

PORTISHEAD & NORTH WESTON TOWN COUNCIL REPORT OF PLANNING COMMITTEE 2ND JUNE 2001

PRESENT Councillor J Johnston – Chairman

Councillors Mrs Bickley, Brine, J H Clark, J S Clark, Mrs Cruse,
Mrs Haysom, M Johnston, Pasley, Pickering

APOLOGIES Councillor Walters

Councillor Greenham and 4 members of the public were present.

Standing orders were suspended to enable two members of the public to speak.

Clive Burton, Newsletter Editor, of the Portishead Panel of Neighbourhood Watch spoke about the Cabstand proposal and the public concern about the congestion arising from the change to a single carriageway from the present dual carriageway. The suggestion was made that the present library be refurbished or rebuilt and extended on its present site.

Terry Crumpton, owner of the Esso Garage, considered it to be foolish to reduce the present size of the highway when traffic was increasing and thought it was a ploy to make the road overcrowded and to promote the alternative route to Gordano Gate roundabout (via Quays Avenue) and marginalize the High Street.

Standing orders were resumed.

PLANNING APPLICATIONS

**01/P/0473/F LAND COMPRISING A369 WYNDHAM WAY BETWEEN
HIGH STREET AND SOUTH AVENUE**

Modification of existing highway.

Councillor Mrs Cruse declared an interest and did not vote.

A long discussion ensued and the following comments were made:-

- Concern at reduction of dual to single carriageway.
- Congestion possible.
- Flower beds outside the Italian and Chinese Restaurants to be abolished.
- Single lane will work well with traffic lights.
- Traffic might back up in rush hour.
- Traffic flow in Ferndale Road could be reversed but this would possibly create a rat run.
- It is wrong to remove the Iceland pedestrian crossing as the new one (approx. 40 metres away) will not be used.
- Drainage problems at Ferndale Road need addressing (storm-water flooding).
- Ferndale Road should remain viable for residents.
- Linkage for pedestrians to High Street is very important.
- Traffic islands should be big enough for prams and vehicles for disabled.
- Planners have offered an excellent solution to the problems and needs at the interchange.

Recommend APPROVAL subject to the following points being noted: -

- Need for layby outside shops and existing library.
- Problem of disabled access to the Methodist Church needs considering.
- Section and levels for scheme should be shown
- No turning point at the bottom of Ferndale Road for vehicles if closed as proposed.
- Another High Street pedestrian crossing needed near Combe Road, (in place of present Iceland one).

**01/P/0474/O LAND BOUND BETWEEN HARBOUR ROAD, CABSTAND
AND THE BRISTOL-PORTISHEAD RAILWAY LINE,
PORTISHEAD**

New district centre comprising foodstore, health centre, new sheltered housing, office, buildings, petrol filling station and mixed commercial/residential buildings.
Councillor Mrs Cruse declared an interest and did not vote.

The following comments were raised: -

- Supermarket size should be increased as the catchment area is bigger than that considered.
- Are the proposed sheltered housing and the existing Youth Centre compatible? (Noise etc).
- Sheltered housing will need soundproofing.
- Need for playgroup parking space.
- Traffic might pose a danger to Youth Centre.
- Access to Leisure Centre car park from Harbour Road would reduce parking problems for Youth Centre and compensate for loss of 20/30 roadside parking spaces.
- Is the railway station in the best position or should it be further out?
- Should starter homes be substituted for the sheltered accommodation at Cabstand.

Recommend APPROVAL, subject to the following: -

- The existing Youth Centre site will be very busy and convenient alternative parking should be created by accessing the Leisure Centre car park from Harbour Road.
- The supermarket should be larger than that proposed in the scheme.

The Committee were divided on the proposal that the position of the supermarket and car park be reversed (voting recorded as 5/5). The Town Council to consider this aspect of the scheme at their meeting on 6th June.

**01/P/475/O LAND BETWEEN CABSTAND, EXCEL STEEL AND PROPOSED
PORTISHEAD DISTRICT CENTRE.**

Community library.

Committee considered that it should include facilities for a Heritage Centre and improved parking for staff, mobile library and disabled.

Recommend APPROVAL.

01/P/0476/MP PORTISHEAD QUAYS, PORTISHEAD

Masterplan.

Whilst the Committee considered that the overall scheme was acceptable they were very concerned about the lack of sufficient starter homes (50 out of the proposed 950 dwellings), particularly for local young people.

Recommend REFUSAL.

