

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

**PRESENT** Councillor Howells – in the Chair

Councillors Hazelton, Mrs Lord, Mrs Mason, Miss Stanley,  
Mrs Way

Mrs Tranter – Deputy Clerk

**APOLOGIES** Councillor Mrs Knight

**PL043 DECLARATIONS OF INTEREST**

Councillor Hazelton

- Personal interest in Planning Application 11/P/0267/F  
Former Primary School Site, Slade Road, Portishead  
Erection of 4-storey plus basement level residential care home (use  
class C2) comprising 51 apartments for supported independent living  
for those over age 55 with associated facilities including parking,  
landscaping, refuse compound and electricity sub-station  
Reason – resident of Roath Road.

**PL044 PUBLIC PARTICIPATION**

Mr Glynn Emery, spoke on behalf of his mother-in-law, Mrs Pam Wright, who lives in Briary Bank, 134 Slade Road, Portishead and her neighbours, Mr and Mrs Baxter of 140 Slade Road. He spoke against Planning Application 11/P/0267/F - Former Primary School site, Slade Road, Portishead for the erection of 4-storey plus basement level residential care home (use class C2) comprising 51 apartments for supported independent living for those over age 55 with associated facilities including parking, landscaping, refuse compound and electricity sub-station.

His main objections with the development were –

- The overbearing effect on the amenity space of both properties 134 and 140 Slade Road.
- Windows would overlook these properties. Although, at present there were trees screening the dwellings, some had already been felled and others may have to be removed at some time in the future.
- The proposed entrance converging with the two dwellings' drive was dangerous. The car park with 25 spaces would cause extra traffic movements on this junction.
- The number of apartments proposed would cause additional parking in the area, where the majority of existing homes had no

garages and residents were already using on street parking. The area also is used by shoppers and workers in the town.

Mr Emery also added that he considered a lot of the information within the application was misleading. He questioned that the application was classified as C2 and not C3. If the application were to be C3 there would be an obligation for the developer to provide a percentage of affordable housing.

Mr Emery added that his mother in law was not averse to the redundant site being developed but asked the Committee to refuse this application before them for the reasons given.

Mr David Baxter, 140 Slade Road, Portishead spoke against the application for the Care Home. He pointed out that both he and his wife had no objection to development of the area and had considered this application, when first advised of the proposal, to be the best type of development. However, having now examined the application in some detail they were not at all happy with the scale of the development proposed and the lack of adequate parking.

## **SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE**

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

### **PL045 PLANNING APPLICATIONS**

#### **11/P/0267/F FORMER PRIMARY SCHOOL SITE, SLADE ROAD, PORTISHEAD**

Erection of 4-storey plus basement level residential care home (use class C2) comprising 51 apartments for supported independent living for those over age 55 with associated facilities including parking, landscaping, refuse compound and electricity sub-station

Members discussed the application and the comments made by the local residents.

#### **RECOMMENDATION**

Object to the planning application on the following grounds –

- 5 Storeys will be overbearing on neighbouring properties and will compromise their privacy.
- To the rear of the development prospective residents will have a lack of natural light because of the high trees and will face on to the hillside.
- The number of apartments is overdevelopment of the site.
- Totally inadequate parking with only 9 spaces for residents, as 16 of the 25 spaces will be used by staff.

- There will need to be frequent deliveries to the site which will increase traffic movements on Slade Road.
- On site parking for visitors is limited. There is no available on street parking available for them on either Slade Road or Roath Road.
- The narrow entrance from the development on to a busy road with a sharp bend, with reduced visibility, would create a hazardous situation. The Town Council would query the applicant's estimate of 8 cars per hour on Slade Road as unrealistic.
- The Oak tree at the entrance (T6) should be protected and retained.

The Town Council would also seek clarification on the C2 usage and whether the developer's "age 55 or over and needing care" policy can be legally enforced. Also they would question the over supply of elderly persons apartments in an area of the town which is away from the main facilities eg shopping, doctors' surgeries, library etc.

The decision of the Committee was unanimous.

