

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 3 OCTOBER 2007**

PRESENT Councillor Mrs Lord - in the Chair

Councillors Cameron*, Hazelton, Howells**, Miers, Mrs Mason,
Parker, Miss Stanley,
Mrs R Tranter – Assistant Clerk

*Councillor Cameron arrived at 7.35pm

**Councillor Howells arrived at 7.40pm

APOLOGIES Councillor Pasley, Walters, Mrs Way

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal interest in Planning Application 07/P/2217/F
55 High Street, Portishead
Erection of a single storey rear extension and change of use from retail shop (A1 use) to veterinarian clinic (D1 use) including alterations to shop frontage
Reason – Has an interest in The Poacher Public House which is opposite the application site.

Councillor Mrs Lord

- Personal interest in Planning Application 07/P/2295/F
26 Gardner Road, Portishead
Erection of a two storey side extension and single storey rear extension following demolition of existing front porch, conservatory and garage
Reason – Acquainted with neighbour who lives opposite but who is not objecting to the development.

PUBLIC PARTICIPATION

Standing orders were suspended to allow a member of the public to speak against the planning application 07/P/2295/F, 26 Gardner Road, Portishead for the erection of a two storey side extension and single storey rear extension following demolition of the existing front porch, conservatory and garage.

Mrs S Williams, 24 Gardner Road, Portishead spoke on behalf of her husband and herself and confirmed that they lived next door to the proposed development. Mrs Williams made the point that whilst they were not averse to an extension at no. 26 and following the change of ownership were expecting it, it is the size and the dominant effect of the proposed extension to both their property and the street scene to which they object.

Mrs Williams advised members that the proposed extension is 50% larger than an extension to the other half of the semi-detached property. It is a plain walled extension which will block out light to some of their rooms and create shadow across their property for half of the day.

In conclusion Mrs Williams advised the Committee that the plan was contrary to Policy H7 of the Local Plan in that it must respect “the character of the surrounding area and not prejudice the amenities of the adjoining occupiers ...”. The present design of this proposed development does also not meet the criteria laid down in Policies GDR/3 and she urged the Committee to refuse the application.

Standing orders were resumed.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

The order of the applications was amended to allow the application where members of the public were in attendance to be dealt with first.

PLANNING APPLICATIONS

07/P/2295/F 26 GARDNER ROAD, PORTISHEAD

Erection of a two storey side extension and single storey rear extension following demolition of existing front porch, conservatory and garage

Members discussed the size of the proposed extension and the effect on the neighbouring property and the street scene.

RECOMMENDATION

Object to the planning application on the following grounds –

- Too close to boundary and will overshadow neighbour at 24 Gardner Road resulting in loss of light.
- Overbearing impact on the neighbour.
- Overdevelopment of the site.

Members of the public left the meeting at 7.45pm.

07/P/2217/F 55 HIGH STREET, PORTISHEAD

Erection of a single storey rear extension and change of use from retail shop (A1 use) to veterinarian clinic (D1 use) including alterations to shop frontage

The Committee discussed this application in some detail particularly the loss of a retail unit in the High Street. Members generally believed that evidence of the unit being marketed for retail use should have been provided as part of the application. Some members were concerned that there was no area for stopping and dropping off sick animals whilst others did not believe this would be a problem as the nearby Roath Road car park could be used. The zig-zag lines which extend in front of 55 High Street were also discussed.

RECOMMENDATION

Object to planning application on the following grounds –

- Loss of retail unit in High Street.
- Lack of immediate parking and the existence of zig-zag lines outside the premises.

The Committee also comment that there is no evidence within the application that marketing of the property as a retail unit has been carried out.

07/P/2266/F FERNDALE HOUSE, 2 FERNDALE ROAD, PORTISHEAD

Erection of a 3 storey building to provide 3 self contained flats including means of access, retaining wall and covered parking area with terrace

The Chairman ran through the history of the site and the previous development and conversion of Ferndale House to apartments. The possible future alteration to the existing one-way Traffic Order thereby making Ferndale Road, in part, two-way traffic was also discussed.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Loss of yet another garden space.
- Inadequate parking, especially considering Ferndale Road has limited period parking.
- Loss of on road street spaces.
- Loss of views of Victorian roofline.

The decision of the committee was unanimous.

07/P/2356/RM PARCELS B1 & B2, ASHLANDS, PORTISHEAD

Variation of condition 13 on reserved matters application 06/P/2472/RM for the erection of 63 residential units with associated parking, landscaping and private amenity space to reduce the standard of eco-homes from that of “Very Good” to “Good”.

