

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 2 NOVEMBER 2002**

PRESENT Councillor J Johnston – in the Chair
Councillors Brine, Mrs Cruse, Mrs Haysom, Mrs Mason, Pasley*

Councillor Pasley left after the first two items.

APOLOGIES Councillors Mrs Bickley, J H Clark, J S Clark, Mrs Cole, M Johnston,
Palmer, Pickering, Walters

Standing orders were suspended.

PUBLIC PARTICIPATION

Mrs Pointer, 9 Down Close spoke on item 02/P/2343/O – 80 Down Road. Her main concerns were: -

- Any windows on the elevation facing her garden would overlook the whole garden.
- Owners of No 80 had told her the present hedge would be maintained at a screening height.
- The access road is very narrow and quite busy and vehicles need to be parked off of it.

Mrs P Harris, Chair of Governors for St Joseph's School spoke on Traffic Regulation Orders – St Joseph's School. Mrs Harris made a number of points: -

- The Governors of St Joseph's School would wish to see light controlled crossings.
- The Governors do not want children crossing to and then from the central island.
- The Governors have been constantly frustrated with the delays by North Somerset Council and previously provided the services of their site engineers to prepare the original circulatory system to North Somerset Council requirements.
- They consider the children's safety to be paramount and if further delays are necessary to oppose the North Somerset Council scheme, then that is preferred to having an unsafe system.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Cruse

- Personal interest in Planning Application No. 02/P/2318/RG3 – Albert Road Depot
Reason – Interest in neighbouring property.

PLANNING APPLICATIONS

02/P/2249/ADV 25 HIGH STREET, PORTISHEAD (NAT WEST BANK)

Alteration to various signage.

The Committee quickly reached its decision with the aid of the very helpful before and after illustrations.

Recommend APPROVAL.

02/P/2264/F HIGH STREET LINK, HARBOUR ROAD, PORTISHEAD

Construction of pedestrian route linking Cabstand and Harbour Road including hard and soft landscaping.

The Committee discussed this application at some length. Some of the points raised were: -

- The shape of the trees was appreciated and being deciduous they would provide shade in summer and openness in winter.
- The standards set for the street furnishings appear to be high but the Committee asked for assurance that the grade of stainless steel to be used was suitable for its purpose and expected life.
- The Committee had previously been informed of the Britain-in-Bloom judge's comments regarding the need for more colour in the High Street and the new development. They asked whether Derek Lovejoy had considered these points and if planters in some form could be introduced into the proposed scheme. These planters could also be the means of introducing the "Portishead Blue" colour into the scheme and further cementing the link with the High Street.

The Committee appreciated the scheme and

Recommend APPROVAL.

**02/P/2286/F PORTISHEAD DELIVERY OFFICE, 80 HIGH STREET,
PORTISHEAD**

To erect a new cycle shelter in the rear yard of the premises adjacent to the boundary fence, to store Royal Mail delivery cycles.

The Committee was pleased to see suitable storage provision for cycles and

Recommend APPROVAL.

02/P/2318/RG3 ALBERT ROAD DEPOT, ALBERT ROAD, PORTISHEAD

Demolition of existing buildings and redevelopment of site for residential dwellings.

It was agreed that the present buildings on the site – with the exception of the stone and slate building which was the former fire station – have no merit and could be redeveloped. They did not think that residential only was necessarily the best use and after considerable discussion suggested part of the site be used for office development to create some activity in the area; part for sheltered residential and part as a public car park. Possibly in the ratio of ½ office; ¼ sheltered housing; ¼ public car parking. Part of the external garden land could be incorporated in the scheme but sufficient should be retained for a garden with seats and a sculptured feature.

Recommend APPROVAL provided the former fire station building is retained.

02/P/2299/F THE ORCHARD, FRIARY ROAD, PORTISHEAD

Retention of 3 bed bungalow with integral garage and new access from Friary Road.

Members reconsidered their previous views on the original application and felt they applied equally to the present application. The Committee strongly

Recommend REFUSAL.

02/P/2343/O 80 DOWN ROAD, PORTISHEAD

New dwelling.

Members considered the points raised and were prepared to

Recommend APPROVAL subject to: -

- No windows in elevation facing 9 Down Close (NW).
- Hedge maintained at height of approx. 2 metres.
- No permitted development rights.
- Splayed access for vehicles to garage forecourt.

