

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 2 JUNE 2010**

PRESENT Councillor Howells – in the Chair

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

Mrs R Tranter – Deputy Clerk

APOLOGIES Councillors Cruse, Mrs Cruse, Pasley

There were 5 members of the public present at the meeting.

DECLARATIONS OF INTEREST

Councillor Mrs Lord

- Personal interest in Planning Application 10/P/0671/F
49 Beach Road West, Portishead
Change of use from residential property to Children's Day Nursery
Reason – Resident of Lake Grounds.
- Personal interest in Planning Application 10/P/0602/F
(Section 3 - Delegated Chairman Decisions)
Coppercliffs, Lake Road, Portishead
Erection of a single storey rear extension and storm porch to front entrance
following demolition of existing rear conservatory
Reason - Applicant site is her neighbour.

Councillor Mrs Mason

- Personal interest in Planning Application 10/P/0780/F
238 Down Road, Portishead
Erection of a replacement dwelling
Reason – Member of Methodist Church, Queens Road which abuts the
application site.

Declaration by members who serve on both the Town and District Council

Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. Mrs Knight would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

Mrs J Manners, joint owner of 43 Beach Road West spoke against Planning Application 10/P/0671/F for the proposed change of use from a residential property to Children's Day Care Centre at 49 Beach Road West.

Mrs Manners raised a number of issues with the application –

- Only 3 planning notices were sent by North Somerset Council to local residents. There were no Planning Notices locally. This was not acceptable for a major change of use.
- The proposed location is unsuitable for a Children's Day Care Centre for a number of reasons - no street lighting, no pavement, flooding in this area.
- Access to the area and lack of parking for both staff and visitors.
- Noise impact on neighbours.
- Close proximity to a care home for "Children and young people with emotional and behaviour difficulties and displaying 'other' dysfunctional behaviour".
- There are more appropriate locations in the town for business use.
- North Somerset Council's lead Childcare Adviser has written in support of the application and inferred that the applicant bought the premises 'on the understanding that a change of use application would be considered favourably'. Who has provided this understanding prior to consultation and planning consent?

A copy of Mrs Manner's full statement is attached to and forms part of the minutes. (Appendix 1)

Mr Brian Fielding, a resident of 47 Greenfield Park, spoke against the Planning Application 10/P/0722/F at 45 Greenfield Park for the erection of a two storey side extension and a first floor rear extension over the existing ground floor extension.

Mr Fielding explained that the extension proposed was to be added to an existing extension to the property. It would mean that he would have a huge brick wall just 28 inches from his bedroom window. This would result in a loss of sunshine, light and a view. The proposal was out of keeping with the current row of houses and was overdevelopment for such a small site.

Mr Thompson, the applicant for 45 Greenfield Park, spoke in favour of his application which was necessary as he had two growing lads and needed more room. He disagreed with Mr Fielding's comments on loss of sunshine and light and stated that his property is already in the shadow of 47 Greenfield Park. Mr Thomas added that other properties had extended their houses in a similar manner.

Mr D. Barnes, the Agent for the same application, added that the neighbour more likely to be affected at 43 had not objected to the proposal. There were already two storey extensions on other properties nearby.

Mr A Vaughan, a resident of 238 Down Road, spoke in support of his Planning Application 10/P/0780/F for the erection of a replacement dwelling. He explained that the property had been in the family for many years and now needed to be modernised. Other properties along Down Road were varied and individual and both properties either side of the proposal at 236 and 260 had been developed. The roofline was consistent with neighbouring properties and was to be hipped. There would be no loss of amenity for the neighbours who had been consulted on the application and currently there were no objections. Mr Vaughan concluded that a considerable amount of time and effort had been expended on maintaining the character of the area and the property was well designed and should last for a number of generations.

Mrs Manners and her colleague left the meeting.

SECTION 1
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

No matters for consideration.

SECTION 2 – CONSIDERED BY PLANNING COMMITTEE

Clerk's Note: With the agreement of the Committee the Chairman altered the order of the meeting to accommodate the member of the public present.

