

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 2 SEPTEMBER 2009**

PRESENT Councillor Howells – in the Chair

Councillor Mrs Lord, Miers, Pasley*, Mrs Way
Mrs R Tranter - Deputy Clerk

*Councillor Pasley left the meeting at 8.25pm

APOLOGIES Councillors Cruse, Mrs Cruse, Mrs Mason, Mrs Knight, Walters

There were 16 members of the public present.

DECLARATIONS OF INTEREST

All Councillors present at the meeting

- Personal interest in Planning Application 09/P/1219/0 Litfield House, Cabstand, Portishead - Outline planning permission for the erection of a dwelling with all matters reserved for subsequent approval
Reason – Acquainted with the applicant (town/district councillor)

Councillor Mrs Lord

- Personal interest in Planning Application 09/P/1368/F
Land at 1 Beachcliff, Portishead – Erection of dwelling
Reason – The development site can be seen from her residence.

Councillor Pasley

- Personal interest in Planning Application 09/P/1251/F
33 Beach Road East, Portishead - Erection of four storey side extension to include an additional floor at roof level with a hipped lantern roof set back from parapet, single storey lower ground west side extension. Four storey rear extension, 2 m high boundary walls to west and front paving (part-retrospective)
Reason – The development site can be seen from his residence.

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

Councillor Pasley 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 rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

Four members of the public addressed the Committee.

Mr Langley, son in law of Mrs Cook of 2 Beachcliff spoke against the Planning Application 09/P/1368/F - Land At 1 Beachcliff, Portishead for the erection of a dwelling. Mrs Cook had lived at 2 Beachcliff for 50 years. Mr Langley explained that Beachcliff could be seen from Battery Point and the Lake Grounds and that this view

had not changed for 100 years. It was a beautiful vista for residents and visitors alike.

The new planning application differed little from the previous applications which had been submitted. The main objections to the proposal were –

- The rendered building would be out of keeping with those properties adjacent.
- The loss of the trees and open space.
- The narrow lane, currently maintained by residents had poor visibility at its junction with Beach Road West.
- Problems with additional drainage/soakaways.
- The existing sea wall has been breached in the past and could lead to flooding, this needs to be well maintained which is not currently happening.
- Emergency services have in the past been able to drive to the front of the properties which is no longer possible as the area is overgrown.

Finally Mr Langley reminded members of a phrase which had been used by the Town Council recently – “Portishead cannot cope with any more houses”.

Mrs June Baker-Atkinson of 3 Beachcliff, Portishead also spoke against the planning application at 1 Beachcliff, Portishead. Mrs Baker-Atkinson reminded the Committee that this was the third application to build on this land. The two previous applications had been refused by North Somerset Council and dismissed at appeal. The footprint of this application is about the same as the two previous applications.

Mrs Baker-Atkinson read out three extracts from the report of the Planning Inspectorate 2007. The Inspector dismissed the appeal on the grounds that –

“national guidance and local policies seek to avoid harm to the quality of the environment the open qualities of the garden make an important contribution to the character of the area”.

“the building would be seen, particularly from parts of the Esplanade and Battery Point, as a prominent and intrusive addition of development between no 1 Beachcliff and Rockleigh which would result in the loss of the important open nature of the site and harm the setting of the adjacent houses”.

“My conclusion, therefore, is that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area. This would conflict with the aims of Policy HOU/2 of the adopted North Somerset Local Plan and Policy h/7 of the North Somerset Replacement Local Plan (Second Deposit), to which I give substantial weight in view of the advanced stage it has reached”.

Finally Mrs Baker-Atkinson added that the Inspector did not want the new building nor do the residents.

Mr D Ashworth, the applicant for planning application 09/P/1218/F 1 Admirals Walk spoke in support of his application for a 4 metre high fence along the boundary at the rear and the left-hand side of his rear garden. Mr Ashworth explained that the application had been reluctantly submitted to protect his property from attacks on his trees and trespass by individuals. The height of the proposed fence was to be the same as the existing Leylandii hedge.

Mr D Aitken, Ravensborne, Friary Road, Portishead then spoke against the proposed fencing. Mr Aitken clarified some of the problems which had existed over a number of years with his neighbour Mr Ashworth.

