

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 4 DECEMBER 2004**

**PRESENT** Councillor Mrs Bickley – in the Chair  
Cllr JS Clark, Johnston, Mrs Lord, Mrs Mason, Pasley\*  
\* left after consideration of 04/P/2967/F  
also 1 member of the public

**APOLOGIES** Cllrs Mrs Cruse, Miss Griffiths

**PUBLIC PARTICIPATION**

Mr Justin Templer spoke about the proposed alterations to St. Joseph's church hall. The building suffered badly from dry rot and also needed to be modernised to comply with DDA regulations. The refurbishment could only be funded by selling the priest's house and providing a flat over the Hall.

**DECLARATIONS OF INTEREST**

Cllr Mrs Lord Personal interest planning application 04/P/3000/F, which includes provision for alcohol store and will therefore need to be licensed  
Reason: Member of the Justices' Licensing Panel

Cllr Pasley Personal interest Planning application 04/P/2967/F 33 Beach Road West  
Reason: Property is visible from his house.

**SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

**PLANNING APPLICATIONS**

The following application was taken first.

**04/P/2857/F ST JOSEPH'S CATHOLIC CHURCH, WEST HILL,  
PORTISHEAD**

Upgrading of hall and facilities; demolition of single storey extension: change of use of first floor hall to self-contained flat

Noted that the Church are aware of the TPO attached to two Scots pines at the rear of the present building and the need for their protection during any work.

The existing extension is unattractive, its demolition and replacement by a two-storey extension, with a single storey extension to the side and front were felt to be sympathetic to the original Hall. The new vehicle access onto Friary road should not cause a problem.

Recommend APPROVAL

**04/P/2749/F 10 BRISTOL ROAD, PORTISHEAD**

Single storey rear extension and alterations to vehicular access

This extension will extend more than 5 metres along the boundary of the adjoining house, no information as to the nature of this boundary or any screening effect.

Recommend APPROVAL subject to no valid objection from the neighbour.

**04/P/2789/F                      89 EASTCLIFF, PORTISHEAD**

A white PVCu side conservatory over dwarf walls

After some discussion the committee felt that a glass/PVC conservatory at the side of this house was out-of-keeping with the street scene.

Recommend REFUSAL

**04/P/2813/F                      BATTERY POINT, PORTISHEAD**

Erection of a Portland Stone memorial – bearing a bronze plaque dedicated to the seafarers of the West Country (approx. 5 ft tall x 4ft x 4ft)

The committee liked the overall design of the column. The proposed height might cause difficulties for smaller people/children in reading the plaque and we would like it to be no more than 3'6" from the ground – presume that it will be on the landward side. It was also thought that the memorial should sit in the ground as in the photograph; a raised concrete plinth will be vulnerable to damage and the grass around it become worn.

Recommend APPROVAL in principle, but note the comments above.

**04/P/2825/RM                      BLOCK 'N', DOCK AND DOCKSIDE,  
PORTISHEAD QUAYS, PORTISHEAD**

Construction of 38 apartments and town houses including a single storey ancillary unit (Class A3), landscaping, car parking and associated infrastructure

The committee were disappointed that there were not more ground floor commercial units on the waterside, although it was noted that what was available was greater than the masterplan had specified.

The secure and relatively generous car parking arrangements were a good feature. The actual design and materials used was not liked by all.

Those present were evenly divided as to recommending Approval or Refusal.

**04/P/2834/F                      ESTATE ROAD (OFF VALE DISTRIBUTOR) PORTISHEAD  
QUAYS, PORTISHEAD**

Development of a waste recycling compound

The committee noted that this application had been submitted in accordance with the 106 agreement, but that further negotiations are underway and it's unlikely to be necessary.

**04/P/2860/O**

**89 HILLSIDE ROAD, PORTISHEAD**

Outline planning for a 3 / 4 bed dwelling with garage in the rear garden. Access to the dwelling and site from Newhaven Road, Portishead

Recommend APPROVAL for the principle of developing the site with access from Newhaven Road, but

Recommend REFUSAL for a 3 – 4 bedroom house. A more modest dwelling of 2 storeys (maximum) and 2/3 bedrooms would be more appropriate.

**04/P/2903/RM**

**ROAD 1B, DOCK AND DOCKSIDE, SPINE ROAD, PORTISHEAD**

Approximately 220 metres of public adoptable highway and associated infrastructure

Noted that this section of the road leads to Lockside square and includes pedestrian crossing tables and some roadside parking.

Recommend APPROVAL

**04/P/2931/F**

**REAR OF 58 HIGH STREET, PORTISHEAD**

Change of use (part first floor) from residential to offices

The gain in commercial space has to be balanced against the loss of first floor residential at this location.

Recommend APPROVAL

The committee considered next:

**04/P/2967/F**

**33 BEACH ROAD WEST, PORTISHEAD**

Conversion of a single residential dwelling to two apartments to include side and rear extensions, raising of roof and conversion of roof-space. Excavation of land to front of dwelling to form utility/store at basement level. Erection of summerhouse within rear garden

After looking at the plans the committee felt that this application could be better described as (almost) total demolition rather than conversion. The final building will be a conventional modern house with pitched roof, rather than the Georgian effect at present, leading to a change in the character of the streetscape. The window design and mix at front and rear was unacceptable in this prominent position.

The plans do not make it clear as to how the parking area, garage and rear garden are to be apportioned between the two apartments.

Recommend REFUSAL for the reasons above

The committee also questioned whether a 6m golden leylandii hedge as a back garden boundary could be maintained at that extreme height.

**04/P/2960/F**

**3 HILLCREST ROAD, PORTISHEAD**

Erection of detached house, two storey, and double garage

*Clerk's Note: A previous application 03/P/0418/F was given permission on this site.*

The chairman advised members that an amendment, changing some of the internal layout and fenestration had been received.

The overall footprint was very similar to the previously approved application, there did not appear to be any significant issues of overlooking.

Recommend APPROVAL

**04/P/2970/F                    66 SLADE ROAD, PORTISHEAD**

New single story house with attic accommodation

This was thought to be an attractive design. The vehicle access on to Avon Way is probably the best that can be achieved at this point.

Recommend APPROVAL subject to no objections from Highways Dept.

**04/P/2975/F                    80 EASTCLIFF, PORTISHEAD**

Construction of a single storey rear extension (*not* conservatory)

Some concern was expressed at the loss of privacy to the neighbours' gardens from the roof terrace, but its width is restricted (~ 0.7m).

Recommend APPROVAL

**04/P/2976/F                    DOVERCOURT, CHANNEL VIEW ROAD, PORTISHEAD**

New rear extension, alterations to garage roof and alterations to porch

Recommend APPROVAL

**04/P/3000/F                    9 THE PRECINCT, PORTISHEAD**

Change of use from butchers to Bistro and takeaway pizza, replacement of shop window with folding/sliding doors new signage

Noted that external shutters will be provided, that there is a secure alcohol store within the premises and that 7 day opening is anticipated.

Recommend APPROVAL

The committee would like to suggest that North Somerset Council take this opportunity, given the change of tenant in two units, to press the landlords to enter into S106 agreements for improvements to the precinct.

There being no further business the chairman closed the meeting at 12.10pm

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