PLANNING APPLICATIONS

10/P/0722/F 45 GREENFIELD PARK, PORTISHEAD

Erection of a two storey side extension and a first floor rear extension over existing ground floor extension

Members looked at the plans and the position of the property in the road. Councillor Walters addressed the Meeting and gave clarification on planning law ie there is no right to a view.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overbearing nature on the neighbouring property and loss of morning light.
- Possible loss of only parking space.
- Detrimental to the street scene.

10/P/0780/F 238 DOWN ROAD, PORTISHEAD

Erection of a replacement dwelling

Members briefly discussed the application and looked at photographs of the site.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

10/P/0671/F 49 BEACH ROAD WEST, PORTISHEAD

Change of use from residential property to Children's Day Care Nursery

The Committee discussed the nursery. It was noted that there were currently 18 objections on North Somerset Council's website.

RECOMMENDATION

Object to the planning application on the following grounds –

- Parking for staff in the nearby car park is inappropriate, as this car park is very well used during the week, as well as weekends, for much of the year.
- Lake Road, where the drop off is proposed, has no street lights and no pavement – obvious safety hazards. In addition, Lake Road often floods at this point for long periods.
- The property is next door to a Care Home for Children with emotional and behavioural difficulties or other dysfunctional behaviour.
- There were apparently no public notices displayed in the area.
- Lake Road, Esplanade Road and part of Beach Road West are not adopted highways.
- Noise nuisance for many near neighbours, backing on to this plot.
- If change of use is approved, then it should be restricted to a day nursery only, with no other use in the use class.
- Any fencing to contain the children may need planning permission.

10/P/0697/F 7 WOODHILL ROAD, PORTISHEAD

Erection of detached bungalow on land to rear of 7 Woodhill Road. Creation of a new vehicular access onto Battery Lane.

Members noted that there have been a number of various applications on this plot over the years. Permission was granted by North Somerset Council in 2007 for a garage workshop. The Committee discussed the 30 year planning policy not to allow any more houses fronting Battery Lane. Once approval is given for one site it will shortly be followed by many others. Battery Lane is of a sub standard nature. While permission has been granted for a garage a dwelling will have much greater access needs.

RECOMMENDATION

Object to the planning application on the following grounds –

- A dwelling has far greater access needs than a garage (for which permission is already granted) - for personal parking, visitors and deliveries. The access on to Battery Lane is very narrow and restricted, and has difficulty in coping with existing demand.

10/P/0774/RG3 LAND OFF WYNDHAM WAY, PORTSHEAD

Erection of screen fencing and associated soft landscaping to Wyndham Way Frontage

The Planning Chairman informed members that a consultation had taken place between a North Somerset Council officer, ward councillors and Portishead in Bloom. The artist had also been present at the meeting when the art work consisting of 19 panels had been presented. The proposal is to screen the ugly fencing of the substation and private tarmac area at this important entrance to the town. The work is to be funded from S106 money.

RECOMMENDATION

No objections to the proposal but would comment that now would be a good time to consider replacement trees to fill the gaps in the row of trees on Wyndham Way.

**10/P/0788/RM LAND ADJOINING THE BOAT YARD SITE,
SPINE ROAD, PORTISHEAD**

Submission of reserved matters of appearance, siting, layout landscaping 47 no. dwellings (Outline Planning Permission 00/P/1846/O)

The Committee noted the location of this parcel of land. The development will consist of 18 houses, 2 and 3 storey, 2 flats over garages and 27 1 and 2 bedroom flats – 3 storey. The total number of parking spaces for the development is 71.

RECOMMENDATION

No objections but question the adequacy of the parking provision.

10/P/0799/F 41 HILLSIDE ROAD, PORTISHEAD

Demolition of existing bungalow and erection of a two storey dwelling

Members discussed this location on the coastal section of Hillside Road. There have been objections to the proposed development by neighbours in Halliwell Road. However, the property alongside is in the process of being developed and is of a similar height and so the precedent has been set.

RECOMMENDATION

This recommendation is made having given consideration to the following factors –

- The next door property has already been developed to a similar height.
- The objection of neighbours to the rear of the property who cite loss of view is not planning law ie there is no right to a view. Therefore

No objections.

10/P/0824/F 8 LOWER DOWN ROAD, PORTISHEAD

Raise roof height and conversion of loft with erection of dormers of side elevations. Erection of a two storey rear extension. Demolition of existing garage and erection of replacement single garage.

