

## **PORTISHEAD & NORTH WESTON TOWN COUNCIL PLANNING COMMITTEE, 3 SEPTEMBER 2005**

**PRESENT** Councillor Mrs Bickley – in the Chair  
Councillors JS Clark, Miss Griffiths, Johnston, Mrs Lord, Mrs Mason,  
Miers.  
Written comments from Councillor Walters.

Mr Cresswell (Westmark Developments), Mr Armstrong, Planning  
consultant and Mr Hill (HMA - architects)

There were also 8 members of the public present.

**APOLOGIES** Councillors Mrs Cruse, Fowles, Pasley

### **PUBLIC PARTICIPATION**

Standing orders were suspended to allow members of the public to address the committee.

#### **05/P/1906/F 51 Bristol Road**

Mr Bailey of 1 Glebe Road and Mrs Tripp 49 Bristol Road (adjoining house) spoke about their concerns that the parking spaces provided would be inadequate, that there would be increased difficulties in accessing the block of 37 garages along the narrow lane. Apparently a public sewer runs through the back garden close to the proposed extension.

#### **05/P/2056/F Land to the rear of Clarence Cottage, 154 High Street**

Mr Oram 135 High St. spoke of his concerns about the extra cars that would be coming out onto the busy High St. with nearby bus stops and school children on the pavements.

Mr Thomas 12 St Peter's Road was concerned about the close proximity of the new houses to his own. Although some development would be acceptable he felt that 7 units was overdevelopment of the site.

Mr B Thomas 10A St Peter's Rd. (site plan not up-to-date regarding his property), was concerned that the existing screening would be reduced and that the new houses would be looking straight across to the back of his house.

Mr Thorn of Birdtree Cottage, High St. informed members that the garage to be demolished was right up against a listed wall only 8" from his 17<sup>th</sup> century house. He was concerned that the process of demolition would affect his property.

#### **Presentation in respect of 05/P/1772/RM, Block L, north of Harbour Road**

Mr Cresswell introduced Simon Hill from the architects HMA, by saying that Westmark had carefully considered the reasons for refusal of their previous scheme and had looked again at the function of the building – a key site requiring a key building of distinction and high quality, forward-looking in its design.

Mr Hill said that the recently revised Master Plan indicated that this building should be no higher than any existing dockside buildings. He said the development would provide public

links between Pill Park and the Waterfront Square with visual links to the High Street and the eastern dockside. The building cascaded down from 9 stories on the west (Leisure Centre) down to 4 at the east. Most of the retail activity would be at this eastern end with a small kiosk on the west. The slightly curved frontage, with a high level of glazing to the north would provide interest and changing views to passers-by. On the roadside a wide pierced wall would provide greenery and interest while screening the ground-level parking area. All apartments had balconies, some with a roof garden. The landscape architects would be the same as for other developments.

The building would be at an angle to the new Harbour Road flats, so there would be no direct window-to-window line of sight.

Members thanked the team for their interesting presentation.

Standing orders were resumed.

## **DECLARATIONS OF INTEREST**

Councillor Johnston

- Personal interest 05/P/2951/F 20 High Street, Portishead  
Proposed change of use, ground floor only from retail shop (A1) to estate/letting agent (A2) incorporating new glazing to side elevations  
Reason – acquainted with owner.

### **Declaration by member who serves on both the Town and District Council**

Councillor 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**

#### **05/P/1772/RM      BLOCK L, NORTH OF HARBOUR ROAD, PORTISHEAD**

Erection of 55 apartments A3 uses to the ground floor

It was noted that the plans as presented showed that there would be 9 one bedroom apartments, 45 two bed (38 with two double bedrooms) and 1 three-bed. Mr Cresswell explained that the oversize interior parking spaces would have space for bicycles and that some would be provided with a hydraulic stacking system for a second car (as already used elsewhere), thus providing 80 parking spaces, not just the 58 shown on the plans. He said that that they would be looking to achieve an Excellent Eco-rating for the building. After some further discussion and confirmation that the sound insulation between apartments would be of a high standard -

Recommend APPROVAL

**05/P/1809/F**                      **28 HALLIWELL ROAD, PORTISHEAD**

Erection of a dormer bungalow with detached double garage

Noted that the site had now been cleared. The proposed ridge height would be 1m higher than previously. The chairman informed members that concerns had been raised by a neighbour over the possible damage to his boundary wall by large and heavy construction vehicles in this narrow and substandard lane.

