

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
ON WEDNESDAY, 29 NOVEMBER 2006**

PRESENT Councillor Mrs Bickley – in the Chair

Councillors J S Clark, Gething, Howells, Johnston,
Mrs Mason, Miers

Mrs R Tranter – Assistant Clerk

APOLOGIES Councillor Mrs Lord

PUBLIC PARTICIPATION

There were two members of the public present.

Standing orders were suspended to allow Mr John Smith, 10 Springfield Road to address the Committee. Mr Smith informed members that he was speaking against the planning application 06/P/2627/F for the conversion of the basement area into one no. self contained flat at 6 Springfield Road, Portishead. The main objections to the planning application were –

- Increase in traffic in an already congested narrow road.
- Pressure on parking with the increase of at least one car where on street parking is already at capacity.
- The proposed basement flat on the south side would receive no natural light or sunlight as it was below pavement level.
- The flat would be damp with the potential for flooding.
- Concern that because of the flat's location a route for escape would be difficult.
- The development would set a precedent for further conversions within the road.

Members asked Mr and Mrs Smith several questions in order to clarify the unusual floor arrangements within the building and the nature of the access to the property from Nore Road.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mason

- Personal interest in 06/P/2548/F, 11 Monmouth Close, Portishead
Retrospective application for the extension windows to have higher heads at 2.1m from floor level and ridge approx 0.3m higher for this disabled extension
Reason – the site is close to her residence.

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

“Councillors Gething and Johnston 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

The application for Springfield Road was dealt with first by the Committee.

06/P/2627/F 6 SPRINGFIELD ROAD, PORTISHEAD

Conversion of basement into one no. self contained flat

RECOMMENDATION

Object to the planning application on the following grounds –

- The addition of a further dwelling will lead to additional parking problems in an already congested road.
- The proposed layout would result in rooms having an extremely restricted outlook and with very little scope for light receipt. This would create oppressive and claustrophobic conditions for prospective occupants and is the result of too much accommodation being sought on a restricted site.

Note: Access from Nore Road is a pedestrian right of way only.

The decision of the Committee was unanimous.

The applications for East Quays and The Ashlands were dealt with next by the Committee.

06/P/2447/RM PHASE 1, AREA 2, GEORGE WIMPEY 3, ASHLANDS, PORTISHEAD

Submission of Reserved matters of layout, appearance, scale, access and landscaping for the erection of 56 residential dwellings with associated parking pursuant to Outline Planning Permission 00/P/1844/OTZ

The Planning Chairman gave members details of the location within the Ashlands Development which fronts the Village Square and link road. Also a breakdown of the number and sizes of units proposed. It was noted that the density was 35dph. The Committee were pleased to see that the parking ratio is higher than in some previous applications. However

RECOMMENDATION

Object to the planning application on the following grounds –

- The Town Council would expect this development to achieve the Eco-Rating of ‘Very Good’ not ‘Good’.
- Some garages are far removed from houses (Plots 167,168 and 169).
- No details of landscaping.

06/P/2472/RM

PARCELS B1 AND B2, ASHLANDS PHASE 2, PORTISHEAD

Erection of 63 no. residential units with associated parking, landscaping and private amenity space

The Committee noted that this parcel of land is NE of the new bridge and fronting Portbury Ditch. There are a considerable number of apartments on this development and the resulting density at 74 dph is very high. Whilst this is an interesting design the Committee

RECOMMENDATION

Object to the planning application on the following grounds –

- Development should include water conservation measures and other sustainable construction (Replacement Local Plan Policy GDP/3 refers).

Note: The Committee noted that there was an agreement for Eco-Rating of ‘Very Good’, but this was not stated within the application. The Committee would expect that within the bin stores there would be space for recycling bins.

In addition no landscape details are included within the application showing tree species etc in the private amenity space. Personnel doors to garages for plots 5, 42 and 47 should be considered, not shown on drawing 0263/104.

06/P/2503/RM

AREA B, DOCKSIDE, PORTISHEAD

Submission of reserved matters of appearance, layout, scale, access and landscaping for development of 115 no. residential units and 1 no. retail unit. Associated parking for residential units and external works.

This part of the development is located between the dockside and Spine Road and to the corner of Chandlery Square. The 4 blocks, varying between three and seven stories complement the buildings on the opposite site of the marina and carry through the colour theme of those already approved alongside. Parking arrangements consist of a mixture of carports and internal parking. Within the development there is one retail outlet on the ground floor. Most members were anxious that this outlet should be for a corner type shop for residents and not a bar/restaurant. Whilst the basic design and layout were welcomed the Committee

RECOMMENDATION

Object to the planning application on the following grounds –

- Development should include water conservation measures and other sustainable construction (Replacement Local Plan Policy GDP/3 refers).

