

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

**PRESENT** Councillor Howells - in the Chair  
Councillor Mrs Lord – in the Chair for Planning Applications  
09/P/1747/F and 09/P/1748/F

Councillor Mrs Knight, Mrs Lord, Mrs Mason, Miers, Walters,  
Mrs Way

Mrs R Tranter – Deputy Clerk

**APOLOGIES** Councillors Cruse, Mrs Cruse, Pasley

There were 4 members of the public present at the meeting.

**DECLARATIONS OF INTEREST**

Councillor Howells

- Personal and Prejudicial Interest in Planning Applications 09/P/01747/F and 09/P/1748/F 20a and 20b Seaview Road, Portishead  
Proposed 2 storey extension and balcony (at each property)  
Reason – Application sites are to the rear of his residential property.

Councillor Mrs Mason

- Personal interest in Planning Applications 09/P/01747/F and 09/P/1748/F 20a and 20b Seaview Road, Portishead  
Proposed 2 storey extension and balcony (at each property)  
Reason – acquainted with the neighbour of the development.

Councillor Mrs Way

- Personal Interest in Planning Applications 09/P/01747/F and 09/P/1748/F 20a and 20b Seaview Road, Portishead  
Proposed 2 storey extension and balcony (at each property)  
Reason – acquainted with the neighbour of the development.

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

Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.

**PUBLIC PARTICIPATION**

There were two members of the public wishing to address the Committee and both spoke against Planning Applications 9/P/01747/F and 09/P/1748/F at 20a and 20b Seaview Road, Portishead for a proposed 2 storey extension and balcony (at each property).

Mr Derek Ainsworth a resident of 18a Seaview Road, Portishead explained that he had lived at his property since 1985. There had originally been one bungalow on the plot where the two properties 20a and 20b Seaview now exist. The site had been the subject of two previous applications in 2004/2005 for more substantial properties but these had been refused because they would be overbearing for neighbours and cause a loss of light. Mr Ainsworth is concerned that these new planning applications return the properties to this original and larger footprint.

Mr Ainsworth had three main concerns –

- Overdevelopment of the site - There is only a metre between his property and the next house and the proposal will extend the current property beyond his own returning the footprint to the same size as was refused in 2004.
- Impact and Privacy - Due to its proximity to the boundary and protrusion beyond his property the occupants will be able to look into his own property and therefore impinge on his living conditions. This will also be the case from the external staircase. There will also be a loss of light.
- Precedent – There are no other examples of two storey extensions which protrude beyond the building line anywhere else in Seaview Road. If this protrusion had existed on the application in 2005 it is unlikely that they would have been approved.

Mr Ainsworth asked that the Committee refuse this application.

Mrs Stella Dicks, a resident of 32 Hillcrest Road also wished to speak against the application. However she first read from a statement from her neighbour Mrs A Crawshaw who lives at 30 Hillcrest Road and was unable to attend the meeting.

Mrs Crawshaw's concerns were primarily loss of privacy to her property. Mrs Crawshaw lives to the rear of the development site. She pointed out that although a 1.8m high obscure glass barrier will be installed to prevent overlooking between the two properties 20a and 20b, no consideration has been made for those neighbours below the site, namely 30, 32 and 34 Hillcrest Road. The lie of the land is such that both the properties in Seaview Road would be able to look into bedrooms and living rooms of the properties on Hillcrest Road and cause a total loss of privacy.

Mrs Dicks then continued with her own objection. She endorsed the comments made by her neighbour and advised the Committee that she had received no prior knowledge of the work proposed before the letter was received from North Somerset Council. Mrs Dicks advised members that she shares her rear boundary with the properties in Seaview Road.

Mrs Dicks considered the proposal to be an overdevelopment of the site. The removal of the existing window and its larger replacement with balcony would cause a complete loss of privacy through her conservatory, dining room and lounge doors which are glass. There will also be a loss of privacy to her bedroom and bathroom because of the steep nature of the land.

Mrs Dicks thanked members for allowing her to speak against the application.

## **SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

## PLANNING APPLICATIONS

*Clerk's Note: Councillor Howells left the meeting at this point due to his declared personal and prejudicial interest.*

In his absence Councillor Mrs Lord was elected to the Chair.

