

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 5 AUGUST 2006**

PRESENT Councillor Johnston – in the Chair

Councillors Mrs Bickley, J H Clark*, Mrs Lord, Mrs Mason
* Left the meeting following Application 06/P/1811/F

APOLOGIES Councillors J S Clark, Mrs Cruse, Gething, Pasley, Walters

PUBLIC PARTICIPATION

Standing orders were suspended to allow three members of the public to address the Committee. All the speakers spoke on matters relating to applications 06/P/1595/F and 06/P/1765/F, 115 High Street, Portishead.

Mrs Singer, 113 High Street, reminded the committee that one block will be 10 feet away from her garden boundary and that the previous appeal was refused partly on the grounds of being overbearing to the site boundary. The proposal does not enhance the adjacent conservation area. In respect to 06/P/1765F the extension will dominate the rear aspect of the garden, casting much more shade and will be overbearing especially with the increased ridge line.

Mr Howe, 105A High Street, indicated that the previous application was for 3 blocks plus the workshop extension. This new application is for 4 blocks, the workshop extension and the office extension. A density of 109/dph now reduced to 64/dph against the 'recommended' 30-50/dph. The appeal inspector for the previous application had indicated that 2 storey buildings on this site would have had a neutral affect, there being 2 x 3 storey buildings would therefore be inappropriate.

There would be a negative impact to the adjacent listed building and an adverse effect on the neighbours surrounding the site.

Mr and Mrs T Rollings, 111 High Street, spoke of the amenity value this land has to the surrounding properties which would be lost entirely to development, so too the open aspect they currently enjoy. The proximity of the blocks were still too close to the boundaries and these buildings and the adjacent car parking could cause out of hours disturbance and additional light pollution. The designated parking for the office extension could be insufficient to their needs and maybe used by residents / visitors to the apartments.

Standing Orders were resumed.

DECLARATIONS OF INTEREST

Councillor Johnston

- Personal and prejudicial interest 06/P1731/F and 06/P/1732/CA - Bretworth, Woodlands Road, Portishead

Erection of two storey rear extension following demolition of garage, carport and outbuilding

Reason – Related to applicant.

Declaration by members who serve on both the Town and District

Councillors Johnston and J H Clark 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.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

06/P/1450/F 301 DOWN ROAD, PORTISHEAD

Demolition of bungalow and erection of two dwellings with detached garages

Object to the planning application on the following grounds –

- Insufficient information in relation to position of garages.

The Chairman informed the committee that he understood that amended plans are to be submitted.

06/P/1523/F 128 SLADE ROAD, PORTISHEAD

Erection of a single storey rear extension

No objection.

06/P/1595/F LAND TO THE REAR OF 115 HIGH STREET, PORTISHEAD

Erection of 14 residential units

Object to the planning application on the following grounds -

- Loss of amenity value for neighbouring properties on High Street.
- Overdevelopment of the site.
- Incompatibility with the adjacent conservation area and listed buildings therein, does not enhance it.
- Highway issues associated with residents and other commercial, office & business users on this site.

The Committee note that there will be an issue of overlooking the school playing area.

06/P/1765/F 115 HIGH STREET, PORTISHEAD

Erection of a two storey rear office extension following demolition of rear lean-to kitchen

Object to the planning application on the following grounds –

- Overbearing nature of it's relation to 113 High Street, specifically bulk and ridge height.
- Not in accordance with CON/1 of Local Plan.

**06/P/1635/RM PORTBURY WHARF NATURE RESERVE
OFF WHARF LANE, PORTBURY**

Application for the laying out and surfacing of public access network (including footpaths, cycleways, bridleways, fences, gates, bridge way-markers and interpretation boards) within Portbury Wharf Nature Reserve. Works are to discharge planning condition 20 (00/P/1844/OT2)

Difficulties were experienced in determining this application due to the lack of detailed information and drawings. The committee considered that there appeared to be the closure of the footpath / PROW along the coastal strip from the end of Wharf Lane. There seemed to be a lack / loss of public amenity access to areas of the site.

06/P/1679/F AREA 8, EAST DOCK, PORTISHEAD

Creation of play area

No objection to the planning application but would comment that the play area should be enclosed with an appropriate dog-proof fence / boundary treatment.

06/P/1682/F LANSDOWN, BELTON ROAD, PORTISHEAD

Raising and replacement of roof including dormers to front and rear elevations to create first floor level and erection of a rear conservatory following demolition

No objection.

06/P/1758/F 16 THE PADDOCK, PORTISHEAD

Erection of a one bedroom dwelling

Object to the planning application on the following grounds –

- overdevelopment.

06/P/1811/RM HOMEFIELD, 10 ST MARY'S ROAD, PORTISHEAD

Submission of reserved matters application for the erection of 5 dwellings including siting, design, means of access pursuant to outline permission ref 03/P/2398/O

No objection to the planning application but would comment that there are no indications that the proposed dwellings show signs of sustainable building design features.

Councillor J H Clark left the meeting following this item.

