

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 3 JUNE 2006**

PRESENT Councillor Johnston – in the Chair
Councillors Mrs Bickley, J S Clark, Mrs Mason, Mrs Lord, Pasley

APOLOGIES Councillor Miers

PUBLIC PARTICIPATION

There were no members of the public wishing to address the meeting.

DECLARATIONS OF INTEREST

Councillor Johnston

- Personal interest 06/P/0884/F, 8 Little Halt, Portishead
Erection of a two storey extension to the rear
Reason - Acquainted with current residents.
- Personal interest 06/P/1112/F, Shiplanes, Lake Road, Portishead
Erection of a two storey front and rear extension and a rear conservatory
Reason – Acquainted with current residents.

Councillor Mrs Lord

- Personal interest 06/P/0736/F, 1 Beachcliff, Portishead
Erection of a 5 bed, 2/3 storey dwelling (Amendment)
Reason – Property visible from home residence.
- Personal interest 06/P/0884/F, 8 Little Halt, Portishead
Erection of a two storey extension to the rear
Reason – Acquainted with owners.
- Personal interest 06/P/1112/F, Shiplanes, Lake Road, Portishead
Erection of a two storey front and rear extension and a rear conservatory
Reason - Property visible from home residence.

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

Councillors Johnston 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

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

06/P/1124/F

LAND OFF HILLCREST ROAD, PORTISHEAD

Erection of 9 residential units, roads, drainage and associated works

Members were disappointed that no sustainability eg solar panels, grey water system, water butts etc is shown within the application. There is still no maintenance access to woodland from Nore Road. The existing footpath is too narrow to take machinery.

Recommend APPROVAL but note that the application does not meet North Somerset Council's requirements re energy. A condition should be attached to any permission given that if the adjoining plot is developed using the obvious route of the turning area, the total number of houses should count towards affordable housing.

06/P/1035/F

70 MERLIN PARK, PORTISHEAD

Erection of a two storey extension

The Committee were concerned that no 68 Merlin Park is set back considerably behind 70 Merlin Park. Therefore a second storey on no 70 will shade light from the front of no 68, especially in winter.

Recommend REFUSAL – loss of winter light to no 68 Merlin Park which is detrimental to living conditions.

06/P/1080/F

20 THE ROWANS, PORTISHEAD

Erection of a two storey side extension following demolition of existing garage

Members were concerned about the effect of the ridge height of the proposed extension and the detrimental effect on the streetscape.

Recommend REFUSAL.

06/P/1112/F

SHIPLANES, LAKE ROAD, PORTISHEAD

Erection of a two storey front and rear extension and a rear conservatory

The site plan submitted is grossly inaccurate. Shiplanes and the neighbouring houses are not shown in relation to each other and to the distance from the road.

Recommend APPROVAL.

06/P/1150/RM

LAND ADJACENT 72 BRISTOL ROAD, PORTISHEAD

Submission of reserved matters of siting and design of 16 no B1 office unit (4 detached and 12 semi-detached 10 blocks in all) pursuant to outline application 03/P/3018/O

The Committee liked the rotation of the building nearest the road so that the view from the road is more interesting.

Recommend APPROVAL.

06/P/1163/F 8 LITTLE HALT, PORTISHEAD

Erection of a two storey extension to the rear

No objections Recommend APPROVAL.

06/P/1188/F 44 HIGH STREET, PORTISHEAD

Erection of a new single storey shop

Members noted that there had been previous applications for a mixed retail and office development to the rear of the property. Whilst members welcomed the additional retail unit they were unhappy with the flat roof proposed.

Recommend REFUSAL -would like a pitched roof to fit in with the rest of the High Street character.

06/P/1266/F 24 BRISTOL ROAD, PORTISHEAD

Construction of dormer window to rear of roof slope

No objections – Recommend APPROVAL.

06/P/1288/ADV LAND AT WYNDHAM WAY, PORTISHEAD

Signage gantry

Recommend REFUSAL. The gantry signage are still unnecessarily obtrusive and do not suit the character of the buildings.

06/P/1306/F 1 SOUTH AVENUE, PORTISHEAD

Erection of a two storey side extension and alterations to the roof to include dormers to the front and rear elevation and rooflights to the side elevation

Members noted that there have been two previous applications at this site.