### **09/P/1747/F            20A SEAVIEW ROAD, PORTISHEAD**

Proposed 2 storey rear extension and balcony

### **09/P/1748/F            20B SEAVIEW ROAD, PORTISHEAD**

Proposed 2 storey rear extension and balcony

Both of the applications above were dealt with together. The Chairman explained the site to members and made reference to the earlier application which was refused in 2005 (05/P/0616/F refers). One of the reasons that the application had been refused was because of its mass, height and relationship to the side windows of the adjacent dwelling at 18a Seaview Road, detracting from the living conditions of the occupiers of that dwelling by reason of overbearing impact and loss of light.

Councillor Lord also pointed out that planning permission for the two split level dwellings (05/P/1611/F) had conditioned that any extension to the properties could only be carried out with the written consent of the Local Planning Authority to protect the amenity of adjoining properties.

## RECOMMENDATION

Object to the planning application on the following grounds –

- Overbearing to the properties in Hillcrest Road due to the slope of the land which will result in a severe loss of privacy.
- Overbearing to the immediate neighbour, loss of privacy and loss of light to their conservatory.

The Town Council also note that on the original planning permission (05/P/1611/F) permitted development rights were removed to protect the amenity of neighbours. An earlier application (05/P/0616/F) for the development of this land was also refused by virtue of its mass, height and relationship to the side windows of the adjacent dwelling at 18a Seaview Road, and would detract from the living conditions of the occupiers of that property by reason of overbearing impact and loss of light. This extension is very similar to that footprint.

The decision of the Committee was unanimous.

Councillor Howells returned to the meeting.

### **09/P/1679/F            8 CLEVEDON ROAD, PORTISHEAD**

Erection of single storey side/front extension and a first floor rear extension over existing kitchen

Members discussed the location of this property. It was noted that the neighbour at 10 Clevedon Road had written to North Somerset Council with concerns about the application. However having examined these points it was noted that the items listed were primarily concerns whilst the building work would be in progress and as such as long as reassurances were given he did not have an objection.

#### RECOMMENDATION

No objections – subject to no valid objections from the neighbours. However the Town Council would comment that with the increased size of property additional cars may be using the hard-standing in front of the property and there appears to be insufficient room to both enter and leave the property in forward gear. Clevedon Road is an extremely busy road.

#### **09/P/1708/F                    370 NORE ROAD, PORTISHED**

Demolition of existing single storey dwelling and single garage. Erection of a new single storey dwelling and double garage

The Committee discussed the location of the property which is tucked behind another property on Nore Road. There are no objections on the North Somerset Council Website. It appears that the existing dwelling is a former prefabricated building containing asbestos. Members noted that the footprint for the new building is much larger but the plot is substantial.

#### RECOMMENDATION

No objections - subject to no valid objections from neighbours.

#### **09/P/1729/F                    2 PENNANT PLACE, PORTISHEAD**

Conversion of part of the garage into extra living

The Chairman informed members that the application was before the Committee because of the concern that it will set a precedent on this development.

#### RECOMMENDATION

Object to the planning application on the following grounds –

- This proposal will set a dangerous precedent.
- The proposal will leave only one available parking space for this property  
The visitor parking over the road should not be considered when looking at this application as it is for visitors to all of the houses and not as overspill.

The Town Council has always considered that the amount of parking is inadequate on this development.

#### **09/P/1774/0                    LAND OFF WYNDHAM WAY, PORTISHEAD**

Outline Planning Permission for the erection of a new furniture store including access and layout with appearance, landscaping and scale reserved for subsequent approval

The Committee discussed this resubmission by Arthur Llewellyn Jenkins for a furniture store on the site parallel with Wyndham Way, near Gordano Gate. Councillor Walters gave members some background information on the allocated land and their Business Classification in the area. It was also noted that the plan now included updated Flood Risk Assessments and a Contaminated Land Report.

## RECOMMENDATION

The Town Council welcome the extra employment in the additional large retail store and the car parking, and consider that there is no major space in the present High Street. Accordingly the proposed store will not be detrimental to the viability of the existing High Street and will bring extra employment to the town.