OTHER PLANNING MATTERS

JUNCTION 19/M5 HIGHWAY IMPROVEMENTS

No objection.

The committee were agreed that this plan Revision 'D' was probably as good as one could expect. There was still a degree of dissatisfaction in the continued loss of a pair of north bound slip lanes, even a dedicated north bound lane merging from the Portbury Dock Road was seen as maybe an advantage.

It was noted that traffic counts were seemingly carried out during the months when some schools were already on holiday, figures must therefore be on the low side. What therefore happens when the projected 'maximum' capacity of 1500/hr is reached?

CONSULTATION ON THE DRAFT REGIONAL SPATIAL STRATEGY FOR THE SOUTH WEST 2006-2026

Recommend that

Portishead and North Weston Town Council make the following response to the Draft Regional Spatial Strategy -

1. Chapter 3 (Spatial strategy) p37 Development Policy B
P38 Development Policy C

Dormitory/commuter towns such as Portishead are not covered by either of these policies, yet there should be a positive discouragement of further major* market housing developments, in order not to worsen the current employment/housing imbalance.

2. Chapter 5 (Regional Approach to Transport) p120 PolicyTR7
P120 Policy TR8

These policies should include references to the environmental and Green Belt constraints on the expansion of Bristol Port (Royal Portbury Dock)

Councillor Mrs Bickley was thanked for preparing the report.

There being no further business the meeting closed at 11.50am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/1554/F	29 Court Close Portishead	Erection of a single storey rear extension and pitched roof to garage	No objection – subject to there being no objections from the neighbours
06/P/1562/F	23 The Paddock Portishead	Erection of a two storey side extension and front porch	No objection – subject to there being no objections from the neighbours
06/P/1568/F	Weston Big Wood Nature Reserve Near Portishead	Construction of a low wall around the outside of an existing concrete lined pit and an insulation concrete roof for bat hibernation	No objection
06/P/1569/F	Sugar Loaf House Ashdown Road Portishead	Revert two dwellings back including erection of a side extension with balcony at first floor level	No objection
06/P/1570/F	128 Hillside Road Portishead	Erection of a garden store, first floor decking area (Retrospective)	No objection
06/P/1577/F	42 Bristol Road Portishead	To diminish existing lean to and shed at rear ground floor level	No objection
06/P/1582/F	Methodist Church Ferndale Road Portishead	Advertisement consent (Retrospective) Aluminium and wood construction notice board	No objection

06/P/1606/F	Land at The Ranch Ranchways Portishead	Erection of a detached dwelling	No objection – subject to there being no access to Weatherley Drive
06/P/1619/ADV	13 Stoke Road Portishead	Display of a free standing sign (Retrospective)	No objection
06/P/1629/F	The Boat Yard Portishead Quays Marina Portishead	Relocation of temporary portacabin accommodation for marina services and related business ie café, fishing tackle shop sports clothing and boat sales	No objection
06/P/1642/F	18 Conference Close Portishead	Erection of a single storey rear extension	No objection
06/P/1661/RM	St Ives 38 West Hill Portishead	Construction of 4 bedroom chalet/dormer bungalow etc	No objection to the planning application but would comment that the access to the coach-house is not shown.
06/P/1696/F	3 Ivor Terrace Newlands Hill Portishead	Erection of a single storey rear extension over existing kitchen	No objection
06/P/1704/F	10 Woodhill Avenue Portishead	Erection of a first floor side extension	No objection
06/P/1718/F	102 Nore Road Portishead	Demolition of existing garage and erection of two storey side extension. Increase roof height to allow for loft conversion, dormer window to front and rear and balcony to first floor rear	No objection

06/P/1726/F	37 West Hill Portishead	Change of use of ground floor from hair salon to office and replacement of front elevation windows to office and first floor dwelling	No objection
06/P/1727/F	46 Brock End Portishead	Erection of rear conservatory	No objection
06/P/1731/F 06/P/1732/CA	Bretworth Woodlands Road Portishead	Erection of two storey rear extension following demolition of garage, carport and outbuilding	No objection
06/P/1743/F	7 Ridge Close, Portishead	Erection of an extension above and to the rear of the existing garage	No objection
06/P/1770/F	1 Ranchways	Erection of a single storey rear extension	No objection

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/1378/TPO	Charlcombe Park Down Road Portishead	Works to trees – <ul style="list-style-type: none"> • Pine x 10 - Fell 	Found that locating the 10 trees within the group was very difficult but understand from the Tree Officer that the trees are of poor form and/or with defects. Would not wish to see any more trees felled in this group of 42.	Approval

06/P/1878/T2	Abbey Lodge Portishead	Works to trees – • Fell Holly Tree 90% dead	-	5 DAY NOTICE
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OTHER PLANNING MATTERS – FOR INFORMATION

06/P/2920/F FORMER ST JOSEPH’S RC SCHOOL, WEST HILL, PORTISHEAD

Erection of 14 dwellings, car parking, access road and all associated infrastructure

It was noted that notification has been received of an Appeal to the Planning Inspectorate on behalf of the Deputy Prime Minister, against the 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.