Recommend REFUSAL because of the siting of the garage so close to the front boundary. Visually it creates a narrowing of a generally open road, with reduced visibility from the adjacent access.

**05/P/1832/0**                      **LAND ADJACENT TO 31 AND TO REAR OF 35-39  
HILLCREST ROAD, PORTISHEAD**

Outline planning permission for residential development.

The chairman informed members that this application had been withdrawn.

**05/P/1906/F**                      **51 BRISTOL ROAD, PORTISHEAD**

Conversion of existing building to two no 2 bedroom flats and erection of single storey rear extension. Erection of new attached building to form two no flats.

After discussion of the various points raised by neighbours and noting that two ground floor living rooms would be poorly lit by natural light -

Recommend REFUSAL on the grounds that this development will exacerbate existing parking and access problems along the lane leading to the communal garages at the rear of Bristol Road/Glebe Road. Request that concerns raised over position of sewer are investigated.

**05/P/1945/F**                      **PART OF PHASE 16, STATION ROAD, PORT MARINE,  
PORTISHEAD**

Erection of 11 no residential units together with associated infrastructure and parking

Members liked the main features of the design but with only 1 space/garage per unit and very little other space to the rear -

Recommend REFUSAL because of insufficient off-street parking. These apartments front onto the main route into Port Marine, it would be inappropriate for visitors and residents to park along it.

**05/P/1949/F**                      **4 DOWN CLOSE, PORTISHEAD**

Erection of two storey rear extension, a single storey side extension and alterations to front dormer.

Noted that the site plan was out-of-date, giving a misleading impression of the effect on the neighbour at no. 5, which now has windows looking straight at the proposed side extension. The design of the rear extension could also lead to overlooking and loss of privacy for 9 Meadows Close.

Recommend REFUSAL because of the loss of privacy to, and over-bearing effect on, neighbouring properties.

**05/P/2025/ADV      MCDONALDS, WYNDHAM WAY, PORTISHEAD**

Display of 2 no. Static internally illuminated fascia letter signs

Recommend APPROVAL

**05/P/2049/ADV      MCDONALDS, WYNDHAM WAY, PORTISHEAD**

Display of 1 no static internally illuminated pole mounted sign

Recommend REFUSAL. The 6metre pole with 4m M logo on top is too large in the context of this site, the surrounding buildings and within a small town.

**05/P/2039/F      1 QUEEN'S WAY, PORTISHEAD**

Replacement of garage and house roofs and provision of 1<sup>st</sup> floor roof-space

Noted that no site levels were provided, so it was impossible to determine the effect on 19/21 Hillcrest Road behind. No information provided on alternative parking arrangements.

Recommend REFUSAL due to lack of information.

**05/P/2054/0      PART OF THE GARDEN 36 ST MARY'S ROAD,  
PORTISHEAD**

Erection of detached dwelling within part of the garden of 36 St Mary's Road, Portishead

Noted that the redundant garage at road level will provide off-street parking.

Recommend APPROVAL provided that the building does not come forward of the neighbouring properties.

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

Demolition of existing garage and replace with new; erection of 7 no. new dwellings to rear of Clarence Cottage

The overall design was liked as was the attention to detail for this development within a conservation area. It would appear that some mature trees are to be retained. Members also noted the concerns of neighbours about the increased traffic from the development onto a busy bus route and possible damage to the listed boundary wall and cottage.

Recommend APPROVAL, asking that the remaining trees and adjoining listed structures be adequately protected during demolition and construction.

