

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY, 27 AUGUST 2003**

PRESENT

Councillor Mrs Bickley – in the Chair

Councillors J H Clark, J S Clark, Gething, Miss Griffiths,
Mrs Mason, J McMurray*, Pasley, Rigby, Walters

Rachel Tranter – Assistant Clerk

*Councillor McMurray left the meeting at 9.40pm during the
discussion on 03/P/2032/F (High Street Motors)

APOLOGIES

Councillors Johnston, Mrs Lord, Mrs Cruse

PUBLIC PARTICIPATION

There were approximately 20 members of the public present.

Standing orders were suspended to allow members of the public to address the Committee on Planning Application 03/P/1990/F Lake Grounds.

Mrs Janet Black, 49 Woodhill Road, Portishead spoke about the proposal to convert the existing boathouse to a licensed restaurant. A petition had been started and to date over 150 signatures from residents and visitors had been collected in opposition to the proposed plans. The approval of the plan she believed would condone the use of alcohol in the park. Mrs Black felt strongly that the area was unique and should remain as a non-commercial park. She asked whether the Town Council was in a position where it could take on the task of setting up a Garden Trust for the Lake Grounds as has been done elsewhere.

Mrs Susan Haysom, Purbeck Lodge, Beach Road West, Portishead spoke against the application. Mrs Haysom had several concerns –

- That access should remain to all of the Lake Grounds for both adults and children;
- Questioned the height of the fencing to be used;
- The level of noise from the restaurant in view of the wooden construction and whether the adaptation of the building would be possible so that it could comply with Building Regulations;
- How would the restaurant area be serviced because at present vehicles drive around the lake or across the grass;
- Use of the existing veranda by proposed customers where at present ducks roost.
- Wildlife generally on the Lake Grounds has an unhappy balance and this needs to be addressed.

Finally Mrs Haysom requested that a site meeting take place at the Lake Grounds in order that all the environmental, planning and health issues could be addressed.

Mr Richard Cooksley, owner of 39 Beach Road West, Portishead questioned the need for a restaurant at the Lake Grounds as there were already two restaurants at either end of the sea front. He pointed out that the Lake Grounds are a unique area for picnics on grassed areas, playing cricket and sports.

Mr Tony Styles of Westpark Leisure Ltd, the applicant for the planning application, then spoke. He confirmed the areas of the Lake Grounds for which he was responsible and that he had a lease from North Somerset Council. The income from the restaurant was needed to fund the existing expenditure on his concession.

He had been subject to vandalism himself with numerous breakins and would not consider any plans which would encourage more crime. He confirmed that he would be happy to discuss his plans with any resident as the proposed plans were not set in stone and could be altered. Mr Styles also addressed several points made by residents re licensing, fencing etc.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mrs Bickley

- Personal interest in Planning Application 03/P/1972/F
5 Lipgate Place, Portishead – Removal of garage/replacement garage
Reason – Acquaintance of applicant

Councillor Pasley

- Personal interest in Planning Application 03/P/1948/F
Lake Grounds, Portishead – Patio and terracing to tea rooms; part conversion of boat house to restaurant, relocation of hut serving pitch and putt
Reason – owner of neighbouring property

Councillor Rigby

- Personal interest in Planning Applications 03/P/2034/F and 03/P/2032/F
High Street, Portishead – Redevelopment of Wheelers Garage (both sites)
Reason – business acquaintance

Councillor Walters

- Personal interest in Planning Applications 03/P/2034/F and 03/P/2032/F
High Street, Portishead – Redevelopment of Wheelers Garage (both sites)
Reason – owner of neighbouring property

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

Councillors J H Clark, Gething and Walters stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

03/P/1951/F LAKE GROUNDS, PORTISHEAD

Patio and terracing to tea rooms; part conversion of boathouse to restaurant; relocation of hut serving pitch and putt

This application was taken out of order at the beginning of the agenda, due to the attendance of concerned residents. The Committee discussed the various different parts of the application.

Recommend APPROVAL for the changes to the tea-rooms and the relocation of the hut. The design and height of the railings to be carefully considered.

