

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON 5 AUGUST 2009**

**PRESENT**

Councillor Howells – in the Chair

Councillors Cameron\*, Cruse, Mrs Knight, Mrs Mason,  
Parker, Walters, Mrs Way

\*Councillor Cameron arrived at 7.35pm

Mrs R Tranter – Deputy Clerk

**APOLOGIES**

Councillor Mrs Cruse, Miers, Mrs Lord, Pasley

**DECLARATIONS OF INTEREST**

Councillor Mrs Knight

- Personal Interest in Planning Application 09/P/1103/F  
22 Slade Road, Portishead  
Construct a two storey extension on the existing garage footprint. Extend to the rear of the house a single storey and convert the loft space (including new) into a bedroom with en-suite.  
Reason – Acquainted with applicant.

**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 no members of the public present at the meeting.

**SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

**PLANNING APPLICATIONS**

**09/P/0997/O                      GORDANO GATE BUSINESS PARK, SERBERT CLOSE,  
PORTISHEAD**

Outline planning permission for the erection of 7 no. office buildings together with associated access roads, car parking facilities with all matters reserved for subsequent approval

Members discussed the location of the application within the Gordano Gate Business Park. The number of car parking spaces was noted and the size of units.

## RECOMMENDATION

No objections to the planning application and would also comment that the Town Council welcomes the employment opportunities.

### **09/P/1002/F            LAND AT POS 6 (REAR OF FIELDFARE AVENUE) THE ASHLANDS, PORTISHEAD**

Landscaping of a public open space to include a play area

Members discussed the proposals for the Public Open Space. The comments submitted by the Natural Environment Service were discussed. Some concern was expressed by the number of shrubs proposed, which when grown could obscure the small play area. Members generally agreed with the comments made by the Natural Environment Service.

## RECOMMENDATION

Object to the planning application on the following grounds –

- The bushes proposed will when grown obscure the play area.
- The actual play area within the POS should be larger.
- Dog proof fencing should be included within the application with double maintenance gates for mowing grass.
- More consideration needs to be given to the design to simplify future maintenance of the POS.

### **09/P/1046/F            31 LOWER DOWN ROAD, PORTISHEAD**

Change of use from single dwelling to 3no flats to include erection of a single and two storey side and rear extension with access of Lower Down Road and hard surfaced parking area

Members noted that this was a resubmission of an earlier application 09/P/0465/F which had been refused by North Somerset Council. The proposal is very similar to the original application. There have been 5 objections to the application. It is understood that the garage to the rear of the dwelling is in the ownership of NS Housing. Some concerns were raised about the noise produced in the living accommodation of the proposed flats which could affect the bedrooms in the adjacent semi detached property.

## RECOMMENDATION

Object to the planning application on the following grounds –

- The scale and design is out of keeping with the area and will set a precedent.
- Overbearing on the neighbours.
- Overdevelopment of the site.

**09/P/1102/F**

**22 NORE ROAD, PORTISHEAD**

Demolition of existing garage. Erection of rear conservatory and front porch.  
Alterations to the roof to include front and rear dormers and hip to gable extension.  
Erection of detached garage to front.

The Committee discussed the proposals. There was some concern with the possibility of overlooking of the property, to the rear of the site, in Beach Road West. However there had been no objections logged by neighbours on the website.

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**09/P/1103/F**

**22 SLADE ROAD, PORTISHEAD**

Construct a two storey extension on the existing garage footprint. Extend to the rear of the house a single storey and convert the loft space (including new) into a bedroom with en-suite

Members were concerned at the closeness of the proposed large side extension to the side windows of the neighbouring property and the possible loss of light. The Ward Councillor informed the Committee that number 24 Slade Road had not received a letter from North Somerset Council informing them of the development.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Overbearing impact and loss of light to the neighbours at 24 Slade Road.
- The balcony on the rear of the property will overlook the rear gardens of both neighbouring properties.

In addition the Town Council have been informed that the neighbours at 24 Slade Road have not been notified of the planning application.

**09/P/1161/F**

**89 HILLSIDE ROAD, PORTISHEAD**

Erection of a detached two storey garage with workshop and office. Creation of new vehicular access

The Committee noted that there have been several applications for an additional dwelling in the rear garden which have been refused by North Somerset Council. One of these applications was subsequently taken to Appeal but was dismissed in 2008.

The proposal for a large two storey garage and workshop with toilet and cavity walls was discussed

**RECOMMENDATION**

Portishead and North Weston Council note that applications for houses have been turned down on this site and whilst the Town Council have no planning objections to

the principal of a garage/workshop we do have concerns that this large garage will subsequently be turned into living accommodation.

The proposed garage and driveway by virtue of its siting in close proximity to the frontage with Newhaven Road will result in a form of development which would be out of character with the existing pattern of development in the area.

**09/P/1184/F                    93 EASTCLIFF, PORTISHEAD**

Installation of patio doors at first floor level leading to proposed rear balcony with spiral stairs to garden

Members noted that this is a coach house above garages. The proposal will allow the owner to access their garden directly from the flat. It can also be used as a fire escape.

