

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 30 NOVEMBER 2002**

PRESENT

Councillor J Johnston – in the Chair
Councillors J H Clark, J S Clark, M Johnston, Mrs Mason, Pasley*,
Pickering

*Councillor Pasley arrived at the meeting at 10.15am.

APOLOGIES

Councillors Mrs Bickley, Mrs Cole, Mrs Cruse, Mrs Haysom, Walters

PUBLIC PARTICIPATION

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

DECLARATIONS OF INTEREST

No declarations of interest were made.

PLANNING APPLICATIONS

02/P/2565/MP

ASHLANDS MASTERPLAN, PORTISHEAD

Mr John Tranter, head of the design team of architects, Barton Wilmore Partnership, was introduced to the Committee and gave a presentation on the Masterplan.

Mr Tranter gave an overview of the planning and design process for preparation of this plan; he described the concept of 'Home' zones as small communities with the design of the roads, layout of buildings etc generally limiting speed of traffic to around 10 mph and so enabling cyclists and vehicles to share roads. The 'main' roads eg bus route are designed to give an average of 20 mph without the use of traffic calming measures such as humps. The only exception being 'The Avenue', a long straight run, where two sections of textured road are to be incorporated to reduce speed.

All the 'key' areas have been designed by the architects Barton Wilmore Partnership and these designs will be the definitive guide for the developers, who will have a little more freedom in the mews areas. Several developers are sharing the project and some have already asked the Barton Wilmore Partnership to design the 'reserved matters' details for the houses. In other words we can expect to get buildings as shown in the architects 'artists impressions'. The design provides an average of 2 parking spaces per dwelling. Houses are designed to 'Ecohomes Good' standard and the orientation is, as far as possible, on East/West axis to give the maximum solar gain to the houses. Also they have efficient heating and good insulation. About 30 houses will be at the 'Ecohomes Excellent' rating, but these are planned for Phase 2. All will have ready access to public transport and cycle routes.

All car parking and garages will be in the mews area. The provision of neighbourhood shops was raised, but Mr Tranter said they do not succeed because of the convenience of local supermarket. However there will be one or two shops in Area 2, which will be probably be presented in January. (When Area 2 is complete the main road through the site will be available).

The Committee were impressed with the design logic in the scheme and Mr Tranter was thanked for a first rate presentation.

Recommend APPROVAL.

02/P/2477/F LAND AT 57 BRISTOL ROAD, PORTISHEAD

Erection of one bedroom bungalow.

The Committee noted inconsistencies in the set of plans submitted but wished to ensure that sufficient space is retained with the existing house for the provision of a garage.

Recommend APPROVAL.

02/P/2482/F 14 ROATH ROAD, PORTISHEAD

Re-provision of existing single rear extension and erection of new conservatory.

The back wall of the conservatory (3.5m height) will lead to a serious loss of amenity for the neighbour and the Committee would wish to see a substantial reduction in height.

Recommend REFUSAL.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

02/P/2402/F 2 KINGS ROAD, PORTISHEAD

Erection of a three bedroom dwelling in the garden of the existing property.

This resubmission, of planning application 02/P/1461/F, now has less impact on the neighbour. The impact could be further reduced by lowering the ridge by one metre without significant loss to dwelling.

Recommend APPROVAL.

02/P/2448/F 47 LOWER DOWN ROAD, PORTISHEAD

Erection of two storey rear extension.

(Also amendment, dated 13 November 2002, insertion of a window in the east elevation.).

There are no close neighbours; a similar extension has been added to a house nearby.

Recommend APPROVAL.

02/P/2485/F STATION ROAD, PORTISHEAD

Renewal of temporary (5 year) planning approval for temporary buildings for use by ACF and ATC cadets.

No objections - Recommend APPROVAL.

02/P/2492/F

UNITS 12, 13, 14, OLD MILL ROAD, PORTISHEAD

Change of use Unit 13 from light industry Class B1(c) and Units 12 and 14 from storage and distribution Class B8 to light industry Class B1(c) and storage and distribution Class B8.

This re-submission (Planning Application 02/P/1346/F – refused) no longer includes Class B2.

Recommend APPROVAL.

02/P/2528/F

12 BRANSCOMBE WALK, PORTISHEAD

First floor bedroom extension over existing garage and utility/breakfast room and rear conservatory.

The house is stepped forward and no 10 Branscombe Walk should not be affected.

Recommend APPROVAL.

02/P/2550/F

SPRINGFIELD, ST MARY'S ROAD, PORTISHEAD

Replace existing single garage with new double garage and replace front fence with 1.8m high masonry wall.

The neighbour is quite happy with the changes.

Recommend APPROVAL.

02/P/2564/F

9 CAPENOR CLOSE, PORTISHEAD

Two storey rear extension and single side extension.

The neighbour has a small car port alongside which screens the two small windows. The garage proposed will have little effect.

Recommend APPROVAL subject to no valid objections.

02/P/2615/F

THE COACH HOUSE, NOREWOOD GROVE, PORTISHEAD

Conservatory, porch, garage (2nd floor extension).

This extension will almost totally be out of sight.

Recommend APPROVAL.

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

02/P/2348/TPO

FEDDEN VILLAGE, NORE ROAD, PORTISHEAD

Works to trees – TPO 99 – Oaks, beech and chestnuts, and poplars.

The poplars within the site are not covered by the TPO. The work to the trees, which is generally the removal of deadwood and lower limbs, is required to enable vehicles and people to pass by in safety. Suggest crown lift and small crown reduction.