With regard to the conversion of part of the boathouse their main concerns were –

- Lack of amenity for residents;
- Access for delivery lorries etc
- Noise and increased traffic
- Additional lighting

The Committee considered that the application was not in accordance with Policy ENV/1 of the North Somerset Local Plan and therefore

Recommend REFUSAL for the following reasons –

- The application is detrimental to an area of outstanding beauty and it will change the character of the area permanently;
- The security fencing will take away the visual public amenity;
- It will bring additional noise, traffic, smells and additional light;
- The area is subject to flooding which will have a health and safety risk.

Councillor Walters also reminded members of the existence of the Lake Grounds consultation document carried out by the Town Council in May 1996 and suggested that perhaps it was time to have it reviewed.

03/P/1926/F 72 EASTCLIFF, PORTISHEAD

Six foot wooden gates on driveway

Recommend REFUSAL on the grounds of being detrimental to the visual amenity of the street scene.

03/P/1929/RM THE ASHLANDS, PORTISHEAD

Pumping stations 1 and 2 as part of foul drainage strategy and electric sub-station

The Committee noted that pumping station 1 would be hidden by landscaping; no landscaping plans yet submitted for pumping station 2.

Recommend APPROVAL.

03/P/1939/F REDCLIFFE BAY POST OFFICE, 18 QUEENS ROAD, PORTISHEAD

Change of use of part from commercial to residential accommodation

Whilst members noted that there was a possibility of losing the Post Office and Lottery facility they were concerned at the loss of the retail outlet in this particular area.

The Committee considered that the application was not in accordance with Policy S/10 of the North Somerset Local Plan and therefore

Recommend REFUSAL.

**03/P/1948/F LAND TO REAR OF 37 & 37A VALLEY ROAD,
(TO BE PLOT 5 VALLEY COURT, PORTISHEAD)**

Erection of dormer bungalow with access from Valley Court

Recommend APPROVAL – subject to no valid objections from neighbours.

03/P/1990/F 16 ASHDOWN ROAD, PORTISHEAD

Erection of a detached house

Members noted that the previous application had been withdrawn (03/P/0829/F) and a previous permission for a single storey dwelling had lapsed. This proposed dwelling is set down further into the ground and should not affect the neighbours.

Recommend APPROVAL.

03/P/1991/F PLOT 6 SERBERT ROAD, PORTISHEAD

Erection of 4 no. 2-storey office buildings

It was noted that a variety of different size units would be available with 160 parking spaces. The Committee welcomed the employment opportunities.

Recommend APPROVAL.

03/P/1992/O WYNDHAM WAY, PORTISHEAD

Up to 3,531 sq. m. of Class A3 use, car parking, highway alterations, servicing and ancillary works

03/P/1999/O WYNDHAM WAY, PORTISHEAD

Up to 3,531 sq. m. of Class A3 use, car parking, highway alterations, servicing and ancillary works

The two planning applications above which are identical, to enable twin tracking, were dealt with together. The possible uses of the proposed buildings were discussed. It was noted that the access to the site was at the existing set of traffic lights, opposite the Co-op Store. The parking spaces were welcomed.

Recommend APPROVAL.

03/P/1993/RM THE ASHLANDS, PORTISHEAD

Village Green (Public Open Space 9,10,11)

The Committee noted the contours of the land and variety of vegetation making up the site, mainly mowed grass, wild flower section. Some concerns were raised with regard to the children's play area and overall maintenance. The Committee would wish to see some exciting play equipment installed on this site - no details were supplied with the application.

Recommend APPROVAL but would ask the Executive Member for his proposals for the play area.

03/P/2024/F WHEELERS GARAGE, HIGH STREET, PORTISHEAD

Redevelopment of petrol station and development of 10 apartments with 10 car-parking spaces

The Committee discussed the proposal and noted that the application included the provision of a mini roundabout .

Recommend REFUSAL for the following reasons

- The proposed flats fronted the road and access out of the site would be extremely dangerous as there was no visibility splay.
- Loss of the amenity of a petrol filling station in the town.

