

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON WEDNESDAY, 30 AUGUST 2006**

**PRESENT**

Councillor Mrs Lord – in the Chair

Councillors J S Clark, Howells, Mrs Mason, Miers, Walters  
Mrs R Tranter - Assistant Clerk

**APOLOGIES**

Councillors Mrs Bickley, Mrs Cruse, Johnston

**PUBLIC PARTICIPATION**

There were no members of the public present.

**DECLARATIONS OF INTEREST**

Councillor Walters 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.

**SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

**PLANNING APPLICATIONS**

**06/P/1901/O                    2 FERNDAL ROAD, PORTISHEAD**

Erection of a 3 storey building to provide 3 flats including siting and means of access

Both of the applications relating to this property were discussed together although a separate decision for each was made.

The Committee discussed the position of the proposed 3 storey building in relation to the properties in both Clock House Mews and the rank of commercial properties in the High Street. This is a prominent position and will be clearly visible when approaching the town on Wyndham Way.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Three storeys is overdevelopment.

The Committee would also comment that if a reserved matter application were to be submitted at a later date the following items should form part of that application –

- Cross sections of the site showing the Methodist Church, Clock House Mews in relation to the proposed development.
- Turning space for vehicles in Ferndale Road
- Vehicle access through to the potentially redundant library site.

**06/P/2030/F                      FERNDALE HOUSE, 2 FERNDALE ROAD, PORTISHEAD**

Conversion of house, garage and stables into 4 flats comprising of two bedroom flat, no 1 maisonette with one bedroom and no 1 maisonette with two bedrooms

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Insufficient on site parking as there is only time restricted parking in Ferndale Road.

**06/P/1902/F                      PUBLIC OPEN SPACE (POS) 13, ASHLANDS, PORTISHEAD**

This application involves ‘POS13’, a public open space with an undulating topography and the character of a public park. It is defined by amenity grassland, native tree and shrub planting as well as a combined footpath/cycleway that runs throughout the site

The Committee noted that this application is within the Portbury Parish boundary and discussed the area in relation to both the recent application for the Nature Reserve and Area 6 of The Ashlands. The comments of North Somerset Council’s Ecologist were noted and the suggestion of the implementation of a 10 year management programme welcomed. Landscaping was also discussed.

**RECOMMENDATION**

No objections.

**06/P/1923/F                      37 FORESTER ROAD, PORTISHEAD**

Erection of a two storey side extension and a rear conservatory following the demolition of existing garage and single storey extension

The Chairman informed the committee of the previous application (06/P/0704/F) and the alterations which had been made to the new application before them. Two letters of objection had been received from neighbours in Halletts Way stating that the proposed extension would have an overbearing effect on their houses/gardens.

After discussion the Committee considered that the objectors had some validity.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- The proposed extension by virtue of its size and position in relation to the windows and rear gardens of neighbours in Halletts Way would have an overbearing and adverse impact on the amenity and outlook of those dwellings.
- The proposed side window by virtue of its height and positioning would have a detrimental effect on the living conditions of the occupiers of the adjoining property and would result in a significant loss of privacy and amenity by way of overlooking.

**06/P/1928/O                    38 DOWN ROAD, PORTISHEAD**

Outline application for erection of single detached bungalow including details of layout and access

Concerns were raised by some members about access and parking problems on this already busy road, close to Highdown School.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Overdevelopment;
- Damage to the existing environment and the local street scene;
- Exacerbation of the existing problems as it is opposite a school entrance.

**06/P/1977/LUE                    16 NICHOLS ROAD, PORTISHEAD**

Certificate of lawfulness for an existing use of property as a residential home

A lengthy discussion ensued with the Chairman and District Ward Councillor familiarizing members with the previous uses of the premises.

**RECOMMENDATION**

The Council understand that

- The last use of the premises was as an elderly persons' residential home with a limited number of residents which they believe never exceeded ten.
- No residents have been present since 2003. (Electoral Roll)

**06/P/2004/F                    LOCK CONTROL SQUARE, EAST DOCK, PORTISHEAD**

Development comprising of hard and soft landscaping

The Committee noted that the area will be used to accommodate crane access routes which are necessary for maintenance of the adjacent lock gate.

**RECOMMENDATION**

No objection.

**06/P/2018/F                    28 HOLLIS AVENUE, NORTH WESTON, PORTISHEAD**

Conversion of a two storey dwelling and annexe into 1 no. 2 bedroom and 2 no. 1 bedroom self contained flats (Retrospective)

The Committee noted that there had been several alterations to this property in recent years.

**RECOMMENDATION**

The Committee is concerned that North Somerset Council's Planning Department was informed that this development had taken place without planning permission in September

2004. We are disturbed that it has taken this long for the matter to be regularised. We have concerns that this is overdevelopment of this limited area.

## **PLANNING APPLICATION AMENDMENTS**

### **06/P/1208/RM            PHASE 1 AREA 6 PERSIMMON 7, 8, & 9 THE ASHLANDS, PORTISHEAD**

Submission of reserved matters application including external appearance, design, siting, landscaping and means of access for 98 dwellings and associated car parking pursuant to outline permission ref 00/P/1844/OT2  
(Amendment dated 17 August 2006 comprising various alterations)

The amendments were discussed and reference made to the Town Council's refusal of the original application. Some of the issues had been addressed. However the main concern is still the Eco-home rating which has not improved.

#### **RECOMMENDATION**

Object to the planning application on the following grounds –

- Eco-rating is the same as the original application and is disappointing.

## **SECTION 2 - DELEGATED DECISIONS**

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

There being no further business the meeting closed at 8.50pm.

## **SECTION 2 – DELEGATED DECISIONS**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
06/P/1635/RM	Portbury Wharf Nature Reserve, Off Wharf Lane Sheepway	Application for the layout and surfacing of public access network (including footpaths, cycleways, bridleways, fences, gates, bridge way-markers and interpretation boards) within Portbury Nature Reserve works area to discharge planning condition 20 (00/P/1844/OT2)	No objection to the planning application but would comment that the Town Council would wish to see retention of the existing coastal path and no loss of public access to the site.
06/P/1804/F	33a Nore Road Portishead	Proposed single storey extension. Alterations to	No objection
06/P/1845/F	Sheltered Housing Scheme Slade Road, Portishead	Provision of new disabled access ramp and steps, widening and improvement of site paths and creation of additional parking spaces	No objection
06/P/1885/F	104 Slade Road, Portishead	Two storey extension	No objection
06/P/1910/F	2 Down Close Portishead	Single storey side extension, new dormer roofs and front porch	No objection
06/P/1937/F	72 Brampton Way Portishead	Erection of a 1.8m high wall following demolition of existing wall	No objection

06/P/1952/F	3 Manor Close Portishead	Replacement UPVC windows to the first floor, rear of property (increase in size)	No objection – subject to no valid objections from neighbours.
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### **PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN**

06/P/1450/F	301 Down Road Portishead	Demolition of bungalow and erection of two dwellings with detached garages <i>(Amendment dated 18 August 2006 comprising – re-positioning of garages)</i>	No objection – subject to no valid objections from neighbours
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### **WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
06/P/1880/TPO	3a Woodside Gardens Portishead	Works to trees – <ul style="list-style-type: none"> <li>• Beech x 1 – Remove lower limb growing towards “The Coppice”</li> </ul>	No objection