

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
ON WEDNESDAY 29 AUGUST 2007**

**PRESENT** Councillor Mrs Lord – in the Chair

Councillors Mrs Cruse, Howells, Miers, Parker, Mrs Way, Walters  
Mrs R Tranter – Assistant Clerk

**APOLOGIES** Councillor Cruse, Mrs Mason, Pasley

**PUBLIC PARTICIPATION**

There were three members of the public present.

Standing orders were suspended to allow two members of the public to address the Committee concerning the planning application 07/P/2026/F – Land at 70 Mendip Road, Portishead, for the erection of a dormer bungalow.

Mr Leaman, 88 Brendon Road, Portishead, spoke initially on behalf of Mr Avery, 68 Mendip Road, Portishead who is concerned about the increase in length and height of this new application and the reduced distance of the new property from his own. Mr Leaman informed the committee of the history of the site and continued speaking on behalf of the other residents affected by the development. He pointed out that neighbours had not objected to the previous application because they were led to believe by the applicant that the house was required for an elderly relative on compassionate grounds.

Neighbours had a number of concerns about the proposed development –

- Arrangements for both foul and rain water.
- Access and damage to the shared driveway.
- Increased traffic on the shared access way.
- The effect of traffic on the adjoining properties particularly those at the entrance of the access drive.

Mr Leaman concluded that this garden should not be classed as a “brownfield” site and asked that the Committee reject the application.

Mr D Harfitt then spoke on behalf of his brother-in-law Mr Philip Black and his elderly mother who both live at 84 Brendon Road, Portishead. Mr Black has grave concerns about the insufficient parking and the obstruction that will be caused in the access way by additional vehicle parking. This shared driveway is the only access to the new development and there is no roadway on which any visitors may park. The new property with its frontage in the lane will reduce the number of available spaces for other residents. The nearest public highway is Mendip Road and there is already a problem parking on this busy road, particularly at school dropping off and collection times. Mr Harfitt asked that the Committee refuse the application as the bigger the property the bigger the parking problem would be.

Standing orders were resumed.

## **DECLARATIONS OF INTEREST**

Councillor Mrs Cruse

- Personal interest in Planning Application 07/P/2026/F  
Land at 70 Mendip Road, Portishead  
Erection of a dormer bungalow  
Reason - Acquainted with neighbour at 4 Downleaze, Portishead

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

### **PLANNING APPLICATIONS**

The order of the applications was amended to allow the application where members of the public were in attendance to be dealt with first.

#### **07/P/2026/F                      LAND AT 70 MENDIP ROAD, PORTISHEAD**

Erection of dormer bungalow

The Chairman informed the Committee that there had been two previous applications for this piece of land which is essentially the former garden of 70 Mendip Road. The later application 04/P/3205/F was approved in January 2005 but was for a smaller property than the application now before the Committee. Members discussed the proposed garaging arrangements and acknowledged that problems with the right of way over the shared access drive was a civil matter not a planning issue. Although the Committee had no objections to the last application there was concern that this application with a bigger footprint was overdevelopment of the site.

#### **RECOMMENDATION**

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Insufficient parking provision.

Note: In addition to the above recommendation several other points were made –

- There is concern that the access onto Mendip Road is very busy at school opening/closing hours (Highdown School).
- The Planning Application form is misleading concerning the net gain for parking provision.
- A plan showing the cross section of the stairs should be requested as doubts were expressed that the roofline is not sufficiently high to accommodate the staircase and headroom.

The decision of the Committee was unanimous.

Members of the public left the meeting at 7.55pm.

**07/P/1969/F**

**27 CADBURY ROAD, PORTISHEAD**

Conversion of dwelling into two flats with side and rear extension

The Chairman advised members that she had concerns that this application to convert the property into two flats could set a precedent. Although there are other flats in Cadbury Road this conversion proposed a third floor too. No parking is proposed.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Overdevelopment.
- Out of keeping with street scene.
- No provision for the extra parking which will be generated by the increase in accommodation.

The decision of the Committee was unanimous.

**07/P/2109/F**

**1 SOUTH AVENUE, PORTISHEAD**

Erection of a two storey side extension to include loft conversion and single storey side extension. Installation of 1 no roof lights to west and 3 no. roof lights on south elevation. New window on north elevation (Amendment to previously approved application 06/P/1306/F)

Members discussed the difference between the previously approved plan and this newly submitted plan. The alterations were considered an improvement and there would be no impact to neighbouring properties.

**RECOMMENDATION**

No objections.

**07/P/2025/F**

**ASHLANDS DEVELOPMENT, PORTISHEAD**

Creation of structural open space to the northern and eastern boundaries of the Ashlands development

The Committee discussed the location of the open space in relation to the whole development.

**RECOMMENDATION**

No comment.

**07/P/2145/F**

**AREA 6, THE ASHLANDS DEVELOPMENT, PORTISHEAD**

Creation of structural open space within Area 6 to the south east of the Ashlands

Members noted that this open space is within the lower density Area 6 of the Ashlands. The area is a mixture of turf banks, wild flower meadow, amenity grass and play area. Within the play area, which is surrounded by a timber fence and knee rail is the following –

- Grasshopper Sculpture.
- Frog Slide.
- Oak Leaf Seats/Tables.
- Adventure Trail.