Note: The Committee noted that there was an agreement for Eco-Rating of ‘Very Good’, but this was not stated within the application. The Committee would expect that within the bin stores there would be space for recycling bins.

The Town Council urges North Somerset Council to apply the general development principles as set out in the Replacement Local Plan to this application and to use the powers available to them under S106 of the Town and Country Planning Act 1990 to provide facilities such as public toilets, seats, dog bins etc within the Public Realm.

06/P/2631/F

THE ASHLANDS, PORTISHEAD

Erection of 60 'extracare' flats and 8 'extracare' bungalows with ancillary areas and 27 parking spaces

Members noted that the Eco-Rating for this development is 'Very Good'. The Committee suggested that this site would be very suitable for implementing renewable energy and harvesting rainwater for flushing toilets and use in washing machines. The Committee also discussed parking arrangements for both staff and visitors. However the major concern to the Committee was the layout of apartments with living rooms being adjacent to neighbouring apartments' bedrooms. This is not appropriate and could be easily remedied.

RECOMMENDATION

No objections but would comment that –

- the layout for the apartments where living rooms are adjacent to bedrooms of adjacent apartments should be amended.
- The provision of additional seating outside the bungalows would also be welcomed.
- The development should include water conservation measures and other sustainable construction (Replacement Local Plan Policy GDP/3 refers).

Note: The Committee would expect that within the bin stores there would be space for recycling bins.

06/P/2698/F

LAND TO THE NORTH AND WEST OF PLOT G & PLOT H OF THE COASTAL ZONE EAST

Hard and soft landscaping for the linking route from Coastal Zone East to the Lock Control Square and Dockside Realm with steps to a coastal walk at lower level, art installation and ramp. Hard landscaping for the linking route from Coastal Zone East to Portbury Rhyne with fire accesses to properties and construction of an arrival point into East Dock after crossing the lock bridge. Removal of section of sea wall, existing winch gear and steps at Lock Control area.

Members noted the location for this development from halfway along the lock, out to sea and along seashore. The development includes part of the Public Realm. The only landscaping appears to be two Oak trees and members questioned that this was the correct species for the exposed location. The use of the steps as seating was welcomed.

RECOMMENDATION

No objections.

The Town Council urges North Somerset Council to apply the general development principles as set out in the Replacement Local Plan to this application and to use the powers available to them under S106 of the Town and Country Planning Act 1990 to provide facilities such as public toilets, seats, dog bins etc within the Public Realm.

06/P/2645/F

4 SOUTH AVENUE, PORTISHEAD

Erection of a three bedroom dwelling

RECOMMENDATION

No objections.

Note: There is a discrepancy with the drawings. The alleyway between the existing and proposed properties is not shown on the proposed rear elevations.

06/P/2733/F 30 WOODHILL ROAD, PORTISHEAD

Erection of a clear glass fire safety barrier at roof level

Members noted that this application is within the Conservation Area. The Committee discussed the appearance and reason for a screen which would only be used in an emergency.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal detracts from the Conservation Area and is a balcony by stealth.

OTHER PLANNING MATTERS

**DRAFT NORTH SOMERSET RIGHTS OF WAY IMPROVEMENT PLAN
CONSULTATION**

The Committee considered the Draft North Somerset Rights of Way Improvement Plan. A copy of the recommended response is attached to and forms part of these minutes.

Members thanked Councillor Mrs Bickley for preparing the report.

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 9.15pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/2488/F	236 Down Road Portishead	Erection of a front porch, extensions to the sides and rear an increase in roof height to provide first floor accommodation. The insertion of two dormers to the front , two dormers to the rear and a first floor rear balcony. All after demolition of existing garage and kitchen	No objections – subject to no valid objections from neighbours.
06/P/2535/F	91 Merlin Park, Portishead	Two storey side and rear extension to existing house	No objections – subject to no valid objections from neighbours.
06/P/2536/F	157 Merlin Park Portishead	Conservatory	No objections – subject to no valid objections from neighbours.
06/P/2548/F	11 Monmouth Close portishead	Retrospective application for the extension windows to have higher heads at 2.1m from floor level and ridge approx 0.3m higher for this disabled extension	Object to the planning application on the following grounds – <ul style="list-style-type: none">• The drawings as submitted still do not match the extension as built. On the side and rear elevations, the ridge height is shown quite a distance below the guttering on the rear of the house. In fact the ridge of the extension fits under this guttering. The height shown on the plans is about 0.8m lower than the ridge height as existing today.
06/P/2562/F	241 Eastcliff Portishead	Construction of French doors and balconies to first floor	No objections – subject to no valid objections from neighbours.