RECOMMENDATION

Object to variation of condition 13 to change of Eco rating from “Very Good” to “Good”. The Eco-rating should remain as “Very Good”. The Committee do not support a change.

07/P/2404/F 89 HILLSIDE ROAD, PORTISHEAD

Erection of a first floor extension comprising single storey extension over existing kitchen and lounge areas and two storey extension to side and rear. Construction of bridge structure to rear.

The location of this substantial development was discussed. The loss of garage space was noted and that the drive is particularly steep. It was also noted that there were no objections from neighbours on North Somerset Council’s website.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

OTHER PLANNING MATTERS

07/2273/F 29 ST PETERS ROAD, PORTISHEAD

Erection of a detached double garage with store room over

The Chairman brought the above planning application to the attention of the Committee. The item had been dealt with by the Planning Chairman as a delegated item in September 2007. However an immediate neighbour had contacted Councillor Mason as the neighbours had only received consultation letters from North Somerset Council on Tuesday, 2 October 2007 with a deadline of Friday, 5 November 2007. The neighbours have strong objections to the proposed development which include possible damage to an old boundary hedge which is within the Conservation Area.

The Committee discussed this lack of neighbour notification and

RECOMMENDED that

The Planning Chairman send a letter to North Somerset Council informing them of the strong objections to the development and the lack of consultation of the neighbours on this application.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated authority were noted

There being no further business the meeting closed at 8.35pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2044/F	Land at Harbour Road Spine Road Portishead Quays Portishead	Erection of building to contain boiler room and plant enclosures	<p>Appearance</p> <ul style="list-style-type: none">• The building as proposed is dull and utilitarian. In particular the north elevation will be visible from the public realm walkway and could attract graffiti. Is this deliberate?• A planting scheme consisting of low growing shrubs should be provided on the north and east side of the building to help soften the landscape. <p>We would suggest that North Somerset Council's Urban Designer should be consulted for his opinion on the overall appearance of the building.</p> <p>Technical</p> <ul style="list-style-type: none">• The building needs proper drainage if it will discharge waste water, oil and refrigerant from the boiler, heat pump and other machinery, circulation pump etc.• Presumably there will be quite a large, gas fired boiler but there is no chimney, gas vent/flue shown on the plans.• The building will house expensive equipment. Is it designed for security?

07/P/2064/LB	Friends Meeting House 11 St Mary's Road Portishead	Alteration and refurbishment of existing toilet facilities to include extension to existing slate roof, replacement ceiling, replacement of cement based rendering with plasterboard dry lining, replacement partition walls and doors, replacement rain water goods, provision of extractor fan, installation of facilities and decoration	No objections. (Decision made by Ward Councillors)
07/P/2141/F	106 Nore Road Portishead	Raising of main roof to create first floor level including the construction of a rear dormer	No objections – subject to no valid objections from neighbours.
07/P/2166/F	Land to the rear of 52-56 Down Road Portishead	Erection of 3 detached dwellings with alterations to access (revision of 06/P/1346/F)	No objections.
07/P/2187/F	85 Heron Gardens Portishead	Erection of a first floor extension on south side and single storey rear extension	No objections – subject to no valid objections from neighbours.
07/P/2251/LB	19b Woodhill Road Portishead	Internal alterations to include the replacement of existing heating and hot water system	No objections in principle but perhaps the flue could be a more sympathetic colour in relation to the stone ie not stark white.
07/P/2270/F	Oakwood Woodlands Road Portishead	Erection of dwelling (revision to planning approval 07/P/0309/F)	No objections.
07/P/2273/F	29 St Peters Road Portishead	Erection of a detached double garage with store room over	This application is almost identical to the last application. No objections subject to no valid objections from neighbours.
07/P/2280/F	214 Down Road Portishead	Erection of a single storey front and side extension after demolition of existing sun room	No objections - subject to no valid objection from neighbours.