**05/P/2051/F                      MAKIT, 20 HIGH STREET, PORTISHEAD**

Proposed change of use, ground floor only from retail shop (A1) to estate/letting agent (A2) incorporating new glazing to side elevations

*Councillor Johnston left before discussion of this item.*

Recommend APPROVAL, but request that the side window be obscure glass and not used for advertising due to its location at the side of the narrow entrance to Ferndale Road.

There being no further business the meeting closed at 12.15pm



## **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>RECOMMENDATION</b>
05/P/1750/F	169 Badger Rise Portishead	Extension to side of house at first floor level over existing garage	No objections	Approval
05/P/1795/F	58 Wetlands Lane Portishead	Erection of single storey rear extension and pitched roof to garage	No objections	Approval
05/P/1805/F	Eastwood Woodlands Road Portishead	Conversion and extension of coach house into dwelling and creation of new vehicular access	This is a sympathetic conversion of an existing building. (See also Listed Building Consent Application 05/P/1781/LB)	Approval
05/P/1827/F	The Docks, Harbour Road, Portishead	Erection of Dock Wall to create dock inlet	No objections	Approval
05/P/1865/F	Argos Ltd Wyndham Way Portishead	Installation of air conditioning units and grilles	No objections	Approval
05/P/1901/F	25 St Peters Road Portishead	Erection of rear conservatory	No objections	Approval subject to no valid objections from neighbours
05/P/1931/F	Foregay, Church Road South Portishead	Erection of a rear conservatory	No objections	Approval

05/P/1948/F	Land adjacent to Woodclose Woodlands Road Portishead	Erection of new house with integral garage	No objections	Approval
05/P/1975/F	33 Hillside Road Portishead	Replacement front porch concrete steps and landing	Noted that the concrete steps have been demolished and a wooden structure erected.	Approval
05/P/1980/F	Ashlands, Harbour Road, Portishead	Construction of a 1800mm diameter culvert and intake structure	No objections	Approval

### PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

04/P/3158/RM	12 Hollis Avenue, Portishead	Submission of reserved matters for external appearance, siting, design, means of access and landscaping for the erection of a detached dwelling pursuant to outline planning permission 04/P/ 0167/O <i>(Amendment dated 4 August 2005, comprising alterations to the position of the fence to the south west boundary. Construction of decking to the rear)</i>	No objection but would suggest that trellis on top of the fence would provide screening for the neighbour.	
05/P/1502/F	8 Conference Close Portishead	Erection of a detached garage <i>(Amendment dated 4 August 2005, comprising repositioning of garage)</i>	No objections	Approval

05/P/1583/F	Land to the rear of The Ranch Ranchways Portishead	Erection of a detached dwelling house <i>(Amendment dated 17 August 2005 comprising amended site location plan and block plan)</i>	Amendments noted. No further comments.	
05/P/1683/F	2 Ranchways Portishead	Erection of a two storey side extension. Alterations to front porch to include a balcony to the first floor and existing window replaced with double doors <i>(Amendment dated 25 August 2005 comprising corrected plan showing south-west elevation)</i>	No comments	Approval

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

05/P/1696/TPO	Norewood Nursing Home 72 Nore Road Portishead	Works to trees <ul style="list-style-type: none"> <li>Norway Maple x 2. Clear from building to give one metre drip-line clearance</li> </ul>	No objections	Approval
05/P/1963/TPO	5 Merlin Park, Portishead	Works to trees – <ul style="list-style-type: none"> <li>Beech x 1 – 30% balanced crown reduction and 15% crown thin</li> </ul>	Minimum works required preserving shape	Approval

## **FOR INFORMATION ONLY**

### **PLANNING APPEALS**

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

Erection of 3 no 2/3 storey buildings to provide 24 one-bedroomed dwelling together with a 2-storey rear extension to the funeral Directors to provide stone masons workshop and offices with parking and landscaping

Members noted that earlier in the year North Somerset Council had advised the Town Council that notification had been received that the above application was to go to appeal and was to be decided by a 'Hearing'. It was noted that further details of the date and venue of the 'Hearing' had now been received -

Eve Wigan Room at the Folk Hall on 21September 2005 at 10.00am.