02/P/2397/F 11 DOWN ROAD, PORTISHEAD

Third bedroom and conservatory extension.

The committee noted the comments of the Chairman regarding loss of view (at 3.5 metres) of No. 13 Down Road, but felt this was not sufficient reason for refusal.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

02/P/2168/F 74 MERLIN PARK, PORTISHEAD

Two storey side extension.

This is a first floor extension on the existing garage/utility. There is already a similar extension at No 78. The neighbour (no.72) has 3 small windows and a door facing the extension.

Recommend APPROVAL subject to no valid objections from no. 72 Merlin Park.

02/P/2173/F 4 BEECHWOOD ROAD, PORTISHEAD

Proposed extension for bedroom and conservatory to existing bungalow.

The extension looks alright, although rather big. The neighbour at no 6 should not be greatly affected.

Recommend APPROVAL – subject to no valid objections from no. 6 Beechwood Road.

02/P/2210/F **25 BRISTOL ROAD, PORTISHEAD**

Construction of a footway crossing and forming parking area at front of property.

Many houses have car parking in front of their properties on this side of the road. It is a bit dangerous because of cars parked opposite. (*The real need is for parking to be provided for all houses on both sides of the road and double yellow lines on the road.*) However

Recommend APPROVAL.

02/P/2218/F **123 MERLIN PARK, PORTISHEAD**

Single storey side kitchen extension and garage extension.

This is a modest extension and should not affect anyone.

Recommend APPROVAL.

02/P/2255/F **24 EXETER ROAD, PORTISHEAD**

Propriety brand UPVC conservatory to the rear of the property.

The side of the proposed conservatory nearest the neighbour is to be blanked off. Therefore the neighbour should not be greatly affected.

Recommend APPROVAL if no valid objections from No 22 Exeter Road.

02/P/2287/F **22 HALLIWELL ROAD, PORTISHEAD**

Modification to planning consent 98/2016 of 31/3/02. Extend ground floor under all of first floor – modify garage and roof.

The site was excavated for the previous application. No one is directly affected. Would suggest lowering the roof on the garage for owner's benefit. However

Recommend APPROVAL.

02/P/2302/F **9 KILKENNY CLOSE, PORTISHEAD**

Erection of a conservatory on the rear elevation. (Retrospective)

The original planning application (02/P/1886/F) was withdrawn. This new application is for a smaller conservatory, reduced in length. The conservatory side panels no longer protrude beyond the privacy screen walls.

Recommend APPROVAL

02/P/2304/F **5 LIPGATE PLACE, PORTISHEAD**

Front porch and additional dormer window to rear of property.

These alterations will be an improvement. The two adjacent, similar properties also have porches.

Recommend APPROVAL.

02/P/2319/F 47 HIGH STREET, PORTISHEAD

Conversion of first floor accommodation into two bedroom flat and construction of new garage block to rear.

This is one of the old Portishead cottages now hidden behind the more recent High Street developments. The external changes involve a free-standing access staircase and balcony and the conversion of one existing window into a doorway. There are no other significant alterations to the existing building. In addition to the conversion is a new garage block to the rear.

Recommend APPROVAL.

02/P/2321/F 264 DOWN ROAD, PORTISHEAD

Replace original flat tiled lean to roof on garage with tiled hip and ridge roof.

This application will improve the appearance of the property. There will be some slight loss of view for 273 Down Road but not loss of amenity.

Recommend APPROVAL.

02/P/2323/F 123 HERON GARDENS, PORTISHEAD

Conservatory at rear.

There is a 1.8m high brick wall enclosing the garden of 123 Heron Gardens and the conservatory should be virtually invisible.. No.121 Heron Gardens has no windows overlooking the site.

Recommend APPROVAL.

02/P/2344/F 2 FIRCLIFF PARK, PORTISHEAD

Erection of detached garage.

Would wish to see building and roof ridge lowered a further 0.5m. Then

Recommend APPROVAL.

02/P/2357/F 55 THE DEANS, PORTISHEAD

Rear single storey extension.

The neighbouring property (No 53) is 1.5m higher than No. 55. The rear extension should be virtually hidden from their view. The effect on No. 57 should not be very great.

