

**PORTISHEAD & NORTH WESTON TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**HELD ON SATURDAY, 3 APRIL 2004**

**PRESENT**

Councillor Mrs Bickley – in the Chair

Councillors Brown, Mrs Cruse, Johnston, Mrs Lord, Mrs Mason, Pasley and Walters.

Councillor Terry arrived before the presentation on the Home Office application.

Mr John Brooks CgMs Consulting and Mr Paul Howcroft Assistant director SW Region UK Immigration Service were present at the invitation of the chairman.

Also present PC Mike Chidgey, five residents from the Vale and John Thompson (Evening Post).

**APOLOGIES**

Councillors JH Clark, Gething, Rigby

**PUBLIC PARTICIPATION**

After consideration of 04/P/0524/F (1 Burlington Road), Standing Orders were suspended for a presentation by Mr Brooks and Mr Howcroft and subsequent questions by councillors and members of the public relating to 04/P/0576/CN1.

**DECLARATIONS OF INTEREST**

Councillor Mrs Cruse

- Personal interest in Planning Application 04/P/0553/F3  
Merlin Park Public Open Space, Portishead  
Removal of condition 2 of Planning consent 02/P/2659/F for the installation of skateboarding equipment to allow the permanent siting of the structures and equipment  
Reason – member of Skateboarding Working Party

Councillor Mrs Mason

- Personal interest in Planning Application 04/P/0553/F3  
Merlin Park Public Open Space, Portishead  
Removal of condition 2 of Planning consent 02/P/2659/F for the installation of skateboarding equipment to allow the permanent siting of the structures and equipment  
Reason – member of Skateboarding Working Party

Councillor Pasley

- Personal Interest in Planning Application 04/P/0576/CN1  
Unit D, Portishead Office park, Portishead  
Change of use from Office (B1) to Home Office Screening Unit (Sui Generis) and creation of new public access in north elevation  
Reason - daughter lives opposite the Office Park

Councillor Mrs Lord

- Safeguarding Crossings of the Railway Line  
Reason - member of PRAG (Agenda item 6a)

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

Councillors Brown, Terry 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**

#### **04/P/0372/F                    52 LOWER DOWN ROAD, PORTISHEAD**

Erection of a side extension and conversion into two dwellings, to be known as 52 & 52A Lower Down Road

The committee considered the revised application which now shows a communal drive and parking areas.

Recommend APPROVAL

#### **04/P/0505/F                    GALINGALE HOUSE, GALINGALE WAY, PORTISHEAD**

Picket fencing around immediate front garden only

The Committee noted that the previous application for more extensive fencing was refused. They considered also the applicants' supporting statement which emphasised their concern at the speed of traffic at that point. In discussion the committee recognised that the frontages were designed as open plan and felt that any enclosure would set a precedent.

Recommend REFUSAL

#### **04/P/0524/F                    1 BURLINGTON ROAD, PORTISHEAD**

Single storey rear extension

(Unfortunately the previous application which had been approved by town council but refused by North Somerset, was not available at the meeting)

Noted that that it was proposed to use bath stone and render, which appeared to be appropriate, but members felt the previous application should be checked before making a formal recommendation.

No recommendation

Mr Brooks and Mr Howcroft joined the meeting, the Home Office application was then considered by the committee.

#### **04/P/0576/CN1                UNIT D, PORTISHEAD OFFICE PARK, PORTISHEAD**

Change of use from Office (B1) to Home Office Screening Unit (*Sui Generis*) and creation of new public access in north elevation.

Standing Orders were suspended

The chairman welcomed Mr Brooks and Mr Howcroft to the meeting. She also drew members' attention to a document circulated by Mr Chichester and a letter from the owners of Unit D indicating their support for the project with agreed conditions. Members were informed that a petition and letters of objection from residents had been delivered to North Somerset.

Mr Brooks explained that circular 18/84 allowed the Crown to make an application which in all respects paralleled the usual planning procedure – with opportunity for objections, appeal, public inquiry and decision by the Office of the Deputy Prime Minister. *Sui generis* meant that the proposed use did not fall within the usual list of permitted classes of use.

He confirmed that the screening unit took up about 10% of the building and that there would be no more than 50 visitors per week. The project also included changes to provide a public entrance to the building.

Mr Howcroft said that the visitors would be asylum seekers fleeing from threat and should be differentiated from economic immigrants who could enter the country lawfully. There had been a Home Office presence in Portishead for some years, but they had recently moved to Unit B1, retaining the Greystoke Offices for training. These offices were purely administrative, being the HQ for the South-West Region and did not receive the public. Members of staff based there did return late in the evening after duties elsewhere, to collect belongings and pool cars could be present overnight, but he assured residents that there was no office work being done at those times. The interview facilities at the airport were no longer considered suitable following tightened security arrangements.

