

PORTISHEAD & NORTH WESTON TOWN COUNCIL

REPORT OF AN INFORMAL MEETING OF THE PLANNING COMMITTEE HELD ON SATURDAY, 4 FEBRUARY 2006

PRESENT Councillor Mrs D Bickley – in the Chair

Councillors Johnston*, Mrs Mason
Written comments received from Councillors JH Clark and Walters
* left after discussion of 06/P/0229/F

APOLOGIES Councillors JS Clark, Mrs Lord, Pasley, Walters

PUBLIC PARTICIPATION

There were no members of the public present.

DECLARATIONS OF INTEREST

Declaration by members who serve 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 – TO BE CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

**06/P/0049/RM PHASE 1, AREA 2, CHARLES CHURCH 4,
ASHLANDS, PORTISHEAD**

Submission of reserved matters of external appearance, design, means of access and landscaping for erection of 33 no dwellings with associated parking pursuant to outline application 00/P/1844/RM

ECO rating GOOD but members were concerned about the low Health & Well-being score, (1.88/15). Noted that there was a lack of cycle storage, no water butts for apartments 1-7 and no external bin storage or private space for plots 27 and 31. The railing design is uninspiring and no landscaping details were provided. Overall car parking ratio is acceptable (53/33) but could be improved, we agree with comments from Mike Schneider. No gate shown from space 33 into the garden.

Recommend REFUSAL, reasons as above, would also endorse Mr Carlton's comments on the layout and landscape buffer zone.

06/P/0067/F

EDEN COTTAGE, 7 BEACH HILL, PORTISHEAD

Erection of a conservatory

Recommend APPROVAL , provided that the ridge height is below the existing rear larch lap fence. NOTE: discrepancy between Existing and Proposed elevations as to the height of this fence relative to the roofline.

06/P/0072/ADV

LAND AT WYNDHAM WAY, PORTISHEAD

Retention of two free-standing external illuminated gantry signs

Recommend APPROVAL of the reduced height gantry to the east, outside Homebase. Recommend REFUSAL of the western gantry outside McDonalds. It will be out of proportion with the surroundings and detracts from the adjacent building. Reducing the height still leaves a squat unattractive structure.

06/P/0080/F

1 QUEENSWAY, PORTISHEAD

Erection of a replacement roof to main house and a single storey side extension

Noted that telephone wires currently skim the roof and will need to be raised. The plans are inaccurate, implying a driveway of 5m between front of house and edge of private road; there is less than 4m, insufficient to provide off-road parking. Without site levels it is difficult to determine what effect raising the roof by 1.5m will have on properties on Hillcrest Road.

Recommend REFUSAL. No off-road parking provision.

06/P/0087/F

33 BEACH ROAD WEST, PORTISHEAD

Conversion of a single residential dwelling to 2 apartments including 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

Noted that the forecourt has already been excavated and possibly the roof is being removed. Some details of this proposal are difficult to determine. There are inconsistencies between the artist's impression, the front elevation and the layout, in particular the excavated area at the front and a garage shown to the side. The use of the proposed garage in the rear garden, approached by a steepish drive, will have a detrimental effect on the neighbour. The top storey dormer windows are unattractive in this location. It would appear that the garage also acts as a changing room for the pool.

Recommend REFUSAL. Overdevelopment. Inconsistent plans. Detrimental to the amenity of neighbour. Inappropriate windows in roof not in keeping with surroundings.

06/P/0103/RM

**PHASE 1 AREA 2, AFFORDABLE 2A, ASHLANDS,
PORTISHEAD QUAYS, PORTISHEAD**

Submission of reserved matters of external appearance, siting, design, means of access and landscaping for erection of 64 no. dwellings with associated parking

Noted that this is very similar to previous application on this site. The most obvious change is in the re-orientation of one block (apartments 18-20) to create a cul-de-sac, which could now provide access to adjacent undeveloped land. Cycle storage has been increased. The revised layout has now created public space where previously there was some private space.

The only semi-enclosed play space for children is in parking areas. Would agree with comments from Mike Schneider about the need for better definition of parking spaces, public open space and highway and with his suggested improvements to the current design. Undercroft parking would release play space.

Recommend REFUSAL. The general layout is not conducive to the well-being of families.

Note for all Ashlands applications : The Replacement Local Plan Guidelines for play areas suggest that there should be equipment for under fives within 5 minutes walking and creative adventurous play areas for the 5-12 year olds within 7 minutes walking. For teenagers there should be challenging equipment and ‘hang-about’ areas within 10 minutes walking. We ask that an urgent review of the approved applications is carried out to assess whether these guidelines are being met.

06/P/0158/O 284 DOWN ROAD, PORTISHEAD

Outline application for erection of a dormer bungalow following demolition of out buildings

Recommend APPROVAL on the basis that the proposed garage abutting Down Road is retained/rebuilt with the same elevation and in the same style as the existing outbuilding. Where appropriate, stone from the outbuildings should be incorporated into the new house.

