

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
REPORT OF MEETING HELD ON SATURDAY, 5 APRIL 2003**

PRESENT Councillor J Johnston – in the Chair
Councillors J S Clark, Mrs Bickley, M Johnston, Mrs Mason, Pasley*,
Pickering

*Councillor Pasley left the meeting at 10.45am

APOLOGIES Councillor Walters
(Written comments were also submitted by Councillor Walters and
these were noted)

PUBLIC PARTICIPATION

There were no members of the public wishing to address the Committee.

DECLARATIONS OF INTEREST

No declarations of interest were made.

PLANNING APPLICATIONS

**03/P/0521/F TRAVEL INN, GORDANO GATE, WYNDHAM WAY,
PORTISHEAD**

Two storey extension to Travel Inn.

There was considerable discussion mostly concerning the loss of car parking on the existing site (loss of 26 spaces) and the need for additional parking (18) ie a shortfall of 44 spaces. It was recognised that a few more spaces could probably be created on site but the remainder of the vehicles would probably park on adjacent roads.

Recommend APPROVAL but asked for their concerns about car parking to be addressed.

03/P/0524/F THE OLD RECTORY, CHURCH ROAD SOUTH, PORTISHEAD

Erection of 6 no. 4,3,and 2-bedroom houses in the old rectory garden. Formation of new access road. Demolition of old rectory garage, stores, rear porch and greenhouse.

03/P/0525/F THE OLD RECTORY, CHURCH ROAD SOUTH, PORTISHEAD

Erection of 4 no 4-bedroom houses, demolition of old rectory garage, stores, rear porch and greenhouse

Both of the above applications were dealt with together. The Committee liked the style and finishes of the 2 buildings proposed in each application and the layout on the site with

retention of all but two of the trees. The proposals create the appearance of two large dwellings which seemed appropriate for this site.

Recommend APPROVAL.

**03/P/0533/RM UNIT 2 GORDANO GATE BUSINESS PARK,
SERBERT CLOSE, PORTISHEAD**

Two storey office building with associated car parking and landscaping and access road

The proposed building was discussed. It was noted that it and the tree planting conformed to the master plan for the site and the building is in the same style as unit one which is already built.

Recommend APPROVAL.

**03/P/0564/F ROYAL HOTEL, PIER ROAD, PORTISHEAD
03/P/0763/LB**

Change of use from public house with first floor training centre to a single dwelling

The Committee noted that this building is Grade II Listed. Concerns were expressed about the conversion of the public house to a private house. It was pointed out that the property was built in 1830 as a hotel open to the public. The Committee took the view that it should remain as it is now, especially with the future presence of a further 2,000 or so residents within easy walking distance. It also provides access to the foreshore which has always been much used by the public.

Recommend REFUSAL

03/P/0572/F ARDENNE, ESPLANADE ROAD, PORTISHEAD

Single storey extension to the rear of the property, conversion of existing garage into playroom with single storey extension to the side to provide replacement garage.

The Committee had no concern in principle about provision of a garage and house extension. They were however concerned about the need to breach the existing hedge for the corner of the garage with the resulting break in a significant hedge at a sensitive point which faces a Conservation Area.

Recommend REFUSAL for garage.

Recommend APPROVAL for extension.

03/P/0665/F LAND ADJOINING 48 WOODHILL ROAD, PORTISHEAD

Erection of dwelling and formation of vehicular access

The Committee discussed this application and noted it closely follows an application to fell a tree (03/P/0494/TPO) on the same plot of land. The land is in the Conservation Area and previously was a woodland area adjoining the wooded side of Woodhill which is owned by North Somerset Council. They also noted that after the unlawful felling of trees on this site an order was made requiring the site to be replanted. It was also considered that the proposed

access onto a road junction was potentially dangerous and the position would get worse with the increasing traffic from Port Marine. [Note: only a part of the total junction is shown on the plan.]. For these reasons the Committee

Recommend REFUSAL.

The Committee also discussed the item (03/P/0494/TPO) already dealt with by the Planning Chairman as a delegated item for the same piece of land. The Committee agreed with the comments made as reported but wished to see the wording in last sentence changed from 'should be to return' to: '**must** be returned to'

03/P/0710/F BRAMPTON PLAYGROUP, BRAMPTON WAY, PORTISHEAD

New nursery building.