Recommend APPROVAL.

02/P/2368/TPO **111 BRAMPTON WAY, PORTISHEAD**

Works to Ash tree – TPO 100.

This tree has been lopped and limbs reduced before and it has thin foliage. The residents would like to see the tree felled although the tree does look healthy. Some fungus has been found in the tree. Suggest removing or shortening the branch overhanging the garden of 12 Blenheim Way.

Recommend APPROVAL.

02/P/2440/TPO **SEATON HOUSE, 7 NICHOLS ROAD, PORTISHEAD**

Works to trees – TPO 157 – Norewood Grove woodland.

This application is to pollard 3 ash trees on the adjoining woodland.

Recommend APPROVAL.

02/P/2443/WT **1 FIRTREE COTTAGES, NEWLANDS HILL, PORTISHEAD**

Works to trees – Christmas tree – to fell.

The “Christmans Tree” is within the Conservation Area and is one of a group of three trees, being the most prominent in height. The tree is close to the property. Reluctantly

Recommend APPROVAL.

02/P/2445/WT **PHASE 6 (SWANHILL HOMES), PIER ROAD, PORTISHEAD**

Works to trees – TPO 168 - Remove approximately 13 young ash stems and light crown raise three lime trees where conflicting with fence.

This work is required to enable a new boundary fence to be installed. The ash stems are all young shoots.

No objections – Recommend APPROVAL.

02/P/2478/TPO **7A DOWN ROAD, PORTISHEAD**

Works to trees – TPO 527 - Removal of beech tree.

The application has been submitted by the neighbour at no 9 Down Road. Several reasons are given for removing the beech tree:-

- Roots interfering with the driveway; stopping the existing gate from moving.
- Leaves falling cause inconvenience and mess.
- Sap dripping in spring and summer.
- Branches in danger of entanglement with mains electricity and phone cables.
- Roots will cause damage to wall and property foundations.

Would be very reluctant to see this beech tree felled and would prefer to see the crown lifted.
Therefore

Recommend REFUSAL.

02/P/2539/TPO THE PALMS, BELTON ROAD, PORTISHEAD

Works to trees – TPO 488 – Fell tree of heaven.

NSC's Tree Officer has inspected the tree. It is damaged by a fungus infection and is beyond recovery.

Recommend APPROVAL.

02/P/2558/TPO 35 CAPENOR CLOSE, PORTISHEAD

Works to trees – TPO 59 - The reduction of 6 branches (Yew) which are hanging over 33 Capenor Close property.

Do not agree that all this work is necessary. Agree to a limited reduction on the 2 longest branches but not back to the fence. Also noted there is dead wood at top of tree.

Recommend APPROVAL – subject to the above conditions.

OTHER PLANNING MATTERS

REPLACEMENT LOCAL PLAN

There was a long discussion on this item. The report was considered in two parts and the following amendments made –

A. Response to Policies

The draft response was amended as follows –

- Comments in respect of the general content and style of the document to be forwarded as separate response (see B below)
- RD/4 – Green Boundary
Clarify definition of area to include “from the coast to the Gordano Valley”
- H/4 - Affordable Housing
Support. (Remove However national)
- H/7 - Residential development within settlement boundaries
Add – But satisfactory standards must include connection to sewer and provision of road access (ref. HOU/18 LP 2000 – Redcliffe Bay, Portishead)
- T/2 - Existing railway stations
Add – Strongly support, but would wish to see closed stations at Long Ashton and Flax Bourton reopened if some demand can be created.

- T/3 – Proposed railway stations
Amend to read.
Strongly support. But would comment that to cater for the extended trains at commuting times and limited track time, platforms should be long enough to accommodate six-car trains.
- T/9 –Major Highway Schemes
Add – A369
The A369 requires major improvements at J19, Abbots Leigh, Beggar Bush Lane, Rownham Hill and A370 junction to give higher traffic flows for the only link between a town of 25-30K population and Bristol, the main destination for 54% of employed residents.
Banwell Bypass will be a very useful A370/A38 link. The existing road to Nailsea and on to Clevedon needs some sections improved to provide another good link between the M5/A370/A38.

B. General Content and Style

In addition to the changes or alterations to the specific policies (see A. above), the Committee suggested changes to the general content and style of the document – as follows –

- The Local Plan should be shorter and more reader friendly to encourage people to follow the advice given on every page “This Local Plan should be read as a whole. Proposals will be judged against all relevant policies”. The draft Local Plan has 413 pages and is calculated to have 259,000 words. The Structure Plan 2000 has a calculated 69,000 words on 162 pages and covers the same topics ie the Local Plan is nearly 4 times the length of the Structure (county) Plan.
- In general, the policy statements are either fairly short and give a clear indication of what is expected or they are long legalistic statements covering every possible eventuality and rendering planning officers superfluous. Examples of the latter are ECH/1. RD/5 & 6, H/5, 6 & 8, CF/4. Others could be tightened.
- The legend for the maps would be far more useful if it were bound to open so as to read with the maps.

RECOMMENDED that

- The draft response be amended as A. and B. above.
- The duly amended response be forwarded to North Somerset Council as the Town Council’s formal response to the North Somerset Replacement Local Plan (Draft) September 2002.

STREET NAMING – THE VALE

The Committee RECOMMENDED the use of the name ‘The Pippins’ for the new road, which is an extension to the east of the original Vale Development and is at present under construction.

There being no further business the meeting closed at 1.00pm