There are no objections on the North Somerset Council website.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

10/P/0852/F 70 COMBE AVENUE, PORTISHEAD

Outline planning permission for the erection of dwelling with the layout, appearance, access, scale and landscaping reserved for subsequent approval

The Chairman read from a statement made by the current owner of 70 Combe Avenue, who has informed North Somerset Council, that he intends to sell his property

with outline planning permission if it is granted. Members noted that Combe Road is particularly steep and that access will be alongside the existing driveway.

RECOMMENDATION

No objections.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

There being no further business the Chairman closed the meeting at 8.55pm.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0518/F	Black Rock Quarry Valley Road Portishead	Indoor Regional Firearms Training Facility at Black Rock Quarry	No objections to the planning application but would comment that this facility is served by a very busy road which has an unregulated speed limit. Particular attention needs to be made to ensure the safe access and egress to and from the site. <i>Clerk's Note: This application is proper to Weston in Gordano Parish. PNWTC were not supplied with the planning application but were approached by NSC just prior to the North Area Committee Meeting for comments. This was therefore dealt with as a delegated item.</i>
10/P/0573/F	Tregenna Heavens Lane Portishead	Alterations to roof to create first floor level. Erection of a two storey, side extension following demolition of existing garage. Construction of balconies to dining room, lounge and master bedroom on rear elevation and a metal walkway to entrance on front elevation	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Overdevelopment of the site, which has restricted access over a private lane. • Loss of garage and onsite parking. • No plans showing the proposed roof heights in relation to adjacent properties. • The large plain roofline which fills the width of the plot has a detrimental effect on the visual appearance of the area.
10/P/0601/F	370 Nore Road Portishead	Variation to condition 2 (to be built as permission 09/P/1708/F) for repositioning of bedroom 3 and	No objections – subject to no valid objections from neighbours.

		amendments to ground floor plan, south east and south west elevations of the proposed dwelling	
10/P/0602/F	Coppercliffs Lake Road Portishead	Erection of a single storey rear extension and storm porch to front entrance following demolition of existing rear conservatory	No objections – subject to no valid objections from neighbours.
10/P/0610/F	5 Black Nore Point Portishead	Replace front window with bay window	No objections – subject to no valid objections from neighbours.
10/P/0615/F	144 Slade Road Portishead	Erection of a detached garage to rear of property	No objections – subject to no valid objections from neighbours.
10/P/0626/F	335 Nore Road Portishead	Construction of dormer to front elevation and French doors leading to balcony with balustrade. Replace existing balcony on side elevation with Juliet Balcony	No objections – subject to no valid objections from neighbours.
10/P/0646/F	2 Conference Avenue Portishead	Erection of a two storey rear extension	No objections – subject to no valid objections from neighbours.
10/P/0678/PDT	117 High Street Portishead	Broadband fibre cabinet	Whist the Council note that there is other street furniture on this corner eg a public seat and litter bin, and planted tub, we are concerned about the size, particularly the height of this cabinet in such a prominent location. This will negate the efforts of the Portishead-in-Bloom team to tidy up this part of the Conservation Area. In addition the Town Council would also point out that there are two other cabinets on the other side of the junction, corner of Church Road South and High Street.

10/P/0740/ADV	Combe House Combe Road Portishead	Display of 2 illuminated signs to front and side elevation	Noted that this work has already been carried out in conjunction with change of corporate signage. No objections.
10/P/0790/F	60 Down Road Portishead	Erection of small extension to kitchen and conservatory at rear of building	No objections – subject to no valid objections from neighbours.
10/P/0797/F	Flat 1 The Saltings Woodland Road Portishead	Replace 2 no existing doors and a stone pier and replace with sliding doors	No objections – subject to no valid objections from neighbours.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0499/F	14 Lambourne Way Portishead	Erection of a two storey side extension, loft conversion including the construction of 2 rear dormers <i>Amendment dated 5 May 2010 comprising change of description to above</i>	No Objections.

OTHER PLANNING MATTERS - FOR INFORMATION

09/P/2219/F LAND ADJACENT TO 13 HALLIWELL ROAD AND TO THE REAR OF 41 HILLSIDE ROAD, PORTISHEAD

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 decision of the North Somerset Council to refuse planning permission for the application above. A copy of the appeal has been requested.

