

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
NOTES FROM PLANNING COMMITTEE SATURDAY, 2 JULY 2005**

**PRESENT** Councillor Mrs Bickley – in the Chair  
Councillors JS Clark, Mrs Cruse, Johnston, Mrs Lord  
  
Written comments from Councillor Walters

**APOLOGIES** Councillor Mrs Mason

**PUBLIC PARTICIPATION**

There were no members of the public present.

**DECLARATIONS OF INTEREST**

Councillor Johnston 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 be exercising his right to reconsider the matter afresh when the matter went before North Somerset Council”.

**SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

**PLANNING APPLICATIONS**

**05/P/1285/F                    12 BEACH ROAD WEST, PORTISHEAD**

Detached front garage – integral to bank/verge

Members noted that one letter of objection had been received and that NSC Highways had no objection to the access. The garage would be set into the existing garden; it appeared that more than half of the grassy bank would be retained.

Recommend APPROVAL.

Members requested that the visual appearance of the garage door(s), retaining wall and boundary should be sympathetic to the street scene.

**05/P/1298/O                    27 HOLLIS AVENUE, NORTH WESTON, PORTISHEAD**

Add two-storey side extension to create two no. new self contained low cost flats

Noted that NSC Highways had no objections. The local member has expressed concern about an internal layout which could have kitchens/lounges next to bedrooms in the existing property.

Recommend APPROVAL subject to the ridge height being below that of no. 25 and bedrooms not being next to living rooms.

**05/P/1300/F                    45 HILLCREST ROAD, PORTISHEAD**

Demolition of existing 2 storey house, erection of 2 no 2 storey, 4 bed detached new houses with internal garages and off street parking

The chairman reported that 4 letters of objection had been filed online. NSC Highways had no objection – 2 off-street spaces per dwelling.

Members noted that the new proposals were of more conventional design with a symmetrical roof and at the rear not extending beyond the existing building line. However this layout took the two properties almost to the boundaries causing potential loss of light to living rooms for no.47 and only 10cm from no. 43.

Recommend REFUSAL, overdevelopment of the site leading to too close proximity to neighbours and loss of light.

**05/P/1306/F                    18 LEIGHVIEW ROAD, PORTISHEAD**

Two storey side extension and single storey rear extension

Noted that no. 20 has a similar side extension with integral garage.

Recommend APPROVAL

**05/P/1369/O                    1 HOLLIS AVENUE, NORTH WESTON, PORTISHEAD**

Outline planning consent for one dwelling within garden of 1 Hollis Avenue (Joint vehicular access)

The chairman reported that there was one letter of objection on file and that NSC Highways would recommend refusal because of proximity of the shared access to Clevedon Road.

Recommend REFUSAL. Support the Highways officer's views on access and also detrimental to the street scene. 1 Hollis Avenue is the first house on the left coming into North Weston from Clevedon. On that side all the houses up to the village hall have a substantial side garden which gives an open feel to the entrance to the town.

**05/P/1447/RM                PHASE 1 AREA 2 AFFORDABLE 2, THE VILLAGE QUARTER,  
PORTISHEAD QUAYS, PORTISHEAD**

Reserved matters application for external appearance, siting, design, means of access and landscaping for development of 64 residential dwellings with parking for 70 vehicles pursuant to 00/P/1844/OT2

Members were pleased with many aspects of these proposals – The 29 houses all had a secure shed, patio, bin storage area and rotary line base. There was ample cycle storage and recycling space. The 20 1-bed flats had a parking space, although overall the visitor parking seemed to be limited. The illustrative street scenes were very helpful. The ECO rating was GOOD.

The less satisfactory features were within the ECO scores. The sound insulation score of 0/4, particularly for the apartment blocks, is unacceptable, the daylight score of 1/3 is also disappointing.

The apartment parking areas were thought to be very bland; members would like to see more interesting end walls on plots 1,3,58, 59 and 64. The two apartment blocks would look less “low-cost” if they were in different, neutral, colours.

Recommend REFUSAL – good sound insulation plays an important part in high density units.