03/P/2032/F HIGH STREET MOTORS, HIGH STREET, PORTISHEAD

Demolition of existing buildings and redevelopment of fourteen flats with fourteen parking spaces and associated landscaping boundaries and highway works

The Committee's main concerns were

- Car parking for this application area backs onto properties in Court Close.
- Concerns were expressed for public safety through the archway
- Insufficient parking
- Over-development of the site
- Access onto the High Street would be dangerous if 03/P/2024/F were to be granted approval

Recommend REFUSAL for the following reasons –

- lack of parking and
- dangerous access

03/P/2067/F 86 EASTCLIFF, PORT MARINE, PORTISHEAD

Attach a satellite dish to the side of the house

The Chairman confirmed that this was the first application for a satellite dish received in Port Marine. The properties had no permitted development rights and would need to apply for any alterations to the properties. Each application will be considered on its merits.

This particular satellite dish was to be to the rear of the property and would be out of sight. Members noted that reception was very poor in the area.

Recommend APPROVAL.

03/P/2069/F WYNDHAM, BATTERY LANE, PORTISHEAD

Side extension, two storey

Members noted that a previous planning application went to appeal and was dismissed. The Committee still considered this extension too big.

The extension impedes the view out of the conservation area therefore

Recommend REFUSAL.

03/P/2116/F 89 NORE ROAD, PORTISHEAD

Conversion of maisonette into 2 self contained flats

Members discussed the parking arrangements for the property. Only two spaces would be available for the existing maisonette and the two proposed flats and this was considered insufficient.

Recommend REFUSAL

The Committee considered there was insufficient parking for the property on an extremely busy road.

There being no further business the meeting closed at 9.55pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | COMMENT | RECOMMENDATION |
|-----------------|--|--|--|--|
| 03/P1960/F | 8 Ladymead | Single storey extension to the rear | No objections | Approval |
| 03/P/1996/F | 55 Down Road | Erection of a single and two storey front extension and porch | No objections | Approval – subject to no valid objections |
| 03/P/1972/F | 5 Lipgate Place | Removal of existing garage and raised plinth and replace with a new larger garage at ground level | No objections | Approval – subject to no valid objections from neighbour |
| 03/P/2001/F | 8 Branscombe Walk | Conservatory at rear | No objections | Approval |
| 03/P/2010/F | 127 Eastcliff | Dwarf wall PVC conservatory | No objections | Approval – subject to no valid objections from neighbour |
| 03/P/2034/RM | Ashlands | Secondary infrastructure road to the affordable land parcel | No objections. Note that section drawings are showing dropped kerbs although their locations are not shown on the General Layout plans | Approval |
| 03/P/2076/F | Fairlawns, 2 Battery Road | External alteration to an existing building including new roof slopes and flat roof and new dormer windows | No objections | Approval |
| 03/P/2103/LB | The Grange Cottage, 182 High Street | Conversion of garage into habitable room | No objections | Approval |

PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | COMMENT | RECOMMENDATION |
|------------------------|---------------------------------|--|--|-----------------------|
| 01/P/2032/F | 63 Woodhill Road, Portishead | Conversion of existing home into 4 no. flats and one house <i>(Amendment dated 1 August 03 for:</i> <ul style="list-style-type: none"> • <i>Additional door in rear elevation of the ground floor flat</i> • <i>Alterations to ground floor window on rear elevation of ground floor flat</i> • <i>Insertion of additional door in boundary wall</i> | No objections No objections Understand that the rear boundary wall is to be repositioned to its approved location with one additional door inserted. | Approval |

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

| APPLICATION NO. | LOCATION | PROPOSAL | COMMENT | RECOMMENDATION |
|------------------------|------------------------------------|--|--|-----------------------|
| 03/P/1906/TPO | 6 Harmony Drive | Various works to fell crown and thin trees | No objections | Approval |
| 03/P/2047TPO | 14 Pier Close | 20% crown thin (deadwood) Lift canopy to 4m | No objections | Approval |
| 03/P/2009/TPO | Walnut Grove Clinic, Slade Road | 30% Reduction of Walnut tree | Would prefer to see only 25% reduction | Approval. |

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|---------------|-------------------|----------------------------------|---|----------|
| 03/P/2090/TPO | 48 The Deans | Oak – reduce crown by approx 20% | The tree is massive and needs some attention. No objections. | Approval |
| 03/P/2100/TPO | 132 Hillside Road | Fell Sycamores x 3 | NSC has advised the trees have structural problems. Replacement trees are to be planted | Approval |