

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON WEDNESDAY 4 JUNE 2008**

**PRESENT** Councillor Mrs Knight – in the Chair

Councillors Hazelton, Howells, Mrs Lord, Parker, Pasley,  
Mrs Mason, Walters, Mrs Way

Mrs R Tranter – Assistant Clerk

**APOLOGIES** Councillor Cameron, Cruse, Mrs Cruse, Miers

**DECLARATIONS OF INTEREST**

**Declaration by members who serve on both the Town and District Council**

Councillors Knight and Pasley stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

**PUBLIC PARTICIPATION**

There was one member of the public present, Mr Tony Fisk of 59 Bristol Road, Portishead, who addressed the Committee and spoke against the planning application 08/P/1074/F, 57 Bristol Road, Portishead for conversion of house into 4 no. flats with erection of a two storey side extension and front canopy. Mr Fisk lived next door to the proposed development and pointed out that the only difference between the plan now submitted and the earlier plan which had been refused by North Somerset Council (08/P/0307/F refers) was the separation of the garden area into four with fencing between.

Mr Fisk's main objections to the application were the overdevelopment of the site and increased traffic over the access lane, to the rear of the property, which he confirmed was in the ownership of North Somerset Council and over which he had a right of way. The plans showed incorrectly that the lane is 20 feet wide when in fact it is only 12 feet wide. There is also no allocation for visitor's parking. Mr Fisk concluded that his neighbour at 55 Bristol Road has not sold his garden to the applicant although the garden is shown as a communal garden within the application.

**SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

*Clerk's Note: - with the agreement of the committee the agenda order was amended to accommodate the member of the public present.*

**PLANNING APPLICATIONS**

**08/P/1074/F                      57 BRISTOL ROAD, PORTISHEAD**

Conversion of house into 4 no flats with erection of a two storey side extension and front canopy

Members discussed the application and the difference between this new application and the previous one.

#### RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site in that it fails to respect the openness and character of the surrounding area.
- Concerns about the increased traffic on the rear lane.
- Access issues for the neighbours on the rear lane during construction and additional parking spaces being served from the rear lane.
- Loss of front and back gardens to hard surface is detrimental to the street scene.
- Loss of privacy for neighbour at 55 Bristol Road.
- Regret the loss of a family house.

In addition North Somerset Council are informed that the application is inaccurate because –

- The lane is owned by North Somerset Council, and
- The amenity area shown appears to be the garden of no. 55 Bristol Road.

#### **08/P/1040/F                      89 HILLSIDE ROAD, PORTISHEAD**

Erection of detached split-level house accessed off Newhaven Road

Members discussed the previous history on the site. This application is very similar to the previous application and for this reason

#### RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed dwelling and driveway by virtue of its siting in close proximity to the frontage with Newhaven Road would result in a form of development which would be out of character with the existing pattern of development in the area. This would detract upon the character and appearance of the street scene and as such would harm the visual amenities of the area. This would be contrary to Policy HOU/2 of the North Somerset Local Plan and Policy H/7 of the North Somerset Replacement Local Plan (Second Deposit).

#### **08/P/1044/F                      OVERSEAS, NORE ROAD, PORTISHEAD**

Erection of a three bedroom dwelling

The Committee noted that the site is accessed off Heavens Lane which is an unmade lane and has poor vertical and horizontal alignment. An earlier application for an additional property was dismissed at appeal in August 2004 for these reasons.

#### RECOMMENDATION

Object to the planning application and draw North Somerset Council's attention to the earlier Appeal to the Secretary of State (Reference no APP/DO121/A/04/1143013) which was also

for a new dwelling in Heavens Lane and which was dismissed because of the sub standard nature of the lane and access onto Nore Road.

“The lane serving the site is unmade and has poor vertical and horizontal alignment such that in parts it is difficult for two vehicles to pass. Also, its junction with Nore Road, one of the main local distributor roads in this part of Portishead, is substandard. Thus I consider that to permit a new residential property that would generate additional traffic onto the lane would exacerbate this already poor, unsatisfactory situation and would be hazardous to road safety.”

The decision of the Committee was unanimous.

**08/P/1166/F                      LAKESIDE CAFÉ, LAKE ROAD, PORTISHEAD**

Provision of decking area

The Chairman informed the Committee that the decking was needed because of the standing water and muddy, grassed area which prevented the café users from sitting outside. The District Ward Councillor informed members that North Somerset Council are to contribute £2,000 towards the project which will be the responsibility of the concessionaire. Members were generally supportive of the scheme and as decking is easily dismantled this would not be a permanent structure. It was noted that the disabled access would not be compromised.