This application is to replace the existing building with a similar, but larger building. The site is partially screened by a tall hedge and the change should not visually be significant.

Recommend APPROVAL.

OTHER ITEMS FOR DECISION

**STREET NAMING –
ADDITIONAL ROAD NAME, PHASE 8 PORT MARINE**

The Committee agreed with the proposed name and therefore

Recommend the name Watch House Place be used for part of the Phase 8 Port Marine development.

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

03/P/0436/F 121 MERLIN PARK, PORTISHEAD

Two storey side extension and single storey attached side garage.

No objections.

Recommend APPROVAL subject to no valid objections from neighbours.

03/P/0442/F 14 ROATH ROAD, PORTISHEAD

Provision of existing single storey rear extension and erection of new conservatory.

This application is a resubmission. The boundary wall of the extension was 3.3m in the previous application. The proposed wall is now 2.3m but has a pitched roof of 1.1m. There is still no significant change for the neighbour at No12.

Recommend REFUSAL

03/P/0449/F **24 WHITE LODGE PARK, PORTISHEAD**

Proposed two storey side extension and single storey to front (infill).

White Lodge Park has a Management Committee who have approved the application.

No objections.

Recommend APPROVAL subject to no valid objections from the neighbours.

03/P/0461/F **10 COTSWOLD CLOSE, PORTISHEAD**

Two storey front extension

The neighbour at no 11 Cotswold Close has slight concern about some shading of sun to front window in winter.

Recommend APPROVAL subject no valid objection from 11 Cotswold Close.

03/P/0462/F **1 THE DOWNS, PORTISHEAD**

Conservatory to rear.

This is a minor application and will be out of sight.

Recommend APPROVAL.

03/P/0473/F **BOATYARD ADJACENT HM COASTGUARD OFFICES,
HARBOUR ROAD, PORTISHEAD**

Temporary telecommunications installation comprising 15m high lattice tower accommodating three antennae, one microwave dish and associated equipment cabinets.

This application is a renewal of planning permission for a further period of 12 months. Vodophone are negotiating for a new site for the telecommunications mast, (two previous application sites have been refused).

Recommend APPROVAL.

03/P/0474/F **42A LOWER DOWN ROAD, PORTISHEAD**

To build a white UPVC lean-to conservatory

The applicant's house is approximately 2m lower than the neighbouring property (No 40) which should therefore not be affected by the conservatory.

Recommend APPROVAL subject to no valid objections from 40 Lower Down Road.

03/P/0478/F

5 RANCHWAYS, PORTISHEAD

Extensions and alterations

No 4 Ranchways has windows facing the extension as proposed and this will result in a serious loss of amenity. However, if the lateral roof were hipped at the end the neighbour at no 4 would not object.

Recommend REFUSAL as shown but would recommend approval if the gable was hipped at the same angle as the rear extension roof.

03/P/0514/F

7 MEAD ROAD, PORTISHEAD

Single storey extension

No objections.

Recommend APPROVAL subject to no valid objections from neighbours at 6 Mead Road.

03/P/0527/O

2 SEAVIEW ROAD, PORTISHEAD

Erection of single dwelling and garage in garden plot and formation of one new vehicular access and new garage for existing dwelling

The building at the side of the plot is a garage. The site is set about one metre below the road. Other properties on the same side of the road are all bungalows and we would suggest this application be the same.

Recommend APPROVAL.

03/P/0561/F

33 HONEYLANDS, PORTISHEAD

Proposed conservatory to rear of property.

The conservatory is set in an angle formed by garage and house. It will not be seen by the neighbours.

Recommend APPROVAL.

03/P/0578/F

420 NORE ROAD, PORTISHEAD

Rear extension conservatory.

The adjacent house is on rising ground and there is a high hedge between the properties so the conservatory will not be seen.

Recommend APPROVAL.

03/P/0579/F

3 DENSTON DRIVE, PORTISHEAD

Single storey rear extension.

The proposal is for a large rear extension alongside the neighbour's garage. It will give a walled-in effect to No 2 Denston Drive.