The Committee Chairman suggested that residents should contact their District Councillor and ask for this application to go before North Area Committee. Mr Emery and Mr Baxter confirmed that they would register their objections with the North Somerset Council office.

**11/P/0127/F                      THE DENES, CHANNEL VIEW ROAD,  
PORTISHEAD**

Demolition of existing porch and erection of a single storey side extension comprising new entrance hall, utility room and garage

The Committee discussed the previous history at this property. An earlier application to build an additional property in the garden had been refused (09/P/1574/O refers).

It was noted that no objections to development had been received.

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**11/P/0149/F                      1 ADMIRALS WALK, PORTISHEAD**

Erection of a 2.5m high fence along rear and side boundary

Members recalled that there had been an earlier application for a 4m high fence which had been refused by North Somerset Council. There were two objections from neighbours. The difference in height of land of the adjoining properties was also discussed.

## RECOMMENDATION

The proposed fence by virtue of its siting and height would have an adverse impact on the character of the area and its surrounds. The proposed fence would also have an adverse impact on the living conditions of neighbouring residents, in particular residents at Ravensbourne, in terms of overbearing impact. The proposal is therefore contrary to Policy GDP/3 of the North Somerset Replacement Local Plan.

### **11/P/0146/F                      PLOUGH INN, 53 HIGH STREET, PORTISHEAD**

Retrospective application for the erection of a smoking shelter in existing seating area

The Committee discussed the retrospective application and the enclosed nature of the smoking shelter.

## RECOMMENDATION

Object to the application as the Town Council do not believe this shelter conforms to current regulations for smoking shelters.

## **SECTION 2**

### **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

**PL046**                      There were no planning matters to be referred to Town Council.

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

**PL047**                      Decisions made by the Planning Chairman on the attached table under delegated powers were noted.

There being no further business the Planning 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
11/P/0075/F	Conference House Portishead Office Park Conference Avenue Portishead	Installation of air conditioning system including external condensers to west of Conference House	No objections but would comment that noise levels need to comply with Health and Safety.
11/P/0111/F 11/P/0112/LB	33B Woodhill Road Portishead	Replacement of existing timber side hung casement windows with timber sliding sash windows	No objections – subject to no valid objections from neighbours.
11/P/0085/F 11/P/0086/LB	37 Woodhill Road Portishead (Basement and ground floor flat)	Works to west elevation (rear) to replace existing timber windows, steel framed door and window with timber windows and door	No objections – subject to no valid objections from neighbours.
11/P/0130/F4	18a Hillcrest Road Portishead	Application for extension of time for Planning Permission 07/P/3076/F	No objections.
11/P/0199/F	13 Capenor Close Portishead	Erection of a two storey side extension following demolition of the existing single storey side extension	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/2232/F	23 Valley Road Portishead	Erection of a detached 4 no bedroom dwelling following demolition of the existing dwelling (Amendment dated 14 February 2011 comprising – <ul style="list-style-type: none"> <li>Reduction in the size of the roof</li> </ul>	Whilst we acknowledge that the amendments have addressed some of the concerns of this Council we still feel that the proposed

		<i>gable</i> <ul style="list-style-type: none"> <li>• <i>Relocation of the footprint away from boundary with 21 Valley Road.</i></li> </ul>	development is too prominent on the street scene.
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## TREE APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
11/P/0135/WT	7 Clarence Gardens Portishead	<ul style="list-style-type: none"> <li>• Conifer – T1 – 30% Crown reduction</li> <li>• Beech – T2 – 30% Crown reduction</li> </ul>	No objections

## OTHER PLANNING MATTERS - FOR INFORMATION

### NORTH SOMERSET COUNCIL LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – PUBLICATION VERSION

The Publication version marks the last stage before the Core Strategy is submitted to government for examination by an independent inspector. Comments are only required at this stage relating to the soundness of the document and whether it has been prepared in compliance with the necessary legal procedures. It is not proposed that Portishead and North Weston Town Council will comment on this document.

A copy of the document is available in both hard copy and CD in the office.