

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 4 FEBRUARY 2009**

PRESENT Councillor Mrs Lord – in the Chair
Councillors Hazelton, Howells, Mrs Mason, Parker, Walters, Mrs Way

APOLOGIES Councillors Cruse, Mrs Cruse, Miers

Councillor Mrs Lord was voted Chairman for the meeting in the absence of the Planning Chairman.

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal interest in Planning Application 09/P/0093/F, Land adjacent to 16 Roath Road, Portishead for the erection of a dwelling arranged as two apartments following demolition of existing garage and car port
Reason – the application site is six properties down the road from home address.

Councillor Walters

- Personal interest in Planning Application 09/P/0122/0, Land Adjacent to the White Cot Stores, St Peters Road, Portishead, for outline application for residential development of 3 dwellings in a two storey block having access off St Peters Road with all matters
Reason – acquainted with the applicant.

All Councillors (except Walters see above)

- Personal interest in Planning Application 09/P/0122/0, Land Adjacent to the White Cot Stores, St Peters Road, Portishead, for outline application for residential development of 3 dwellings in a two storey block having access off St Peters Road with all matters
Reason - the applicant is a tradesman frequently used by the Town Council.

PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

09/P/0080/F 11 BURFORD CLOSE, PORTISHEAD

Two storey side, single-storey front and rear extensions, rear conservatory, garage conversions and new garage

The Committee noted that the proposal was for a very large extension, particularly on the ground floor. One objection had been logged by a resident on North Somerset Council's IDOX. His complaint was with the removal of a mature hedge and the possibility of overlooking from a skylight and possible damage to an existing tree. It was noted that the applicant intended to replant the hedge. Members were concerned that the extension would make the property out of keeping with the surrounding housing.

RECOMMENDATION

Object to the planning application on the following grounds –

- The size of the extension is out of keeping with the surrounding properties, and
- The loss of a well established boundary hedge. (Refer to the complaint made by Mr Healey, 26 Exeter Road, Portishead).

09/P/0093/F LAND ADJACENT TO 16 ROATH ROAD PORTISHEAD

Erection of a dwelling arranged as two apartments following demolition of existing garage and car port

The Committee noted that there had been two previous applications at this site, one withdrawn and the second for two flats was refused (08/P/1323/F refers). Members also noted that reference had been made by the applicant's agent to a previous permission given at nearby 112 High Street (08/P/1323/F refers.)

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- The proposed dwelling due to the restricted size of the plot would result in a cramped form of development with inadequate private amenity space.
- Loss of parking in a very busy, narrow road and creation of more car usage; together with
- North Somerset Council's recently introduced regulations in the adjacent car park.
- The proposed use of render on the gable wall is out of keeping with surrounding street scene of Victorian, stone houses.

The decision of the Committee was unanimous.

09/P/0122/0 LAND ADJACENT TO THE WHITE COT STORES, ST PETERS ROAD, PORTISHEAD

Outline application for residential development of 3 dwellings in a two storey block having access off St Peters Road with all matters

Members noted that the applicant was a tradesman frequently used by the Town Council.

The Committee discussed the location of the proposed development in relation to another larger development at Grange Farm (176 High Street – 08/P/0846/O). That application had recently been taken to Appeal by the applicant and has subsequently been allowed. Grange Farm is currently in the ownership of Bristol City Council. The land adjacent to the White Cot Stores was to be used for access to the Grange Farm site. The proposal was for 3 dwellings at

right angles to St Peters Road which the Committee felt would overlook the existing houses to the rear.

The Committee were concerned that other “amenity land” within the Town which is currently owned by Bristol City Council could also be put up for sale.

RECOMMENDATION

1. Object to the planning application on the following grounds –
 - This application is the approach road to a site for homes recently granted outline planning permission at appeal (Grange Farm). Until full details of the land needed for the approach road are known this application would seem to be premature.
 - Although the application is in outline only the indicated layout would seem to present insurmountable objections because of overlooking of existing houses.
2. That the Clerk writes to Bristol City Council’s Estate Services requesting details of other pieces of land within Portishead which are owned by Bristol City Council and currently are being considered for sale.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Planning Chairman of Planning under delegated powers were noted.

There being no further business the meeting closed at 8.10pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/2608/F	37 Forester Road Portishead	Erection of a two storey side extension and rear conservatory following demolition of existing extension and garage	No objections – subject to no valid objections from neighbours.
08/P/2628/F	45 The Paddock Portishead	Erection of a two storey side extension and front porch	No objections – subject to no valid objections from neighbours.
08/P/2636/F	3 Rockleigh Beach Road West Portishead	Conversion of ground floor flat and basement into two maisonettes with insertion of new door on rear elevation	No objections – subject to no valid objections from neighbours.
08/P/2643/F	22 Leighview Road Portishead	Erection of a detached garage to rear of dwelling replacing existing hard standing	Withdrawn
09/P/0012/F	9 Blenheim Way Portishead	Erection of a two storey rear extension	No objections – subject to no valid objections from neighbours.
09/P/0037/ADV	Portishead Rotary Club Various locations	Erection of 3 Advertisement signs for Portishead Rotary Club	No objections.
09/P/0048/F	1 South Avenue Portishead	Erection of a single storey side and rear extension, roof garden, raise height of roof and convert loft to include balcony to the rear with a frosted screen and new roof.	No objections – subject to no valid objections from neighbours.
09/P/0063/F	8 Stoke Road Portishead	Erection of shop front security screen	No objections.
09/P/0079/F	6 Rodmoor Road Portishead	Erection of a single storey rear extension and first floor roof	No objections – subject to no valid objections from neighbours.

		extensions with 2 no dormers to side elevation	
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PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/1861/F	Trinity School Land off Marjoram Way Portishead	Retention of temporary cycleway/footpath link from school boundary gate to Tansy Lane Retrospective (Amendment dated 14 January 2009 to remove the word Temporary from the description)	No objections.