However, the Town council ask that the permission is conditioned that no sub-division of the building is permitted to avoid the creation of small shops; to the detriment of the High Street.

## OTHER PLANNING MATTERS

### DISPLAY OF PLANNING APPLICATIONS AT TOWN COUNCIL MEETINGS

Currently all planning applications which go to Committee are displayed at Town Council Meetings. To comply with the Local Government Act 1972 it is only necessary to have the plans available for members at Town Council Meetings. It is therefore proposed that with effect from the Town Council Meeting in December 2009 plans will no longer be on display. The Clerk will have the applications available. However if there is a specific request to the office arrangements can be made to display a particular plan at a Town Council Meeting.

This arrangement will allow the Deputy Clerk and the caretaker to use their time more productively before and after Town Council meetings.

## RECOMMENDATION

Portishead and North Weston Town Council will no longer display planning applications at Town Council Meetings with effect from December 2009, unless a specific request has been made to the office to do so. Plans will be available for members from the Clerk at the Town Council Meetings. This complies with the Local Government Act 1972.

## **SECTION 2 –DELEGATED DECISIONS**

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

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

## **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>
09/P/1627/F	61 The Paddock Portishead	Erection of single storey rear extension	No objections – subject to no valid objections from neighbours
09/P/1676/F	7 Slade Road Portishead	Erection of detached garage and demolition of front boundary	No objections – subject to no valid objections from neighbours
09/P/1688/F	58 Nightingale Rise Portishead	Erection of a first floor bedroom extension over garage and single storey rear extension	No objections – subject to no valid objections from neighbours
09/P/1693/F	37 Exeter Road Portishead	Installation of 2 no domestic air conditioning units to the north elevation	No objections in principle to air-conditioning units being installed but those proposed are unsightly. The noise level at 50 decibels needs to be acceptable and within Health and Safety guidelines.
09/P/1710/ADV	57 High Street Portishead (Ghandi Tandoori Restaurant)	Display of internally illuminated projecting sign	Object to the planning application on the following grounds – <ul style="list-style-type: none"><li>• The proposal would detract from the street scene and there are safety concerns with the sign so close to the pedestrian crossing.</li></ul>
09/P/1736/F	33 Combe Road Portishead	Erection of single storey rear and partial side extension	No objections – subject to no valid objections from neighbours
09/P/1753/F	8 Victoria Square Portishead	Proposed 2 storey rear extension	No objections – subject to no valid objections from neighbours
09/P/1776/F	9 Heron Gardens	Conservatory	No objections – subject to no valid objections from neighbours

## PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1538/TPO	1 Clarence Gardens Portishead	<ul style="list-style-type: none"> <li>Ash trees – reduce height by up to 25%</li> </ul>	<p>This tree stands in the grounds of Clarence House. It is a tall mature Ash which has been crown reduced in the recent past.</p> <p>The side overhanging 1 Clarence Gardens has been badly managed in the past and two large boughs are hanging down into the garden. These should be pruned back to rebalance the tree and reduce the impact on the garden. However I do not think a general height reduction is necessary and would significantly affect the landscape value of this tree.</p> <p><b>RECOMMENDATION</b></p> <p>Object to the application as it stands but no objection to significant cut back of limbs overhanging garden.</p>
09/P/1579/TPO	5 & 7 Burlington Road Portishead	Limes x 2 – Remove two limbs from two trees	<p>These two Limes form part of an important line of trees that once formed the Power Station boundary along Leigh View Road. They maintain a good shape and have had lower limbs removed in the past so that there is already a reasonable height of canopy over the two gardens. The additional removal of these lower branches should not however affect the landscape value of the trees.</p>

			RECOMMENDATION No objection.
--	--	--	---------------------------------

**OTHER PLANNING MATTERS – FOR INFORMATION**

**09/P/0373/F**

**5 MANOR CLOSE. PORTISHEAD**

Enlargement of 3 no. rear first floor windows

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 the decision of the North Somerset Council to refuse planning permission for the application above. A copy of the appeal has been requested.