**05/P/1459/F                      WIDCONIA, HEAVENS LANE, PORTISHEAD**

Demolition of existing bungalow and erection of three flats within a split level 2/3 storey building. Erection of triple garage to rear.

The chairman reported that an amended description on-line described the proposal as a 3-bed maisonette and a 3-bed apartment.

The plans did not show the relationship of this building to the re-built neighbour Sea Lanes or to the other neighbour in Little Halt. It was difficult therefore to compare roof heights and building lines. There is an important gap between these two houses, the new roof line should be the same or below to retain the open character of this area.

Members were concerned that the design copied Sea Lanes in many respects and this compromises the individuality of the houses along that lane.

Recommend REFUSAL because of insufficient detail as to how this building will fit into the immediate neighbourhood.

Note: A site visit revealed that a new fence and gateway has been erected across the end of the lane. Members ask NSC for reassurance that access from the adjacent footpath into the lane will remain open.

There being no further business the meeting closed at 11.20am

## **SECTION 2 – DELEGATED DECISIONS**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
05/P/1087/F	31 Pier Close Portishead	White UPVC conservatory	The conservatory will look better and less obtrusive than the existing garden shed right on the roadside boundary of the property	Approval
05/P/1178/F	18 Nore Road Portishead	Single storey rear and side extension	No objections	Approval
05/P/1192/F	83 Eastcliff Portishead	Retrospective application for the retention of a satellite dish erected on the front elevation of the property	Not too obtrusive on the street scene	Approval
05/P/1194/F	228 Down Road Portishead	Retrospective application for the retention of alterations made to previously approved dormer window to front	No objections	Approval
05/P/1196/F	79 Lockside Portishead	Erection of a side conservatory	No objections	Approval
05/P/1262/F	Brunel Court 4 Harbour Road Portishead	Erection of a satellite dish	No objections	Approval

05/P/1263/F	4 Honeylands North Weston Portishead	Replace flat roof with tiled roof, add 2 storey side extension to create new bedroom at first floor (also reposition bathroom and enlarge a kitchen at ground floor level. Also add single detached garage.	No objections	Approval
05/P/1303/F	77 Pembroke Road Portishead	Single storey front extension with balcony	No objections	Approval
05/P/1308/F	50 St Peter's Road Portishead	Erection of two storey side extension and conservatory. Erection of 1.8m wall/fence boundary with St Peter's Road	This application is an amendment to previous permission 04/P/2573/F. The increase of 0.5m on the proposed rear single storey extension and conservatory is acceptable.	Approval
05/P/1324/F	Plot 2, 268 Down Road, Portishead	Proposed conservatory to rear and enlarge dormer to rear	No objections	Approval - subject to no valid objections from neighbour to the conservatory
05/P/1328/F	Plot 1, 268 Down Road Portishead	Conservatory and increase in size of dormer window	No objections	Approval - subject to no valid objections from neighbour to the conservatory
05/P/1411/F	PDSA Charity Shop 70 High Street Portishead	Create ramped access within entrance lobby and fit new perforated steel security shutter to entrance	No objections	Approval
05/P/1469/F	1 Gaunt's Close Portishead	Erection of a PVCU conservatory to the rear of the property	No objections	Approval

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

05/P/1221/TPO	111 Brampton Way Portishead	Works to trees – • Ash x 1 Fell	This tree is a valuable amenity for many in this locality. Would prefer that negotiations take place for selective thinning and crown reduction.	Refusal
05/P/1316/TPO	13 Falcon Close Portishead	Works to trees – • Ash – Balance crown by up to 30%	Minimal crown reduction only	Approval

**FOR INFORMATION ONLY**

**PLANNING APPEAL**

**05/P/0711/F      256 DOWN ROAD, PORTISHEAD**

**To extend an existing conservatory**

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 following condition that was imposed by North Somerset Council on the granting of permission:

*3. Notwithstanding the provisions of the Town and Country Planning (General Permitted) Development Order 1995, or any order revoking and re-enacting that Order, all windows on the south-west elevation shall be glazed permanently with fixed obscure glazing.*

It was also noted that a written statement has been submitted and a copy of the appeal decision has been requested.