**RECOMMENDATION**

No objections.

**08/P/1167/RM                      AREA 3, THE ASHLANDS, PORTISHEAD**

Submission of Reserved Matters of access, appearance, landscaping, layout and scale for 124 residential units and associated vehicle parking pursuant to outline planning permission 00/P/1844/OT2 for housing development, primary school, open space provision and associated infrastructure

The Chairman advised the Committee of the location of the proposed development within the Ashlands. The Committee noted that the development would consist of –

- 31 x 1 bed apartments, 66 x 2 bed apartments, 4 x 2 bed houses, 4 x 3 bed houses and 19 4 bed houses.
- The Eco-homes rating is “Very Good” but scored only just over the minimum requirement.

The Committee were disappointed with the bland style of the properties, including the small windows and uninteresting elevations. Members also had concerns with the high density of the site at 75 dph.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Bland unimaginative design of houses forming an unattractive street scene. The application is contrary to Policy GDP/3 of the North Somerset Council Local

Replacement Local Plan which states that “The nature of development will influence the form of design, but good design will be required regardless of the quality of existing surroundings. All developments should demonstrate that proper consideration has been given to the design and impact of the proposal but particularly high standards of design and finish will be sought in prominent, ‘gateway’ and environmentally-sensitive locations”.

- Eco-homes rating is only just “Very Good” but should be higher as it is a very exposed site (wind/salt).
- Very little amenity land within the area which is high density 75 dph.

**08/P/1242/RM                    PHASE 3, AREA 4, KCC, THE ASHLANDS,  
VILLAGE QUARTER, PORTISHEAD**

Submission of Reserved Matters of access, appearance, landscaping, layout and scale for the erection of 126 dwellings associated landscaping and vehicle parking pursuant to Outline Planning permission 08/P/1844/OT2

Members noted that the application is on the coast in a prominent location. The application consists of the following –

- The development consists of 33 x 2 bedroom flats, 6 x 2 bedroom flats (flats over garages), 4 x 2 bedroom houses, 44 x 3 bedroom houses, 33 x 3 bedroom houses, 6 x 4 bedroom houses.
- There is no POS within the application, although it was acknowledged that there is POS on a previous application adjacent to this site.
- The Eco-homes rating is only just “Very Good” and should be higher as it is in an exposed site (wind/salt).

The Committee welcomed the landmark building which is 6 storeys, with a dome at the uppermost point, however members were again concerned with the bland style of houses as in the previous application.

**RECOMMENDATION**

Object to the planning application on the following grounds -

- Bland unimaginative design of houses forming an unattractive street scene. The application is contrary to Policy GDP/3 of the North Somerset Council Local Replacement Local Plan which states that “The nature of development will influence the form of design, but good design will be required regardless of the quality of existing surroundings. All developments should demonstrate the proper consideration has been given to the design and impact of the proposal but particularly high standards of design and finish will be sought in prominent, ‘gateway’ and environmentally-sensitive locations”.
- Eco-homes rating is only just “Very Good” but should be higher as it is a very exposed site (wind/salt).

**08/P/1214/F                    LOCK KEEPERS COTTAGE, LOCKSIDE, PORTMARINE,  
PORTISHEAD**

Change of use of redundant building to café with A3 usage to include erection of extensions, outside seating area, new access and parking without compliance with condition 4 of planning

approval 08/P/0327/F to extend operating hours from 0800 – 2000 hours to 0800 – 2300 hours

This amended plan seeks to increase the trading hours and to increase the type of Business Class permissible to A3, not just a café which had already been given approval (08/P/0327/F refers). The Committee noted that other A3 outlets in the vicinity were not restricted to 2000 hours.

Whilst some members were sympathetic towards the owner running a business which is time restricted members did express a number of concerns with the application –

- Although other commercial units in the area were not time restricted these units were on the Master Plan and people buying adjacent properties would be aware of these units. However this application was a change of use of a redundant building and residents were in close proximity to the site.
- The possible noise levels of clientele leaving the establishment at 2300 in an area which is predominantly residential.
- The safety of users who would have to cross the lock to the only car parking in the area.