Recommend APPROVAL subject to no objections from neighbours at 2 and 4 Denston Drive.

03/P/0599/F 3 SAGE CLOSE, PORTISHEAD

Proposed conservatory to the rear of the property

The neighbouring property has no windows on the elevation facing the conservatory and the neighbour has no objections.

Recommend APPROVAL.

03/P/0618/F 92 BADGER RISE, PORTISHEAD

Two storey side extension. Reposition boundary walls. New cross over.

The proposals will just fit on the site. The neighbours should not be affected.

Recommend APPROVAL.

03/P/0635/F 123 NORE ROAD, PORTISHEAD

Extend bedroom and lounge

The extension will not affect the neighbours and will give the property a bit of character.

Recommend APPROVAL.

03/P/0681/F 5A FROBISHER AVENUE, PORTISHEAD

Loft conversion and new dormer window

The proposal will greatly improve the accommodation and will not affect the neighbours.

Recommend APPROVAL.

03/P/0687/F 89 DOWN ROAD, PORTISHEAD

To build a white UPVC conservatory to rear of the property

No objections.

Recommend APPROVAL subject to no objections from neighbour at 87 Down Road.

03/P/0701/F 22 BEACH ROAD WEST, PORTISHEAD

Roof extension – alter roof slope (note ridge to remain at same level) and tiled roof access across rear flat roof.

Evidently this application swaps one flat roof for another flat roof. However, it will not affect the neighbours.

Recommend APPROVAL.

03/P/0727/F THE GREY HOUSE, 49 NORE ROAD, PORTISHEAD

Application for a variance in conditions changing condition 04 to 40 children (from 35) and to ages 0 to 5 (from 2 to 5) – previous application no. 00/P/1238/F

Nore Road is too narrow for 2-way traffic and parked cars. It would be an advantage, especially with 0-2 year olds, to have a setting down bay on-site for which there is room.

Recommend APPROVAL

WORKS TO TREES APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN

03/P/0494/TPO 48 WOODHILL ROAD, PORTISHEAD

Works to trees – Fell sycamore and replant.

Evidently permission has been given by North Somerset Council for one sycamore to be felled. The three Scots Pines which were planted as replacements for other trees which were felled some time ago could not possibly reach maturity as they are only one metre apart and are at the boundary. They should in fact be treated as a section of hedging. The overall intention should be to return this area to its previous wooded state which was a spread of trees over the whole of the site.

Recommend REFUSAL

03/P/0547/TPO THE PALMS, BELTON ROAD, PORTISHEAD

Works to sycamore (TPO 488) 33% reduction.

This is a large tree and it will shade the rear of the property.

Recommend APPROVAL.

03/P/0553/WT OLD STONES, CHURCH ROAD SOUTH, PORTISHEAD

Works to trees within Court Farm Conservation Area.

This application is for various works to six trees. The proposal for the Horse Chestnut (T1) is to reduce the lateral growth on the western side by 30%. Would only recommend T1 be reduced if the work is a balanced reduction of 25%. The remainder of work proposed is acceptable.

Recommend APPROVAL subject to the above comment.

03/P/0556/TPO

128 HILLSIDE ROAD, PORTISHEAD

Works to trees – fell 3 sycamores (TPO 586)

Two of the three trees have significant problems with very deep forking. They are particularly prone to damage from high winds. The third tree has a fungal growth on a large wound. The trees are also far too big a species for the size of garden. Replacements of a smaller species are to be planted.

Recommend APPROVAL.

03/P/0626/TPO

5 MANOR CLOSE, PORTISHEAD

Work to oak and ash tree (TPO 522).

The proposal is to remove ‘dead’ limbs of the oak and reduce limbs which are overhanging the house. Also reduce the crown by 15 – 20% and remove dead limbs on an ash tree.

The proposals are sound and reasonable.

Recommend APPROVAL.

03/P/0632/WT

75 WOODHILL ROAD, PORTISHEAD

Works to trees – fell conifers – obstructing light and preventing use of steps, pruning of other trees.

All the proposals are reasonable and when the work is completed it will be an improvement.

Recommend APPROVAL.

The Committee thanked the Chairman for his work during the year it being the last meeting.

There being no further business the meeting closed at 11.00am.