Mr Aitken explained that his main reasons for concern with the fence were –

- The fence was out of character with other fences in the area which were 2 metres in height.
- Loss of light to the window which serves as the only source of light to an internal hallway in his property.
- Loss of 40% of his view of the channel.
- The fence will dominate the garden and there would be a loss of light to his garden all year round.
- There was no plan to remove the trees at the boundary.
- The height of the fence would need sufficient support into the ground where rock is close to the surface and if the job was not done properly high winds could cause the fence panels to fall onto his land.

Mr Aitken concluded that there was a history between the neighbours but with negotiation on both sides he was sure that an amicable conclusion could have been reached to resolve the current problems.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

Clerk's Note:- With the agreement of the Committee the Chairman altered the order of the applications to accommodate those members of the public present at the meeting.

09/P/1368/F LAND AT 1 BEACHCLIFF, PORTISHEAD

Erection of dwelling

Members noted that here had been several applications for additional dwellings on this plot. Two of these applications went to Appeal and were dismissed 05/P/2174/F and 06/P/0736/F refer.

RECOMMENDATION

Object to the planning application the following grounds –

- Unacceptable harm to the character and appearance of the surrounding area which is contrary to Policy H/7 of the North Somerset Replacement Local Plan Adopted March 2007.
- Access to and from the site is substandard.
- Maintenance issues with the existing sea wall.

Councillor Pasley asked that his abstention to vote was recorded in the minutes.

09/P/1218/F 1 ADMIRALS WALK, PORTISHEAD

Erection of 4m high fence along rear and side boundary

Members discussed this application and were concerned with the 4m height of the fence.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed height is out of character with other hedges/fences in the area.
- The fence will cause considerable shadow into the garden of neighbours all year round.

Councillor Pasley asked that his abstention to vote was recorded in the minutes.

09/P/1219/0 LITFIELD HOUSE, CABSTAND, PORTISHEAD

Outline planning permission for the erection of a dwelling with all matters reserved for subsequent approval

Members noted that this was an application for renewal of planning permission. The applicant is a member of the Town Council and District Councillor.

RECOMMENDATION

No comment.

09/P/1251/F 33 BEACH ROAD WEST, PORTISHEAD

Erection of four storey side extension to include an additional floor at roof level with a hipped lantern roof set back from parapet, single storey lower ground west side extension. Four storey rear extension, 2 m high boundary walls to west and front paving (part-retrospective)

Members discussed the application site and the previous applications made for development of the site. It was noted that three objections had been logged on the North Somerset Council Website. The main reason for concern was the overall height and mass of the development.

RECOMMENDATION

No objections but express concern at the height and mass of the development. The Town Council would also comment that in view of the history with this development that time constraints for the completion of the development should be conditioned within the planning permission.

09/P/1293/F 11 SUGAR LOAF HOUSE, ASHDOWN ROAD, PORTISHEAD

Re-positioning of garage (revision of planning application 07/P/0645/F) Alterations to roof of side extension. Revision to approval of 08/P/1788/F. Construction of a single storey link between house and garage and erection of single storey extension

Members discussed the location of the property within Ashdown Road and the alterations to the previously approved permissions (07/P/0645/F and 08/P/1788/F refer). There were 7 objections logged on the North Somerset Council by neighbours.

Members were concerned by the large balcony area now proposed and the height of the garage.

RECOMMENDED

Object to the planning application on the following grounds –

- The balcony is over large and will result in a loss of privacy to neighbouring properties and gardens.
- The garage is higher than necessary to house cars and gives potential for another dwelling.

Councillor Pasley asked that his abstention to vote was recorded in the minutes.

09/P/1303/F 2 WOODHILL AVENUE, PORTISHEAD

Erection of a detached garage and creation of a new vehicular access

The Committee discussed the history of this development and the property which had been built alongside (07/P/2994/F refers). Whilst members were sympathetic with the need for a new garage for the property there were concerns with access out on to the busy road South Avenue.

RECOMMENDATION

Object to the planning application on the following grounds –

- Direct egress onto an extremely busy road, and
- Unnecessary extensive excavation of the grass bank on South Road.