## RECOMMENDATION

Object to the planning application on the following grounds –

- The Committee wish to see the premises used as an all day café closing by 8pm and not for full A3 use.

Councillor Pasley asked that his abstention from voting be recorded in the minutes.

## OTHER PLANNING MATTERS

### PLANNING ADMINISTRATION

The Chairman explained the reasons for the changes which had been recently introduced and which it was hoped would streamline the way planning applications were dealt with by the Town Council. Councillor Knight added that she wished the Planning Committee to work as a team and for Ward Councillors to be more involved in the comments and decisions on applications within their respective wards. However any councillor would still be able to comment on any application.

A lengthy debate ensued when many divergent opinions were expressed including –

- The importance of responses from councillors meeting deadlines on the register.
- Comments to be made to the office, even “no comments”.
- Recirculation of North Somerset Council’s Planning Register to Town Council Ward Councillors.
- Ward Councillors presenting their ward applications at Planning Meetings.

### RECOMMENDED THAT

1. The Planning Chairman would look into comments made by some councillors that clarification of the revised Town Council planning process should be circulated to all Town Councillors.

2. The new system, which had been introduced in May, would be trialled for two months.

## **SECTION 2 –DELEGATED DECISIONS**

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

There being no further business the meeting closed at 9.00pm.

## **SECTION 2 – DELEGATED DECISIONS**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
08/P/0937/F	Norewood Lodge Nursing Home 72 Nore Road Portishead	Display of 1 no. freestanding sign and 1 no wall mounted sign (Retrospective)	No objections – subject to no valid objections from neighbours.
08/P/0939/F	Roseland Clevedon Road Portishead	Erection of a two storey side extension to main dwelling and a double garage following demolition of existing rear extension, garage and separate dwelling	No objections – subject to no valid objections from neighbours.
08/P/0944/F	224 Down Road Portishead	Erection of a two storey rear extension and conversion of loft including construction of 3 no front dormers	No objections – subject to no valid objections from neighbours.
08/P/0988/F	70 Mendip Road Portishead	Erection of a dormer bungalow with rear dormer windows	This is an amendment to approved scheme. No comment.
08/P/0160/F	Land at POS 7 The Ashlands Portishead	Landscaping of a public open space comprising of hard and soft landscaping and play area	No comment.
08/P/1106/F	29 Woodhill Road Portishead	Change of use from 3 flats to 1 dwelling with installation of window and doors to ground floor elevation, vent to first floor front elevation and 2 no roof-lights. Internal alterations to include raised floor, remove some internal walls and replace fire surrounds.	No objections – subject to no valid objections from neighbours.

08/P/1118/F	Costcutter 109-111 Avon Way Portishead	Installation of an ATM cashpoint machine	No objections.
08/P/1146/F	17 Lindsey Close Portishead	Single storey rear extension incorporating conservatory and porch	No objections subject to no valid objections from neighbours.

### PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0853/F	Crosswinds Kingsway Portishead	Erection of support decking/steps and porch <i>Amendment dated 7 May 2008 comprising - a change of description to include 'The erection of a rear and side decked area, timber screen, side porch above decked area and balcony to the northwest elevation'</i>	No objections subject to no valid objections from neighbours.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0982/WT	Virginia Cottage 113 High Street Portishead	<ul style="list-style-type: none"> <li>Eucalyptus x 1 - Fell</li> </ul>	This is a misshapen specimen which fills this small garden. There are a number of smaller boundary trees which would benefit from its removal. The tree is not visible from the High Street. Recommendation – No objections.

08/P/0993/TP O	27 Sally Hill Portishead	<ul style="list-style-type: none"> <li>• Lime x 1 – Crown lift to sub laterals giving 4m clearance</li> </ul>	<p>This is a large mature tree forming part of the Leigh View group. The Tree Warden viewed it from Leigh View Road.</p> <p>The tree is in good condition and well balanced at present. Lifting to 4m could result in removal of a significant lower limb with the effect of raising the crown by some 6 -8m and changing the character of the tree. There are a number of dead limbs which should be removed.</p> <p>Recommendation – Objections to the planning application as proposed.</p>
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## **OTHER PLANNING MATTERS**

### **PLANNING APPEALS**

**07/P/2994/F**

**2 WOODHILL AVENUE, PORTISHEAD**

Erection of a new two storey house with basement garage and access following demolition of detached garage

Notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the application above. A copy of the appeal decision has been requested.