06/P/0165/RM LAND TO THE REAR OF 38 WEST HILL, PORTISHEAD

Erection of 4 bed detached house

Recommend APPROVAL but regret the loss of an attractive garden to hard landscaping.

**06/P/0182/RM BLOCK S, DISTRICT CENTRE, PORT MARINE,
PORTISHEAD**

Submission of reserved matters of external appearance, means of access, siting, design, means and landscaping for the erection of a three storey building comprising of ground floor retail (A1/A2/A3) with 22 residential apartments on the first and second floors pursuant to outline permission 01/P/0474/O

Members noted that this site is designated for ‘health care’ in both the Local and Replacement Local Plans.

The asymmetrical angled 3-storey building, with central gables, will directly front the diagonal walkway between the High Street and Waitrose, defining the start of the pedestrianised area. The internal layout of the retail area on the ground floor which has 4 entrances, is currently an open area. Above are 2 floors of mostly 2-bed apartments. Two cycle stores, covered bin store and parking for the shops and flats (40 overall) is hidden behind the building. Vehicle access is via the separated 5.5m(?) route for Waitrose delivery lorries. A decorative metal fence forms the boundary between Waitrose outdoor area and the car park. The gable roofs are angled inwards forming a shallow V.

Chairman’s note: Revised elevations, layout and site plan now on North Somerset Council’s website, but not easy to discover what changes have been made. No landscaping details provided.

Recommend APPROVAL.

06/P/0210/F DOCK & DOCKSIDE, HARBOUR ROAD, PORTISHEAD

Construction of a car park, public realm and surface water sewer

This is the car park behind the Lock Control building, presumably for public use.

Recommend APPROVAL.

06/P/0215/F 139A HIGH STREET, PORTISHEAD

Construction of a new second storey over existing florist shop to create 2 bed flat in addition to new indoor storage for shop

An off-street parking space is shown at the front.

Recommend APPROVAL subject to no Highways objections.

06/P/0229/F 89 HILLSIDE ROAD, PORTISHEAD

Erection of a single dwelling to rear of existing dwelling

This re-application shows the house set back about 2 metres from the pavement and sunk well down, with the eaves only a few feet off the ground.

Recommend APPROVAL.

PLANNING APPLICATION AMENDMENTS

**05/P/2920/F FORMER ST JOSEPH'S RC SCHOOL,
WEST HILL, PORTISHEAD**

Erection of 14 dwellings, car parking, access, access road and all associated infrastructure (Amendment dated 26 January 2006, comprising – change to north facing elevation of plots 1-5, including new entrance door arrangement (s) and greater separation at second floor between plot 2 and 3. Plots 6-11 are resited westwards with the proposed turning head repositioned)

Noted the concerns of the neighbour at 49 Nore Road because of the nature of his end walls being attached to the boundary wall and hence possibly affected by traffic on the reconstructed driveway. There would also be overlooking of his rear garden from the end unit balcony and window.

The access road behind 45 and 47 Nore Road would inevitably affect their enjoyment of their gardens, with loss of privacy from the houses behind.

The amendments were felt to be an improvement.

Recommend APPROVAL of the amendments.

No revised recommendation for the application as a whole.

There being no further business the meeting closed at 12 noon.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0062/F	3 Beach Road West Portishead		No objections	Approval
06/P/0118/F	Ashanti, Belton Road, Portishead	Erection of a two storey side extension	No objections	Approval
06/P/0015/F	89 Nore Road Portishead	Steel fabricated fire platform at first floor level at rear of property	No objections	Approval
06/P/0084/F	5 Cabot Rise Portishead	Erection of a rear conservatory	The proposed glazed, left elevation will compromise the privacy of 7 Cabot Rise	Refusal
06/P/0095/ADV	First floor offices 20 High Street Portishead	Erection of 2 illuminated shop signs	No objections	Approval
06/P/0123/F	First Floor Flat 20 High Street Portishead	Change of use of domestic flat to commercial office	No objections	Approval
06/P/0176/ADV	Phase 1, Area 2, Junction of Road 15 and The Avenue (refer to Pan 233 Portbury	Erection of a totem sign and 6 flag poles	No objections	Noted - this is within Portbury Parish Boundary
06/P/0179/ADV	114 High Street Portishead	Display of 3 externally illuminated fascia signs	Noted that both of these applications are retrospective. No objections	Approval
06/P/0180/F		Erection of window and door security shutters with internal roller balls		

OTHER PLANNING MATTERS - FOR INFORMATION

05/P/2145/ADV

PORTISHEAD RETAIL PARK, WYNDHAM WAY PORTISHEAD

Retention of two freestanding externally illuminated gantry signs

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