

PORTISHEAD & NORTH WESTON TOWN COUNCIL

REPORT OF AN INFORMAL MEETING OF THE PLANNING COMMITTEE HELD ON SATURDAY, 3 JULY 2004

PRESENT

Councillor Mrs Bickley – in the Chair
Councillors Mrs Cruse, JS Clark*, Johnston, Mrs Lord

*left the meeting during consideration of 04/P/1680/F
70 Mendip Rd

There were 5 members of the public present

APOLOGIES

Councillors Miss Griffiths, Mrs Mason, Walters

PUBLIC PARTICIPATION

Standing orders were suspended to allow residents to address the committee.

Mr Flint of 141 Nore Road while welcoming the redevelopment of Brackenwood Nursery in principle, spoke about his concerns over some aspects of the proposals.

- Damage to the existing flora and fauna on site
- Flooding and drainage problems associated with some of the boundary/retaining walls that have been erected over the years –these should be removed to enable true ground levels to be ascertained.
- Boundaries and descriptions of existing planting are not correct
- The traffic will add to the peak time numbers already increased by other recent developments off Nore Road – the Garden Centre traffic was off-peak
- No access shown to the woodland area
- The proposed slate tiles are not used in the immediate vicinity

Mr Roper of 135 Nore Road told the committee that previous works on site had damaged his foundations and fencing, and that the existing boundary hedge is not suitable for a long-term use. Currently he has an awkward manoeuvre to get into his drive.

Mrs Royden of 139 Nore Road pointed out that the type F houses were well in front of the building line for the adjacent properties.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mrs Cruse

- Personal interest in Planning Application 04/P/1772/LUE
Certificate of lawful use for the continuation of minibus/coach business
at 1 Underwood Road, Portishead
Reason – Acquainted with the applicant.

Councillor Johnston

- Personal interest in Planning Application 04/P/1772/LUE
Certificate of lawful use for the continuation of minibus/coach business
at 1 Underwood Road, Portishead
Reason – Acquainted with the applicant.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

04/P/1407/F BRACKENWOOD GARDEN CENTRE SITE, NORE ROAD, PORTISHEAD

Demolition of existing buildings and development of 14 no dwellings and garage buildings

The chairman had received 2 letters with objections and the points made were noted by members.

The committee looked closely at the plans and determined that the ridge heights of the new dwellings were either below or within one metre of the ridge height of the remaining property, 133 Nore Road. There would be a variety of house types along the hillside including two existing properties, but not going any further up the hillside. The alignment of the gatehouse pair was apparently acceptable to North Somerset Highways and allowed for any future widening of Nore Road.

The committee agreed that the 14 proposed units had interesting designs and their number was appropriate for this particular site.

It was felt that all the properties should have a garage (only a parking space shown for western type F) and that slate tiles might not fit in with neighbouring properties. The provision of suitable long-term boundaries and hedging needs to be considered and the detailed landscaping plans should endeavour to retain existing mature feature trees (suggest looking at hillside from Nore Park Drive and Glenwood Rise) and provide a blurring effect between the semi-detached pairs D1 and the houses behind.

Recommend APPROVAL

Suggest that 106 money could be used for off-site highway improvements and changes to the western boundary to improve access to 135 Nore Road.

The next application to be considered was the list of amendments to 115 High Street, Portishead.

04/P/0804/F REAR OF 115 HIGH STREET, PORTISHEAD

New Development of 24 homes for elderly and the young
(Amendment dated 9 June 2004, comprising –

- Elevations for Stone Mason's Workshop
- Elevations of the 24 flats showing the revised layout
- Revised site plans
- New plans with levels
- Landscaping plans
- Access layout to the High Street)

While approving the principles behind the original proposals the committee felt that the changes made to the layout of Buildings A, B and C did not affect their previous concerns about this being an inappropriate design in a Conservation Area and overdevelopment of the site.

The plans for the extension to the Stone Mason's workshop were acceptable but an extension to this building had not previously been considered by the council; although shown on the previous amendment, it was not itemised under the list of changes. Noted that no specific parking space was identified for this business, which would reduce availability for residents.

Recommend REFUSAL for the residential buildings.

Recommend APPROVAL for the extension to the stone mason's workshop.

04/P/1452/O THE RANCH, RANCHWAYS, REDCLIFFE BAY, PORTISHEAD

Erection of a single detached two storey dwelling

Noted that there were discrepancies between this plan and a previously submitted application for another part of the site.