01/P/0900/F 9 LEIGHVIEW ROAD, PORTISHEAD

Two storey side extension.

This extension was discussed in detail as it will establish a precedent.

Recommend APPROVAL by 5:4.

**01/P/0914/F PORTISHEAD YACHT & SAILING CLUB,
THE CLIFF PATH, BELTON ROAD, PORTISHEAD**

Club room extension over existing club-house with toilets and staircase.

Recommend APPROVAL.

**01/P/0915/F FORMER ST PETER'S SCHOOL, HIGH STREET,
PORTISHEAD**

Change of use from school to community.

The plans were unclear, but it was evident that they applied to the old building including the retention of the main (front) sections and the scheme was for community uses.

Recommend APPROVAL subject to: -

- Satisfactory plans being submitted.
- Car access and parking are adequate.
- The rest of the site is not deprived of road access as implied by the present boundary line which closes the potential rear of Brampton Way.

01/P/0921/O 59 BRISTOL ROAD, PORTISHEAD

Erection of dwelling house and detached garage (outline).

The Committee wished to see the front elevation in keeping with the style of the existing adjacent stone cottage.

Recommend APPROVAL.

**01/P/0998/F 43A NORE ROAD & BAY HOTEL, WEST HILL
PORTISHEAD (BAY HOTEL SITE)**

Erection of two 3-storey dwellings with surface parking.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

01/P/0869/F COLERIDGE HOUSE, ST MARY'S ROAD, PORTISHEAD

Two storey and single extensions to private detached dwelling house.

This is a nice development. Neighbours are quite happy.

Recommend APPROVAL.

01/P/0909/F 28 BRISTOL ROAD, PORTISHEAD

Creation of new access (drop-kerb) onto highway, parking space in front garden.

Each of these applications for providing parking off road improves the safety of Bristol Road.

Recommend APPROVAL.

01/P/0924/F PIZZA SHACK, 6 THE TRIANGLE, WEST HILL, PORTISHEAD

Application to remove condition no 1 of permission granted 00/P/0578/F and continue with use as Pizza Takeaway.

Condition no 1 refers to temporary permission of 12 months from date of original permission in July 2000

No objections – Recommend APPROVAL.

01/P/0967/RM 24 HALLIWELL ROAD, PORTISHEAD

Proposed erection of dormer bungalow and detached garage.

The bungalow conforms with outline consent and has dormer loft conversion built in. Would prefer to see the 3 dormers equally spaced and the same size if possible.

Recommend APPROVAL.

01/P0971/F 107 THE DEANS, PORTISHEAD

Bedroom extension over existing kitchen and garage.

The extension will be close to 105, but lower.

Recommend APPROVAL subject to no objection from no. 105 due to loss of light.

01/P/0992/F 38 HILLCREST ROAD, PORTISHEAD

Proposed extension of existing bedrooms and new conservatory.

This extension will extend forward which should not affect the neighbour. The conservatory is built on the present patio.

Recommend APPROVAL.

01/P/0993/F

48 LOWER DOWN ROAD, PORTISHEAD

Demolition of existing attached single storey workshop and garage. Provision of new two storey extension to side of house to provide new garage/studio with additional bedroom over.

Neighbours have no windows facing and should not be overlooked. The building should look more attractive.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

00/P/1862/RM

**LAND ADJACENT TO PORTBURY PARK, PORTISHEAD
QUAYS DEVELOPMENT OFF WYNDHAM WAY, EAST
PORTISHEAD**

Erection of 23 dwellings together with associated domestic garages and infrastructure.

(Amendment dated 15th May 2001, comprising alterations to the layout to overcome the concerns of the internal drainage board and improve the layout.)

(Amendment dated 21st May 2001, comprising the introduction of three new house types in association with amendments to the layout previously circulated.)

The 23 houses are now in fact 22 and our suggestion of a pedestrian way through to the rhyne seems to have been adopted in triplicate.

A great improvement.

Recommend APPROVAL.

OTHER PLANNING MATTERS

00/P/0717/O LAND AT COMBE HOUSE, COMBE ROAD, PORTISHEAD

Demolition of existing building and redevelopment of site to construct 2/3 storey building to provide for 6 residential flats.

It was noted that notification has been received of an Appeal to the Secretary of State, following the decision by North Somerset Council to refuse planning permission for the above development. It was also noted that a written statement has been submitted and a copy of the appeal decision requested.

There being no further business the meeting closed at 12.00pm.