26 Little Halt. Four of their windows would be significantly overlooked by Thoreaudene. The lines of sight were already obtrusive and with the added height and the large upper windows proposed the problem will be exacerbated.

Mr and Mrs Jeffrey also considered that the property would be completely out of proportion and character of the area. He concluded that he hoped that the Town Council and North Somerset Council will reject this application.

Mr Taylor, a resident of 5 Little Halt also spoke against the application for Thoreaudene. He confirmed that he had opposed the earlier application and considered this application to have negligible alterations. The reasons for refusal by North Somerset Council were still the same ie the height, bulk, siting and massing and the adverse impact that these would have on the surrounding area and the character of the street scene.

Mr Taylor also questioned the arboricultural implication assessment and pointed out the comments made by North Somerset Council's Senior Tree Officer. He had concerns that if the trees were damaged his property was within the falling distance of the protected trees.

SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE

PL037 PLANNING APPLICATIONS

10/P/2232/F 23 VALLEY ROAD, PORTISHEAD

Erection of a detached 4 no bedroom dwelling following demolition of existing dwelling

Members noted that Valley Road was predominately bungalows, although many had been extended with dormer windows. The proposal before the Committee was to replace an existing bungalow with a new build. Members agreed that the mass of the building was too big and its location, on the boundary with 21 Valley Road, too close.

RECOMMENDATION

Objection to the planning application on the following grounds –

- The bulk of the property is out of keeping with the street scene.
- The proximity to the neighbouring property and the resulting reduction of light will be detrimental to the living conditions of no 21 Valley Road.

The decision of the Committee was unanimous.

Clerk's Note: With the agreement of the Committee the Chairman altered the order of the meeting

11/P/0045/F THOREAUDENE, HEAVENS LANE/LITTLE HALT, PORTISHEAD

Erection of a second storey to existing bungalow to form two stories. Alterations to external elevations/fenestration. Erection of footbridge link from Heaven's Lane at first floor level.

The Committee discussed the new application for this property and noted that an earlier application (10/P/1206/F) had been refused in 2010. The two reasons for refusal of the application had been –

- that by virtue of its height, bulk, siting, massing and design the development would have an adverse impact on the character of the street scene.
- Insufficient information has been submitted to allow a full assessment of the impact of the proposal on the existing trees which are subject to a Tree Preservation Order (TPO).

The new application included additional information on the TPOs and it was understood that the Tree Officer at North Somerset Council would be in discussion with the applicant's tree consultant to ensure the protection of the trees during development. The proposed building had been reduced in width at first floor level.

Members noted that there had been considerable development in the road with many former bungalows being either extended or replaced with large, unique buildings. The precedent for additional storeys had already been set.

The Chairman of North Somerset's North Area Committee had informed the Planning Committee that he was calling the application to North Area Committee.

RECOMMENDATION

No objections to the planning application but because of the slope of the land and the piecemeal development in the area, the Town Council would urge the District Council North Area Committee to arrange a site meeting prior to decision.

The vote of the Committee was 2 for, with 4 abstentions.

11/P/0004/F 2 RANCHWAYS, PORTISHEAD

Erection of a single storey rear extension and construction of a front conservatory at first floor level enclosing part of existing balcony

The Chairman informed members that this application was before them as it was a retrospective application. The Committee discussed the application briefly.

RECOMMENDATION

No objections but would comment that the Town Council is unhappy that this application was retrospective.

11/P/0081/F BUSY BEES NURSERY, SERBERT ROAD, PORTISHEAD

Provision of 2 no detached domed structures to provide additional nursery accommodation and alteration and extension of the boundary perimeter fence

Members considered the application and photographs of the site within a light industrial/business park.

RECOMMENDATION

No objections to the application given that the location is within a light industrial area.

The decision of the Committee was unanimous.

SECTION 2 **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

PL038 PORTBURY DOCK RENEWABLE ENERGY PLANT ENVIRONMENTAL STATEMENT

Councillor Walters presented his report on the Portbury Renewable Energy Plant – Environment Statement. He explained that the document was of considerable size and there were a number of issues which the Town Council should question. A small number of additions and alterations were made.

The Committee thanked Councillor Walters for preparing the report.

RECOMMENDATION

Portishead and North Weston Town Council approve the report and the Deputy Clerk forwards a copy to both North Somerset Council and E.ON.

A copy of the report is attached to and forms part of these minutes.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL039 Decisions made by the Planning Chairman under delegated powers were noted.

OTHER PLANNING MATTERS - FOR INFORMATION

PL040 NATIONAL GRID HV TRANSMISSION ROUTE – The letter from the Chairman of Wraxall and Failand Parish Council was noted. It was agreed that no further action is taken at this time.

PL041 PLANNING APPLICATION 10/P/1589/RM (BLOCK I) – The letter from North Somerset Council - parking spaces was noted.

PL042 HINCKLEY POINT C CONNECTION PROJECT – COMMUNITY FORUMS – It was noted that notes from the meeting held on 22 November 2010 were available in the office.

There being no further business the Chairman closed the meeting at 8.50pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/2239/F	12 Charcombe Rise Portishead	Erection of a single storey rear extension, a new external stair from garden level to ground level, alterations to ground floor terrace and new patio doors	No objections – subject to no valid objections from neighbours.
10/P/2254/F	Crestings Lake Road Portishead	Erection of side conservatory at first floor level following removal of patio/balcony	No objections - sub subject to no valid objections from neighbours.
10/P/2257/F	Boat Shed 2 The Boatyard Portishead	Relocation of boatshed 2 to provide improved access and to consolidate the engineering services	No objections.
11/P/0018/LB 11/P/0019/F	19 Woodhill Road Portishead	Works to replace timber vertical sash windows and timber French style glazed casement windows to basement flats and ground floor flats only	No objections – subject to no valid objections from neighbours.
11/P/0029/F	1 Ellison Mews Portishead	Provision of a single storey side extension to include disabled access, bedroom and bathroom	No objections – subject to no valid objections from neighbours.
11/P/0049/F	17 Brackenwood Gardens Portishead	Erection of a car port and shed. Extension to time permission.	No objections.
11/P/0054/F4	59/61 Bristol Road Portishead	Application for an extension of time to impliment planning permission 07/P/2621/RM	No objections.

TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/2243/WT	46 Pier Road Portishead	<ul style="list-style-type: none"> T1 – Oak. Balanced 25%, crown reduction and thinning 25%. Crown lift by approx 2m. 	No comment.
10/P/2245/F	5 Oak Drive Portishead	<ul style="list-style-type: none"> T1 – Norway maple - Fell 	No comment
10/P/2246/TPO	15 Pier Close Portishead	<ul style="list-style-type: none"> T1- Lime – Raise canopy by 4-5m crown thin by 15% -20% 	No comment.
10/P/2249/TPO	8 Manor Close Portishead	<ul style="list-style-type: none"> T1- Oak Crown – reduce by 20%, crown thin 10% 	No comment.
10/P/2251/TPO	131 High Street Portishead	<ul style="list-style-type: none"> T1 – Lime – shorten side branches towards house and overhead cables. Remove dead wood. Reduce height over cables by 20-25%. Reduce length of stem towards neighbours house by 25-30%. T2 Lime – Reduce height of leaning stem by 50%. Reduce height of main stem by 45% to the lowest group of branches and to shorten those retained branches. 	No comment.