Recommend APPROVAL.

The committee next considered the Masterplan for Area 6 of the Ashlands

04/P/1481/MP THE ASHLANDS, PORTISHEAD

Masterplan (Area 6)

The committee commended the innovative and thoughtful approach taken by Barton Willmore to this edge-of-development site and look forward to seeing the detailed proposals for the residential sites and open space.

Recommend APPROVAL.

04/P/1461/F 4 CLIFTON STREET, NORTH WESTON, PORTISHEAD

Use of 4A Clifton Street as separate dwelling from 4 Clifton Street

Recommend APPROVAL subject to no highways objections.

04/P/1464/F 39 VALLEY ROAD, PORTISHEAD

Two storey side extensions plus internal alterations to existing dwelling.

Recommend APPROVAL subject to no valid objections from the neighbours.

04/P/1472/F 68/70 LOWER DOWN ROAD, PORTISHEAD

Two storey side extension and attached garage

The footprint stays the same as for the previous application, our concerns have not been sufficiently addressed.

Recommend REFUSAL

04/P/1506/TPO 227 DOWN ROAD, PORTISHEAD

Fell – Fir, Beech, Chestnut (TPO 247)

Recommend REFUSAL of application to fell.

The committee suggest that thinning, removal of excessive side branches and diseased wood together with crown lift will retain this important group of trees in the street scene.

04/P/1569/F 2 SEAVIEW ROAD, PORTISHEAD

Erection of 3 bedroom bungalow and garage

The committee noted the changes from the previous application and

Recommend APPROVAL

04/P/1572/LUE 1 UNDERWOOD ROAD, PORTISHEAD

Certificate of Lawful Use for the continuation of minibus/coach business at 1 Underwood Road

The Planning Committee has considered the Certificate of Lawfulness for the above address but have no further information which either corroborates or contradicts the applicant's evidence.

04/P/1614/RG3 PORTISHEAD PRIMARY SCHOOL, STATION ROAD, PORTISHEAD

Extension to provide 3 classrooms, library, hall. Temporary site access from highway

The committee noted that this was phase two, the extension would be in the same style as the main building.

Recommend APPROVAL.

04/P/1652/F 47 STONEY STEEP, PORTISHEAD

First floor dressing room, shower room with oak balcony

The site layout plan did not show the full extent of the balcony (for this see elevations). The committee noted the detrimental effect on the neighbour, in particular that the present complete privacy of their rear garden would disappear if the balcony were left open as proposed.

Recommend APPROVAL subject to enclosing/obscuring the western boundary of the balcony.

04/P/1680/F 70 MENDIP ROAD, PORTISHEAD

Erection of dormer bungalow

The committee noted that the access would be from an existing service road, and a new parking space/highway access would be provided in front of no. 70.

Recommend APPROVAL subject to no highways objections to the new access.

04/P/1683/F 37 HERON GARDENS, PORTISHEAD

Proposed side extension and first floor extension

Noted that this was a less obtrusive extension than previously proposed.

Recommend APPROVAL.

OTHER ITEMS FOR DECISION

NORTH SOMERSET LOCAL TRANSPORT PLAN ANNUAL PROGRESS REPORT

The committee endorsed the actions of the Clerk and Planning Chairman in submitting a response to the proposed changes to the Local Transport Plan target indicators.

There being no other business the chairman closed the meeting at 11.55am

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/1387/F	5 Brock End, Portishead	Conversion of integral garage into habitable room (External change removal of garage door and replacement with window and brick infill)	No objections	Approval but note that the third parking space is at present a turning bay
04/P/1423/F	3 Newhaven Road Portishead	Two storey front extension	No 1 Newhaven Road has a similar extension. No objections	Approval.
04/P/1457/F	12 Richmond Close, Portishead	UPVC Rosewood conservatory with dwarf walls	No objections	Approval
04/P/1465/F	3 Woodhill Road Portishead	Single storey extension	No objections	Approval
04/P/1528/F	42 Mead Road Portishead	Proposed rear extension and porch and pitched roof to garage	No objections	Approval
04/P/1549/F	5 Beach Road East Portishead	Rear single storey extension to residential property	No objections	Approval but note that there will be some shading of the adjoining house and garden from the east and south east sun.
04/P/1566/F	4 Hillside Road Portishead	Revision to roof over front lounge extension and new side window and roof-light to rear	No objections but note that the new side window will overlook the front door and pathway of 2 Beechwood Drive	Approval subject to no valid objections from neighbour
04/P/1571/LDR	49 Hillside Road Portishead	Certificate of Lawfulness for a proposed use or development (Conservatory)	No objections	Approval