## RECOMMENDATION

Object to the planning application on the following grounds –

- Adult seating is required.
- Dog proof fencing should be provided for the play area.
- The wild flower meadow will look untidy and be difficult to maintain.
- Trees should be native species, not ornamental eg Oak, Maple, Mountain Ash etc.

## **SECTION 2 –DELEGATED DECISIONS**

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

There being no further business the meeting closed at 8.25pm.

## **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>
07/P/1923/F	9 The Downs Portishead	Conservatory and cloakroom to rear. Reposition and divide off extension to form separate dwelling	Object to the planning application on the following grounds – <ul style="list-style-type: none"><li>• Overdevelopment.</li><li>• Parking problems – 2 dwellings implies more cars than one dwelling. Space in front of the existing garage is lost.</li><li>• Highway safety – Re-positioning the garage will compromise the visibility from the Drive of 1 The Deans – which is very close to the corner/junction of The Downs. Parking in front of the new dwelling is almost on the corner/junction.</li></ul>
07/P/1968/F	376 Nore Road Portishead	Single storey side extension	No objections – subject to no valid objections from neighbours.
07/P/2013/F	25 Downside Portishead	Proposed single storey extension forming shower room	No objections – subject to no valid objections from neighbours.
07/P/2080/F	412 Nore Road Portishead	Erection of a two storey side extension after demolition of existing garage	Object to the planning application on the following grounds – <ul style="list-style-type: none"><li>• Loss of light/sun light to neighbour's house and garden at 410 Nore Road.</li></ul>

### **WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN INCONJUNCTION WITH THE TREE WARDEN**

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1764/WT	75 Woodhill Road, Portishead	<ul style="list-style-type: none"> <li>• Lawson Cypress x 1 – Fell</li>   <li>• Eucalyptus x 1 – Pollard</li> </ul>	<p>The tree is relatively young and very close to the front of the house. While it has a good shape and is at the front of the house its position and size means that it has little landscape value. The tree causes significant shading and as ivy grows will impact even more on the house. Its removal would have little impact on the amenity of the Conservation Area.</p> <p>No objection</p> <p>The tree is fairly young and not well formed. White further away from the house than the cypress it makes little contribution to the landscape. Reducing it in height will have little if any impact on the amenity of the Conservation Area.</p> <p>No objection.</p>
07/P/1781/WT	The Old Cottage Church Road South Portishead	<ul style="list-style-type: none"> <li>• Robinia in rear garden x 1 – Fell</li> </ul>	<p>The tree is over mature and showing signs of die back at various levels. This has been an attractive specimen tree and it would be good if it were replaced with another specimen tree in this location.</p> <p>No objections.</p>
07/P/1880/TPO	51 The Downs Portishead	<ul style="list-style-type: none"> <li>• Ash trees x 2 – Reduce height and spread</li> </ul>	<p>The works proposed are proportionate and acceptable</p> <p>No objections.</p>
07/P/1982/TPO	Clarence Cottage 154 High Street Portishead	<ul style="list-style-type: none"> <li>• Oak x 1 -T11 – reduce by 15% away from existing house.</li> </ul>	<p>No objections.</p>
07/P/1985/WT		<ul style="list-style-type: none"> <li>• Conifer x 1 – Fell</li> </ul>	<p>Not a good specimen. Landscape plans submitted as part of planning permission. No objections.</p>
07/P/2069/TPO	16 Kings Road Portishead	<ul style="list-style-type: none"> <li>• Pine x 1 – Fell</li> </ul>	<p>The tree is on its own, quite tall, long trunk and small crown and vulnerable to high winds, although it is an attractive landmark.</p> <p>Would be reluctant to see it felled unless on safety grounds.</p>

07/P/2096/TPO	Charlcombe Park Down Road Portishead	<ul style="list-style-type: none"> <li>• Silver Birch x 1 Fell</li> <li>• Various – Prune back overhang from car park by up to 1.5m. Crown lift by up to 4m.</li> <li>• Hawthorns x 2 – Remove on eastern side.</li> </ul>	No objections
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## OTHER PLANNING MATTERS

### PLANNING APPEALS

#### **06/P/2986/F            74 WEST HILL, PORTISHEAD**

Extension of existing garage

#### **07/P/0934/F            45A HILLSIDE ROAD, PORTISHEAD**

Replacement of first floor window of rear elevation

#### **07/P/0531/F            1 HOLLIS AVENUE, PORTISHEAD**

Erection of a detached house and garage on land to the side of 1 Hollis Avenue with joint vehicular access (Option 1)

#### **07/P/0683/F            240 DOWN ROAD, PORTISHEAD**

Erection of a dwelling

It was noted that notification has been received of Appeals to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime minister against the decision of the North Somerset Council to refuse planning permission for the applications above. It was also noted that copies of the appeal decisions have been requested.