Councillor Pasley asked that his abstention to vote was recorded in the minutes.

Councillor Pasley left the meeting at 8.25pm.

09/P/1252/F 20 REDPOLL DRIVE, PORTISHEAD

Repositioning of approved boundary wall to within 0.95m of the highway (The Martins) and to extend the front boundary wall forward (Redpoll Drive) by 8m to bring the exterior utility room door within the confines of the boundary wall

Members noted that this application is currently within Portbury Parish. The property has yet to be completed. The proposal seems a sensible solution.

RECOMMENDATION

No objections.

**09/P/1321/RM BLOCK K, PORITSHEAD MARINA, NEWFOUNDLAND WAY,
PORTISHEAD**

Submission of reserved matters for the erection of 39 residential units with associated parking

It was noted that the application had been withdrawn by the applicant. No recommendation was made.

09/P/1373/F RIDGEVIEW HOUSE, BRISTOL ROAD, PORTISHEAD

Addition of new insulated render cladding and replacement windows, Juliet balconies and patio doors. Erection of new main entrance lobby. Construction of new car park, acoustic boundary fencing, shed, waste bin storage and new pedestrian and vehicular access from highway

RECOMMENDATION

No objections to the proposal and the Town Council welcome the improvements to this block of flats.

09/P/1362/F 16 KINGS ROAD, PORTISHEAD

Proposed creation of a first floor level to include raising the roof height; a dormer extension with sliding doors and Juliette balcony to the north west elevation and a window to the south west elevation 2 no roof-lights to the south east elevation

The Committee discussed the application and the location of the Juliet balcony. It was also noted that no. 14 had extended in a similar way.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

OTHER PLANNING MATTERS

CORE STRATEGY

Members noted the current position on the Core Strategy and the Draft Vision for the Town of Portishead, which is reproduced below:-

VIS 5 Portishead Vision

By 2026 Portishead will have undertaken an extensive period consolidation and become an increasingly popular location for new business as well as providing opportunities for existing local businesses to expand and grow. There will be increased opportunities for residents to work locally, instead of commuting to Bristol and its North Fringe.

Access by public transport within Portishead and between the other market and coastal towns will have been improved. A passenger rail link into central Bristol will have been reinstated, providing a real alternative to residents commuting into Bristol for work. Bus based commuting will have become increasingly popular, decreasing

the amount of traffic using the A369 and therefore reducing congestion and improving air quality.

Portishead will continue to be a popular place to live while retaining the existing distinctive character and village atmosphere of the High Street. The new and old communities in Portishead will be integrated and share a joint sense of place and pride in the Town. The newly extended High Street will be a thriving and popular place to shop and spend time.

Strong maritime links will continue to provide important focus. The marina and surrounding coastal area will continue to attract visitors. The unique setting of the Gordano Valley will be protected with opportunities to enjoy surrounding countryside and views enhanced around the new development.

RECOMMENDATION

Portishead and North Weston Town Council note the vision for the town of Portishead. However the Council will view with interest the details of how North Somerset Council intends to implement this vision.

SLADE ROAD LAND

The Chairman reminded members that at the last Planning Committee it was agreed that a report would be prepared by the Clerk giving members an update on the various parcels of land in the Slade Road Area.

RECOMMENDATION

Portishead & North Weston Town Council note the report on Slade Road Land.

The report is attached to and forms part of these minutes.

PLANNING ADMINISTRATION

The Chairman reminded members that following changes made to the way which planning applications were dealt with in 2008 all members have a responsibility to look at planning applications within their respective wards and forward comments or “no comment” to the office.

RECOMMENDATION

Portishead and North Weston Council note the request of the Planning Chairman that all members have a responsibility to look at planning applications within their respective wards and forward comments or “no comment” to the office.

SECTION 2 –DELEGATED DECISIONS

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

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

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1167/F	66 High Street Portishead	Replacement of shop front and construction of ramp and handrail for disabled access to rear of shop. Addition of vent to kitchen terminating in air brick and air conditioning units to rear elevation and sun blind to front elevation	Letter superseded letter dated 29.5.09 Portishead and North Weston Town Council has concerns about the following – <ul style="list-style-type: none"> • The noise produced by newly installed equipment (air conditioning units) at the rear of property and the effect of this noise will have on the residents in the flats above. • The smells emanating from the new kitchen extractor and the effect of these smells on the residents in the flats above.

PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1118/WT	Dean's Cottage, Church Road South Portishead	Lawson Cypress x 3 Fell	No objections (Full report is available in the office)
09/P/1137/TPO	Oakside Lake Road Portishead	Oak x 1 - Fell	Object to proposed work. (Full report is available in the office)
09/P/1192/TPO	Mendip Road Portishead	Turkey Oak x 1 - Crown lift to 4m above ground level 10%- 15% crown	The tree is a Turkey Oak which is a Mediterranean species introduced into England in

		reduction to side of tree closest to dwellings	<p>the eighteenth century.</p> <p>The tree has been managed in the past but the outer branches are now becoming straggly and encroaching on the neighbours space. The tree is clearly in need of work to reduce the crown overall by about 20%. This would bring the overall envelope of the tree in by around 3m and maintain it in a good shape. Hopefully this would also address some of the concerns regarding damage from sticky deposits which may be due to aphids producing honey dew.</p> <p>The application also recommends lifting the canopy to 4m which will help with the problems being experienced by residents</p> <p>RECOMMENDATION</p> <p>No objections.</p>
09/P/1209/TPO	77 Woodacre	Ash x Fell	<p>These two trees are in neighbouring gardens in Woodacre. The gardens back onto Pier Road and the trees are part of the landscaping of the old Power Station.</p> <p>The trees form part of an important landscape feature along Pier Road and were not present when the houses were built. The rear of the houses face north so the trees do not significantly reduce sunlit into the gardens.</p> <p>Te ash in the garden of 79 Woodacre (T1) stands centrally in the garden and is a all well shaped</p>

			<p>specimen which has probably had some works carried out in the past and does not cast significant shade. It is an attractive tree and its loss would have a significant landscape impact.</p> <p>The Ash in the garden of 77 Woodacre (T2) is also centrally situated but there but there are a number of other trees in the garden which significantly shade the garden. T2 is a multi stemmed specimen which would probably benefit from having one or two stems removed. This would significantly reduce the shading while maintaining the landscape value of the group.</p> <p>Felling either of these trees would create a precedent and could lead to calls for the removal of many more trees in the rear gardens of this new development which would have a dramatic impact of the landscape of this part of the town.</p> <p>RECOMMENDATION</p> <p>Object to felling these trees. However some work to T2 would be acceptable to reduce shading.</p>
09/P/1284/TPO 09/P/1286/WT	14 Parsonage Court Portishead	<p>Yew x 2 – Crown Reduce by 20% Ash x 1 – Crown reduce by 30%</p> <p>Horse Chestnut x 1 Crown reduce by 30%</p>	<p>These trees are all good specimens.</p> <p>RECOMMENDATION</p> <p>No objections to the proposed work but there is some concern that once these trees are reduced they will quickly grow back thicker.</p>

OTHER PLANNING MATTERS – FOR INFORMATION

a) JOINT WASTE CORE STRATEGY

It was noted that an update had been received concerning the West of England Joint Waste Core Strategy following the published programme. Two further sites have been highlighted to require further assessment. The sites are:-

- Cabot Park in Avonmouth (Off Moor House Lane) located in an industrial area of Avonmouth
- Warne Road in Weston-super-Mare.

The site assessments are now available on their website <http://www.westofengland.org/waste/planning>

One of these two sites will be included in the potential sites for waste facilities. If you wish to make any comments or give views these should be submitted by no later than 1 October 2009.

It was noted that it is not proposed that Portishead and North Weston Town Council will comment on this update.

b) PLANNING APPEAL DECISION

08/P/2077/F 43/45 HIGH STREET, PORTISHEAD

The development proposed - demolition of existing premises and replacement with a 3-storey building comprising 3 retail units, 1 office, 1 2-bed flat, 2 1-bed flats plus 1 studio flat and a 2 storey building to the rear comprising; 5 commercial/office units and 5 1-bed flats.

It was noted that notification has been received from the Inspector of the Secretary of State that the appeal for the above development has been dismissed. A copy of the appeal decision is available in the office.