04/P/1575/F	21 Peartree Field Portishead	Conservatory	No objections	Approval
04/P/1609/F	107 The Downs Portishead	Single storey rear extension	No objections	Approval
04/P/1611/F	5 Hill Gay Close Portishead	Conservatory	No objections	Approval
04/P/1615/F	10 Bristol Road Portishead	Single storey extension. Alterations to existing vehicular access	No objections	Approval
04/P/1640/F	BRB Residual Land Ashlands Development Portbury Ditch Portishead	Erection of a GRP control kiosk (dark green) to house controls for a mechanically raked screen sited in an adjacent sewer chamber	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
02/P/0785/F	4 Norewood Grove Portishead	Proposed erection of a two storey front and single storey side extensions <i>(Amendment dated 2 June 2004, comprising additional window on the rear of the approved two storey extension)</i>	Concerned that the proposed 1 st floor window looks down at the back doors and windows of no 5 Norewood Grove which could result in a loss of privacy. Note: The window opening is already in place.	Refusal
03/P/1622/F	Garden Plot Avenue House 3 Beach Road West Portishead	Erection of a two storey dwelling house <i>(Amendment dated 21 June 2004 comprising -</i> <ul style="list-style-type: none"> • <i>Change from glass block to</i> 	No objections	Approval

		<p><i>fixed (non-openable) UPVC windows with obscure glazing.</i></p> <ul style="list-style-type: none"> <i>Note – obscure glazing to be retained permanently as a planning condition no. 9 of approval.</i> <i>Deletion of chimney).</i> 		
04/P/0920/F	Land adjacent to 2A Glebe Avenue Portishead	Erection of detached bungalow (Amendment dated 2 nd June 2004, comprising correction of proposed site layout plan to show correct position of boundary and pathway with adjoining site)	No objections	Approval
04/P/0966/F	128 Hillside Road Portishead	Erection of a two storey side extension, first floor front extension over garage and a replacement rear conservatory (Amendment dated 9 June 2004 comprising an increase in the size of the proposed conservatory to 4.5 metres long by 4.5 metres wide)	No objections	Approval
04/P/1103/F	High Street Motors 141 High Street Portishead	Demolition of existing buildings and redevelopment of garage and repair workshop to create 13 flats, parking spaces and landscaping and boundary works (Amendment dated 9 June 2004 comprising further reduction of the height of the two storey building no 2 to 8.3 metres)	Note that the ridge height is now 14.25 metres and <u>not</u> 8.3 metres as in letter	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/1353/TPO	8 Manor Close	Silver Birch <ul style="list-style-type: none"> • Removal of large limb hanging over road plus branches close to side of house 	Would wish to see only minimum works necessary for branches overhanging the road and minimum trim of ends of branches next to house	Approval - subject to previous comment
04/P/1363/TPO	Charlcombe Bay Caravan Park Down Road Portishead	Horse Chestnut <ul style="list-style-type: none"> • Fell 	Regret the loss of a mature Horse Chestnut. Assume the replacement is suitable for the new location.	Approval
04/P/1469/WT	28 Gardner Road Portishead	Conifer <ul style="list-style-type: none"> • Fell T2 	No objections	Approval

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING INQUIRY

It was noted that details of venues and times for the following Planning Inquiries have been received from North Somerset Council –

03/P/0564/F ROYAL HOTEL, PIER ROAD, PORTISHEAD

Change of use from public house with first floor training centre to a single dwelling

Town Hall, Weston-super-Mare

20 July 2004

10.00am

Appeal Reference – APP/DO121/A/03/1129121

03/P/2643/F LAND AT BRETWORTH, WHITEHAVEN AND OAKWOOD, PIER ROAD, PORTISHEAD

Demolition of existing houses and erection of 14 dwellings. Construction of new access points and associated works.

Town Hall, Weston-super-Mare 19 October 2004 10.00am Appeal Reference – APP/DO121/A/04/1143902

PLANNING HEARING

It was also noted that details of the venue and time for the following Planning Hearing had been received from North Somerset Council –

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

Erection of a detached house

Town Hall, Weston-super-Mare 3 August, 2004 10.00am Appeal Reference – APP/DO121/A/03/1136325