Mr Howcroft outlined the procedure for dealing with an asylum seeker. After being picked up, usually by the police, an initial interview is at a police station to establish basic identification. Their welfare organisation then provides accommodation in that area. The substantive interview takes place in Croydon, the applicant returning to their accommodation to await the decision, reporting monthly to a police station.

If further information is required, or the person wants to find out what's happening then a supplementary appointment can be made, at which they are usually accompanied by a solicitor, occasionally by an interpreter. It is these supplementary interviews that would take place here and the visitors may well come by car. No decisions will be made in Portishead. Similar interview facilities are also at Cardiff, Plymouth and Poole, but some days no appointments are needed. A "screening unit" refers both to the main substantive interview facility and supplementary interview sites

All asylum seekers require an Application Registration Card (ARC), which must be collected in person. This would also happen in Unit D, with unaccompanied attendees provided with an information pack. Currently ARCs are collected from Croydon, Liverpool or Birmingham, there is nowhere in the south-west. Mr Howcroft did not have any information as to the potential numbers requiring an ARC.

The intention was to transfer the current users of Unit B1 to Unit D and for the separate Asylum Services staff section based at Aztec West to move into B1, work there would be Monday to Friday only. In Unit D, because not all staff work there every day, it is anticipated that the car parking provided will be sufficient – 25 at any one time, 42 spaces.

It was explained that there was no suitable office space in Bristol at a reasonable cost. The less expensive city centre offices caused staffing and transport problems. Portishead provided both the work force and the accommodation.

Both residents and councillors highlighted the potential problems that would be faced by visitors who had to use the hourly bus service. (The bus timetable covered Saturdays and Sundays because the Traffic Assessment had to cover both staff and visitors.)

Residents were concerned that the problems with existing overflow parking on Conference Avenue, which was not designed for on-street parking, would be exacerbated. They were also worried at the speed of traffic coming off Quays Avenue into the Office Park and said that the out-of-office-hours use disturbed their home life. Mr Howcroft commented that blinds might help with the issue of overlooking.

Mr Brooks and Mr Howcroft said that they would prepare additional information, as it was clear that the original statement was ambiguous in some respects. They reiterated that they would be happy to come to any other meetings that were arranged.

Standing Orders were resumed.

Councillors considered all that had been discussed and felt that some concerns had been addressed, in particular that those coming for interview would be accompanied and not find themselves without help and lost. The weak point in the proposal was the issue of transport, particularly for the lone person coming to collect an ARC. Some of the privacy issues would diminish as the landscaping matured. Councillor Terry suggested that our response also be sent to GOSW as they would decide if there were enough significant issues to justify a public inquiry.

### **Recommendation**

That North Somerset Council offer no objections to the proposals for the interviewing process. However the Town Council consider that the issuing of ARCs is a particular problem in that public transport for the client base is inadequate and that this function should be carried out in an area better served by public transport.

Councillor Pasley asked that his vote against this recommendation be recorded.

(Councillor Mrs Cruse left after the main part of the discussion, councillors Brown and Walters left before consideration of the next item).

### **04/P/0553/F3                      MERLIN PARK PUBLIC OPEN SPACE, PORTISHEAD**

Removal of condition 2 of planning consent 02/P2659/F for the installation of skateboarding equipment to allow the permanent siting of the structures and equipment

The chairman informed the committee that there had been very few complaints regarding the use of the site.

Recommend APPROVAL.

### **04/P/0661/F                      359 NORE ROAD, PORTISHEAD**

Replacement residential dwelling

Noted that both the existing and replacement dwellings were set well back from the road. The interesting design did not appear to impinge on neighbours.

Recommend APPROVAL.

### **04/P/0752/F                      37 HERON GARDENS, PORTISHEAD**

Proposed side extension and first floor extension over garage to the front

It was felt by a majority of members that the 2-storey side extension and dormer windows over the garage would be too dominant in the streetscape and have an overpowering effect on the immediate neighbour.

Recommend REFUSAL.

### **04/P/0785/RG3                      LAND TO THE EAST OF THE WINDMILL (PH), NORE ROAD, PORTISHEAD**

Retention of parking area to be formalised with hedge/tree and fencing enclosure

Noted that the area had become scruffy and rundown; the proposed works were to be paid for by the owner of the adjoining property.

Recommend APPROVAL, although members would prefer the whole area to be grass-crete or equivalent, with no tarmac, thus giving a softer feel to the landscape.