Recommend APPROVAL. This application fits the character of the area.

EAST QUAY & ASHLANDS PLANS

06/P/1003/F PORTISHEAD QUAYS, EAST DOCK, PORTISHEAD

Construction of a hard paved boulevard to the edge of the dock

Recommend APPROVAL.

06/P/1090/F PILL PARK, EAST DOCK, PORTISHEAD

Creation of structural open space with hard and soft landscaping

Members expressed concern about planting and hard landscaping in the area between high/low water. This area should be safe but attractive. Would wish to see all the construction allow use of the water for canoes, etc. and that this area be kept as open space and not incorporated within the Leisure Centre car park when extra usage is required. The Committee accept that over time some changes may be brought forward as patterns of use develop.

Recommend APPROVAL.

06/P/1125/F WATERSIDE PARK, THE DOCKS, PORTISHEAD

Public Realm Square

Recommend APPROVAL.

06/P/1037/F PART OF BLOCKS H & K, EAST QUAY, PORTISHEAD

Submission of reserved matters, erection of 30 town houses and 9 flats includes garden, parking and associated access roads

Concerns expressed by members that a development of this size has no provision for use of grey water/water butts, energy generation savings etc, bin stores, rotary washing lines. No Eco-ratings given – expectations only. More detailed information is required.

Recommend REFUSAL until such information is received.

06/P/1069/F ASHLANDS, PORTISHEAD

Creation of public open space involving hard and soft landscaping and associated play area

Recommend REFUSAL until our detailed questions are answered.

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

Reserved matters of external matters application including external appearance, design, siting landscaping and means of access for 98 dwellings and associated car parking pursuant to outline permission

Again concerns were raised by the Committee. Is the density compliant with the Master Plan? The Eco-rating is barely good. No overall plans of the site provided, showing developments already approved. Members noted that 223 parking spaces are to be provided

Recommend REFUSAL, until the Committee has satisfactory answers to our questions.

In addition the Committee

Recommend that a letter be written to The Director of Planning and Environment, North Somerset Council, expressing the council's concerns at the non attendance of the Planning Officer to a meeting arranged for Thursday, 25 May 2006 to discuss current East Quays and Ashlands plans.

OTHER PLANNING MATTERS

PURCHASE OF DIGITAL CAMERA AND APPROPRIATE SOFTWARE

Recommendation

Portishead & North Weston Town Council purchase a digital camera and appropriate software to the maximum value of £300. The equipment to be used by the Planning Committee to aid the process of planning applications. The software to have maximum flexibility.

There being no further business the meeting closed at 11.40am

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/1066/F	164 Merlin Park Portishead	Erection of a two storey side extension	No objections	Approval
06/P/1077/F	75 Lockside Portishead	Erection of a rear conservatory	No objections	Approval
06/P/1101/F	112 Nore Road Portishead	Erection of extension to existing conservatory	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0820/F	Nai Enna and August, Newlands Hill, Portishead	Erection of single story front extension to both houses; two storey side extension and single storey rear extension to Nai Enna (Amendment dated 12 May 2006 comprising – <ul style="list-style-type: none"> • <i>Change of design of 2 storey element from front dormer to front wide gable</i> 	No objections	Approval
06/P/0736/F	1 Beachcliff Beach Road West Portishead	Erection of a 5 bed, 2/3 storey dwelling (Amendment dated 24 May 2006, comprising – <ul style="list-style-type: none"> • <i>Hard surface reduced by moving the garage south.</i> 	No objections	Approval

		<ul style="list-style-type: none"> • <i>Changes to bay window, balcony and windows on the north elevation.)</i> 		
--	--	--	--	--

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/1057/TPO	71 Woodacre Portishead	Works to trees – <ul style="list-style-type: none"> • Maple x 1 – 20% reduction of height 15% reduction of crown • Remove one limb pointing towards the back of the house 	No objections	Approve

OTHER PLANNING MATTERS – FOR INFORMATION

06/P/2056/F LAND TO THE REAR OF CLARENCE COTTAGE, 154 HIGH STREET, PORTISHEAD

Erection of 8 no dwellings to rear of Clarence Cottage. Demolition of existing garage and replace with new.

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