Recommend APPROVAL provided no valid objection from No. 57.

02/P/2373/F 2 WESTON WOOD ROAD, PORTISHEAD

Front single storey kitchen extension.

This extension should not affect the neighbour and will improve the appearance of the house. No 1 Weston Wood Road has a similar extension.

Recommend APPROVAL.

02/P/2396/F 132 HILLSIDE ROAD, PORTISHEAD

Single storey side and rear extension to existing house to form enlarged lounge, kitchen and dining areas.

This application should not affect either neighbour.

Recommend APPROVAL subject to no valid objections from neighbours.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

02/P/0791/F 3 THE KNOLL, PORTISHEAD

Single storey storage Room at rear of house
(Amendment dated 2 October 2002, comprising an increase in height of the storage room.)

This amendment should not affect the neighbour's property which is at a much higher level.

Recommend APPROVAL.

02/P/1738/F LAND ADJACENT TO NOREWOOD LODGE NURSING HOME, NORE ROAD, PORTISHEAD

Erection of three storey house and detached garage with ancillary accommodation over.
(Amendment 4 October 2002, comprising revised landscaping proposals to boundary with Norewood Grove and fence along boundary with Riverleaze).

Amendments to tree and shrub types to suit Nos. 6 and 7 Norewood Grove.

No objections – Recommend APPROVAL.

02/P/2168/F 74 MERLIN PARK, PORTISHEAD

Erection of two storey side extension.
(Amendment dated 17 October 2002 comprising obscure glazed en-suite window in side elevation).

The answer is not obscure; it is clearly obscure.

Recommend APPROVAL.

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

02/P/2201/TPO LAND TO REAR OF 72 NORE ROAD, PORTISHEAD

Works to trees – TPO 572 – Pollard tree back to the top of the main trunk (Poplar).

This tree appears as an attractive group of three trees, about 30 metres high, rising about 10 – 15 metres above the tops of the remaining coppice of trees. Their foliage is attractive, gives a dappled effect and the tree is the most prominent of the coppice. In reality the three trees are one with a main trunk of about 3 metres in height. Reducing it to this level is a euphemism for cutting it down.

Recommend REFUSAL

Would suggest removing the two lesser limbs and keeping the main one as a specimen tree.

02/P/2293/WT FORMER BAY HOTEL, WEST HILL, PORTISHEAD

Works to trees in Conservation Area. Sycamores - Remove sucker growth at base and tidy off ivy. Horse Chestnut – Remove and prune back low laterals up to 2m to permit landscape screen to be implemented.

This work should lead to an overall improvement.

Recommend APPROVAL.

02/P/2360/TPO 4 MANOR CLOSE, PORTISHEAD

TPO 522 – Work to Sycamores.

These are sycamores which will threaten the three established trees and undermine the foundations of the old chapel ruin on the site. They should be removed.

Recommend APPROVAL.

02/P/2371/TPO 132 HILSIDE ROAD, PORTISHEAD

TPO 586 – Work to sycamore trees.

Not too sure about topping but agree with removal of lower sub-stems and some limbs.

Recommend APPROVAL.

02/P/2395/TPO 126 HILLSIDE ROAD, PORTISHEAD

TPO 586 – Works to sycamores trees.

This is part of the same group of sycamore trees as the application above for 132 Hillside Road. Not too sure about the topping but agree with removal of lower sub-stems and some limbs.

Recommend APPROVAL.

OTHER PLANNING MATTERS

TRAFFIC REGULATION ORDERS - ST JOSEPH'S SCHOOL

The Committee noted all the comments made by Mrs Harris which support the views previously stated by the Town Council. They also considered the amended scheme and the comments made by North Somerset Council.

After some discussion it was agreed that the amended scheme still posed unnecessary risks to pedestrians and the scheme as previously proposed by the Town council still offered a much safer system for this interchange. The Committee's recommended response was: -

- The Town Council's prime concern is the safety of the children.
- The Town Council does not consider the proposed system to be safe.
- The Town Council emphasise the need for regulated crossings.
- The Town Council does not wish to withdraw the objection made to the Traffic Regulation Orders.

There being no further business the meeting closed at 11.00am.