07/P/2299/F	50 Lower Down Road Portishead	Erection of a single storey side extension. Change existing flat roof to pitched	No objections – subject to no valid objections from neighbours.
07/P/2300/F 07/P/2372/LB	Capenor Court Cottage 45 St Mary's Park Portishead	Erection of replacement roof to outhouse and garage	No objections - subject to no valid objections from neighbours.
07/P/2301/F	8 Frobisher Avenue, Portishead	Erection of a two storey side extension and decking	No objections – subject to no valid objections from neighbours.
07/P/2305/F	27 Downside Portishead	Erection of a single storey rear extension. Conversion of garage to living accommodation with new pitched roof.	No objections assuming approval for the car port between houses (27 and 25 Downside) as part of planning application 07/P/2013/F.
07/P/2332/F	5 Manor Close Portishead	Erection of a detached double garage and front bay window	No objections - subject to no valid objections from neighbours. Also agree with comments made by the Tree Officer concerning the relocation of the Liquidamber tree thereby allowing adequate space for this replacement tree to grow.
07/P/2351/ADV	19 High Street Portishead	Display of 1 no. illuminated fascia sign and 1 no. illuminated projecting sign	No objections.
07/P/2353/F	22 Riverleaze Portishead	Erection of a two storey rear extension to include an extension to the existing rear dormer. New dormer to front elevation. Erection of a front porch. Creation of vehicular access onto Riverleaze. Erection of a 2m high wall on altered boundary line to Nore Park Drive.	No objection – subject to no valid objections from neighbours.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1052/RM	Block D Dockside Spine Road East Quays Portishead	Submission of reserved matters of appearance, layout, scale, access and landscaping for the erection of 142 no residential dwellings (1,2 and 3 bedroom) refuse and cycle stores, an electrical substation and centralised boiler, a commercial unit Class A1/A3 and associated car parking and landscaping pursuant to Outline Planning permission 94/0348 <i>(Amendment dated 16 August 2007 comprising –</i> <ul style="list-style-type: none"> • <i>Reduction of the number of residential units to 140.</i> • <i>Increasing the number of parking spaces to 180.</i> • <i>Reduction in the number of cycle spaces by 50%.</i> • <i>Revision to the boundary treatment along the marina walkway.</i> • <i>Revisions to the design and appearance of the rear decked accesses.)</i> 	Welcome the move made to accommodate our comments.
07/P/1550/F	Land adjacent to 62 Lower Down Road Portishead	Erection of a detached bungalow <i>(Amendment dated 22 August 2007 comprising –</i>	Object to the planning application amendment as there is continuing concern about the lack of turning space

		<ul style="list-style-type: none"> • <i>Reduction in site area</i> • <i>Re-siting of proposed dwelling</i> 	and the consequential need to reverse on to the highway.
07/P/1757/F	Land at 32 West Hill Portishead	<p>Erection of 13 no dwellings, car parking, landscaping and associated works following demolition of existing building (Amendment dated 11 September 2007, comprising –</p> <ul style="list-style-type: none"> • <i>Reduction in height of buildings;</i> • <i>Alterations to elevations;</i> • <i>Additional car parking spaces; and</i> • <i>Removal of proposed footpath</i> 	Object to the planning application amendment as it does not address the Town Council's original concerns.
07/P/2080/F	412 Nore Road Portishead	<p>Erection of a two storey side extension after demolition of existing garage (Amendment dated 5 September 2007, comprising –</p> <ul style="list-style-type: none"> • <i>A reduction in size of front dormer</i> 	No objection to amendment but original objection still stands.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2102/TPO	2 Nore Road Portishead	<ul style="list-style-type: none"> • Oak x 1, Crown clean, remove dead branches, raise canopy by 2 -3 metres away from pavement 	This Oak tree has a high landscape value in a prominent position at the junction of Nore Road and Battery Road. It is of a high quality being about 15m in height and with a good overall shape. Some of the lower canopy is untidy and drooping over both the garden and pavement. Over the pavement it is low

			<p>enough to interfere with tall people. The canopy raise will improve the appearance of the tree and remove a hindrance to pedestrians. The crown clean will also benefit the general health of the tree. No objections.</p>
07/P/2242/TPO	156 Merlin Park Portishead	<ul style="list-style-type: none"> • Copper Beech – clearance from lamppost, 4m crown reduction and 15% thinning 	<p>This Beech tree has a moderate landscape value being obscured by close houses from any distant views. However it is a significant specimen of good quality. The tree overhangs the footpath and is beginning to obscure the lamp standard on the path. Clearance away from the lamp is clearly needed. Thinning would enhance the appearance of the tree. However the proposed 4m crown reduction appears excessive representing around 30% of the overall height. A 2m reduction would be appropriate to maintain the tree in scale. No objection to clearance around lamp and thinning. Crown reduction should be reduced to 2m.</p>