06/P/2577/F	17 Halliwell Road Portishead	Erection of a dwelling and detached garage	No objections – almost the same as the last application (06/P/2077/F refers) which was withdrawn. The only difference is removal of one side window and addition of obscure glass to remaining side window and glazed side door.
06/P/2580/F	3 The Russetts Portishead	Conversion of existing garage into new lounge and erection of single storey side extension to form new garage	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • The new garage and repositioned boundary wall will detract from the open aspect.
06/P/2606/F	57 Nore Road Portishead	Erection of a single storey detached garden room after demolition of existing store	No objections – subject to a condition being applied preventing the garden room being used as a residential annexe.
06/P/2617/F	79 The Deans Portishead	Two storey extension	No objections. The proposals should not affect the visibility splays.
06/P/2650/F	2 Ashdown Road Portishead	Single storey extension	No objections – subject to no valid objections from neighbours.
06/P/2654/F	8 Gardner Road Portishead	Extension and conversion to 4 no. 2 bedroom flats	No objections – subject to no valid objections from neighbours.
06/P/2680/F	Oakside Lake Road Portishead	Single storey front extension and internal alterations	No objections – subject to no valid objections from neighbours.
06/P/2708/F	1 Queensway Portishead	Erection of a single storey side extension following the demolition of the existing garage. Replacement of existing roof.	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Insufficient information about landscaping for the area between the house and public footpath. • Insufficient space for turning circle.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/2131/RM	Phase1, Area 6, Charles Church6, The Ashlands, Portishead	Submission of reserved matters of appearance, layout, scale, access and landscaping for the erection of 37 no dwellings pursuant to Outline Planning Permission 00/P/1844/OT2 <i>(Amendment dated 30 October 2006, various alterations)</i>	<p>Object to the planning application and amendment on the grounds of –</p> <ul style="list-style-type: none"> • Still no parking schedule – application form states it is attached. • No statement of Eco-ratings. Town Council would wish to see “excellent” – and the Replacement Local Plan makes provision for a rating of at least “Very Good” we understand. This should be enforced. • The Town Council acknowledges some moves towards confirming the “rural character” we were led to expect but these are still insufficient. <ul style="list-style-type: none"> ○ White UPVC windows against rough sawn timber is incongruous. Use timber or brown UPVC, which is used in some conservation areas. • In this area stone is the traditional building material. Plots 28-35 which were to be the “rural redevelopment” of converted cowshed and barns should have some random rubble or other stone elevations. • The revised layout has not address the tortuous route

			<p>from garage to front door for plots 6, 8 and 14.</p> <ul style="list-style-type: none"> • Joint front gardens such as that between plots 8 and 9 could cause maintenance problems in the future.
0/P/2331/F	2 Woodhill Park Portishead	<p>Erection of a single storey dwelling to include layout details</p> <p><i>(Amendment dated 31/10/06 to change application from outline to full application)</i></p>	<p>The additional plans do not address the concerns made by the Town Council in our letter dated 9 November 2006.</p> <p>Object to the planning application on the following grounds –</p> <ul style="list-style-type: none"> • Inappropriate development in a conservation area. • Detrimental to the amenity of the existing residents.

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

06/P/0736/F 1 BEACHCLIFF, BEACH ROAD WEST, PORTISHEAD

Erection of a 4 bed, 2/3 storey dwelling

06/P/1595/F 115 HIGH STREET, PORTISHEAD

Erection no 2 x 2 bed houses, no 4 x 2 bed maisonette and no 8 x 1 bedroom flats

06/P/1765/F LAND TO THE REAR OF 115 HIGH STREET, PORTISHEAD

Erection of a two storey rear office extension following demolition of rear lean-to kitchen

It was noted that 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 North Somerset Council to refuse planning permission for the applications above. It was also noted that copies of the appeal decisions have been requested.

06/P/1069/F

THE ASHLANDS, PORTISHEAD

Creation of public open space involving hard and soft play area

In addition the application relating to The Ashlands has been taken to appeal in respect of the following condition being imposed by North Somerset Council on the granting of permission:

9. No development shall be commenced until full details, including drainage details of WC facilities to serve the public open space hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The WC facilities shall be provided in accordance with the approved details before the public open space hereby permitted is brought into use.

It was noted that a copy of the appeal decision has been requested.