## **PLANNING APPLICATION AMENDMENTS**

### **00/P/1871/RM      FORMER ALBRIGHT & WILSON FACTORY, PORTISHEAD QUAYS, PORTISHEAD**

Landscape proposals for Portbury Ditch, Coastal Zone, (East & West Dock) & Pill Park/Leisure Centre Park

(Amendment dated 22 March 2004, comprising – Fully worked up landscaping scheme and associated works to Portbury Ditch. Please note the extent of the application site has been reduced since the application was registered in 2000)

The chairman explained that this application only refers to the Portbury Ditch linear park, whereas the original included other areas, for example the water frontage below the Leisure Centre.

Members welcomed the retention and planting of native trees and shrubs while recognising the need for extensive regrading in order to create a suitable path from the A369 to the coast alongside Portbury Ditch. Noted that the footway makes use of the disused railway bridge and should not therefore prejudice the re-opening of the line.

Recommend APPROVAL

(Councillor Pasley left the meeting).

### **00/P/1876/RM      PHASE 8 – FORMER POWERGEN SITE, STATION ROAD, PORTISHEAD**

Submission of Reserved Matters of external appearance, siting, design, means of access

Landscaping for 101 dwellings with associated parking pursuant to Outline Planning Permission number 95/0033 for residential development

This amendment was received too late to be included on the agenda, however we are asked for our comments within 14 days, hence its inclusion.

The specific amendment considered by the committee was that relating to the relocation of Phase 8 boundary garage blocks 0.8m further away from the existing garages behind London Square. In so far as this does increase the space available for manoeuvring vehicles the committee will

Recommend APPROVAL

## **OTHER ITEMS FOR DECISION**

### **SAFEGUARDING CROSSINGS OF THE RAILWAY LINE**

The committee considered the report and background information supplied by councillors Terry and Mrs Lord and agreed to write to North Somerset Council.

Councillor Terry would endeavour to obtain a copy of the agreement relating to the safeguarding of the railway crossings; we might then wish to amend the wording below.

#### **Recommendation**

That the Town Council write to North Somerset Council supporting the comments made by the Gordano Councils' Transport Group and requesting confirmation that these points have been discussed with the developers and that reopening of the railway line will not be inadvertently jeopardised.

There being no further business the meeting closed at 12.45pm.

## **SECTION 2 – DELEGATED DECISIONS**

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

| <b>APPLICATION NO.</b> | <b>LOCATION</b>                               | <b>PROPOSAL</b>  | <b>COMMENT</b>  | <b>RECOMMEN<br/>DATION</b> |
|------------------------|---|--|---|----------------------------|
| 04/P/0457/RG3          | Highdown Infants School, Down Road Portishead | Single storey classroom and nursery extension  | The incorporation of the boiler house will improve the appearance.  | Approval                   |
| 04/P/0470/F            | 18 Clayton Close Portishead                   | First floor side extension, single storey side rear and front porch  | No objections   | Approval                   |
| 04/P/0481/F            | 40 Combe Avenue Portishead                    | Single storey garage, bathroom and study extension   | Noted that this is a retrospective application and that the immediate neighbour is not unhappy with the extension, which is very prominent and on an elevated site. | Approval                   |
| 04/P/0518/F            | 5 St Mary's Park Road Portishead              | To extend existing lounge to meet existing porch, brickwork and continue porch roof and replace window with a bay window | No objections   | Approval                   |
| 04/P/0540/F            | 7 Merlin Park Portishead                      | First floor extension over existing garage and utility room  | No objection  | Approval                   |
| 04/P/0542/F            | 28 Brock End Portishead                       | Single storey part glazed/part rendered conservatory (side wall brick and block conservatory)                            | No objections   | Approval                   |
| 04/P/0581/F            | 2 Meadows Close Portishead                    | Proposed roof change from a flat roof to a pitched tiled roof  | No objections   | Approval                   |

|             |                                  |  |   |  |
|-------------|----------------------------------|--|---|--|
| 04/P/0592/F | 14 Leighview Road<br>Portishead  | Erection of 3' fence on top of existing one metre brick wall in rear garden and 6' high wooden exit gate                       | No objections   | Approval   |
| 04/P/0626/F | 38 Beach Road West<br>Portishead | Retrospective application for changes to rear elevation and to front elevation   | The changes to the original plan are acceptable   | Approval   |
| 04/P/0635/F | 10 Station Road<br>Portishead    | UPVC white regency style conservatory to rear  | No objections   | Approval – subject to no valid objections from neighbour |
| 04/P/0653/F | 40 Beach Road West<br>Portishead | Two storey side extension and garage   | This is an improvement on the previous application  | Approval   |
| 04/P/0663/F | 14 Roath Road<br>Portishead      | Re-provision of existing single storey rear extension and erection of new conservatory   | The enlargement of the kitchen should not affect any neighbours                                   | Approval   |
| 04/P/0726/F | 420 Nore Road<br>Portishead      | Proposed new garage, utility room and kitchen extension  | Would prefer to see outline profile on the garage roof following the same shape as the main house | Approval   |
| 04/P/0733/F | 28 Quantock Road<br>Portishead   | Loft conversion  | No objections   | Approval   |
| 04/P/0735/F | 8 Fircliff Park<br>Portishead    | Request permission to retain the two windows on the east wall if they are obscurely glazed (subject of complaint ID 03/0106/E) | The windows are already obscure glass.<br>No objections   | Approval   |
| 04/P/0748/F | 9 Northfield Road<br>Portishead  | Single storey front and rear extensions  | No objections   | Approval – subject to no valid objections from neighbour |

## PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

| APPLICATION NO. | LOCATION   | PROPOSAL  | COMMENT       | RECOMMEN DATION   |
|-----------------|--|---|---------------|---|
| 00/P/1870/RM    | Phase 16<br>Former Powergen Site<br>Station Road<br>Portishead | Erection of 25 dwellings with associated car parking<br><i>(Amendment dated 10 March 2004, comprising –</i><br><ul style="list-style-type: none"> <li>• <i>Alterations to the design and layout to address the concerns of urban Design and Highways Officers)</i></li> </ul>   |               | Approval of amendment. However previous concerns re parking have not been addressed |
| 03/P/0701/F     | 22 Beach Road West<br>Portishead                               | Erection of roof extension and alteration of slope. Extend tiled roof across rear flat roof<br><i>(Amendment dated 3 March 2004, comprising –</i><br><ul style="list-style-type: none"> <li>• <i>Substitution of two Velux roof-lights on rear elevation with one larger roof-light (to be obscure glazing) to serve study</i></li> <li>• <i>Replacement of small area of flat roof at rear with a mono-pitched roof</i></li> <li>• <i>Removal of chimney)</i></li> </ul> | No objections | Approval  |
| 03/P/3200/F     | High Street Motors,<br>rear of 141 High Street,<br>Portishead  | Demolition of existing buildings and redevelopment of 14 flats and parking spaces with associated works   |               |   |

|             |   |   |               |          |
|-------------|---|---|---------------|----------|
|             |   | (Amendment dated 8 March 2004, comprising –<br><ul style="list-style-type: none"> <li>Land ownership, Land Survey/Ordnance datum Levels, Siting of Building 2, and boundary)</li> </ul>   | No objections | Approval |
| 04/P/0156/F | The Moorings,<br>Belton Road,<br>Portishead | Erection of single storey side extension<br>(Amendment dated 3 March 2004 comprising –<br><ul style="list-style-type: none"> <li>A reduction in height of the proposed extension from 5m to 3.6m</li> </ul>   | No objections | Approval |
| 04/P/0269/F | 4 Hillside Road<br>Portishead               | Extension of single storey front extension, raise roof and extend over extension and rear extension<br>(Amendment dated 9 March 2004, comprising –<br><ul style="list-style-type: none"> <li>The correction of the width of the proposed and existing roof lights on drawing 03)</li> </ul> | No objections | Approval |

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

| <b>APPLICATION NO.</b> | <b>LOCATION</b>              | <b>PROPOSAL</b>        | <b>COMMENT</b> | <b>RECOMMENDATION</b>  |
|------------------------|------------------------------|------------------------|----------------|--|
| 04/P/0490/TPO          | 8 Manor Close,<br>Portishead | Works to various trees | -              | Approval as follows - Recommend that a small reduction can be made to the Oak tree (T3) but that |

|              |  |                        |  |   |
|--------------|--|------------------------|--|---|
|              |  |                        |  | no works be carried out on the Silver Birch or spruce. Advised that the Plum tree (T1) is not the subject of a TPO                    |
| 04/P/0562/WT | New Plot<br>Battery Lane<br>Portishead | Works to various trees | T1 – Pine – Works should be limited to removal of dead or diseased branches<br>T3 – Bay – minimal work only to balance, preferably no reduction in height<br>T4 – Walnut – Minimal work only to limit conflict with T3.<br>The tree will be unbalanced if cut back to fence line | Approval subject to the previous comments.<br><br>Would like to see TPO put on Walnut and Pine trees if worthy of long term retention |

## OTHER PLANNING MATTERS – FOR INFORMATION

### PLANNING APPEAL

#### **03/P/1654/0 LAND ADJACENT TO BYEWAYS, HEAVENS FIELD, REDCLIFFE BAY, PORTISHEAD**

Erection of detached dwelling and garage (outline)

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision by North Somerset Council to refuse planning permission for the above application. It was also noted that a written statement has been submitted and a copy of the appeal decision requested.