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**09/P/1187/F                    60 COOMBE AVENUE, PORTISHEAD**

Erection of an extension over existing garage including first floor and loft accommodation with the construction of rear dormer and two roof lights to front elevation

The Committee noted the extension to side of the property. However there were no objections from neighbours on the website.

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**09/P/1190/F                    7 WOODHILL ROAD, PORTISHEAD**

Erection of detached dormer bungalow on land to rear of 7 Woodhill Road, to include 2 no dormer windows and a roof light to both the east and west elevation. Creation of a new vehicular access onto Battery Lane.

Members discussed the problems associated with additional properties in the gardens of homes on Woodhill Road and the subsequent additional traffic on Battery Lane, which we understand is not adopted. This particular property has permission for a large garage workshop which had been approved by North Somerset Council. This garage has not been built. (07/P/2704/F refers).

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Permission should not be granted to build new homes on Battery Lane as the road cannot accommodate the additional traffic and is an un-adopted road.
- The proposal is out of keeping with the Conservation Area.

The Town Council would also comment that the drawings show no parking provision for the new dwelling.

## **OTHER PLANNING MATTERS**

### **09/P/1020/OT2 BRISTOL INTERNATIONAL AIRPORT**

Members noted that the above planning application to extend the Bristol International Airport had been submitted to North Somerset Council. The response submitted by Portishead and North Weston Town Council to the Master Plan in 2005 was also noted. There followed a lively debate when various aspects of the proposed extension were discussed, including the following –

- Many Portishead residents do not object to the airport being expanded.
- The previous response made by the Council was too negative.
- Planning transport should be improved.
- More car parking should be allowed in the Green Belt.

### **RECOMMENDATION**

Portishead and North Weston Town Council make no official comment to the planning application but encourage individual residents to make their own comments.

### **REDUNDANT PORTISHEAD SCHOOL SITE, SLADE ROAD, PORTISHEAD**

The Committee discussed the letter received from the Clinic Director of the Walnut Grove Clinic which referred to the existing Business Use Class D1 which exists on the redundant Portishead School Site on Slade Road, Portishead. The site had been purchased by the Mormon Church some years ago but was currently back on the market.

An offer had been made by the Clinic for the piece of land but it is understood that a higher offer has been made to the agents, who are unwilling to confirm whether the offer is from a D1 user.

The Clinic Director asked that the Town Council ensure that this last community space left in Portishead is preserved for the services that local people need.

### **RECOMMENDATION**

1. The Clerk write to the Walnut Grove Clinic –

Portishead and North Weston can do nothing at this stage but urge you to have a formal meeting with the North Somerset Council Planning Officers under the Pre Application Meeting Arrangements to discuss the use of this site.

The purpose of this meeting is that this will be a formal meeting with the Council, it will be minuted and go on record and Planning Officers will be unable to say that they did not know anyone was interested.

2. The Clerk be asked to explore the options available to the Council on the Slade Road Play Area and adjoining land currently in the ownership of North

Somerset Council (former Portishead Primary School Playing Field), and report back to the Planning Committee in September 2009.

## **SECTION 2 –DELEGATED DECISIONS**

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

There being no further business the meeting closed at 8.55pm.

## **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/1010/F	12 Charlcombe Rise Portishead	Retrospective application for the levelling of sloping garden with decking and stone gabbions	No objections - subject to no valid objections from neighbours
09/P/1031/F	12 Woodhill Road Portishead	Erection of front porch	No objections - subject to no valid objections from neighbours
09/P/1074/F	27 Albert Road Portishead	Erection of a double storey side and first floor rear extension and a single storey rear extension	No objections – subject to no valid objections.
09/P/1076/F	38 Aelfric Meadow Portishead	Erection of rear conservatory	No objections – subject to no valid objections.
09/P/1081/O	38 Down Road Portishead	Outline planning permission for the erection of 3 bedroom detached chalet bungalow with access from Mendip Road and layout not reserved for subsequent approval	No objections – subject to no valid objections.
09/P/1086/F	103 Nore Road Portishead	Loft conversion with rear veranda. Erection of a single storey rear extension following demolition of existing conservatory	No objections – subject to no valid objections.
09/P/1108/F	134 Merlin Park Portishead	Erection of a single storey rear extension (Revision to 08/P/1572/F)	No objections – subject to no valid objections.
09/P/1111/LB	33a Woodhill Road Portishead	Install new gas fired central heating and hot water system with external exhaust flue	No objections – subject to no valid objections.

09/P/1120/F	83A Mendip Road Portishead	Replace single window	No objections – subject to no valid objections.
09/P/1150/F	119 Avon Way Portishead	Display of illuminated fascia sign	No objections but would comment that the lights should be turned towards the sign and do not face sideways/onwards. Lights on some retail units have caused problems by shining in driver's eyes on Avon Way.
09/P/1160/F	8-10 Combe Road Portishead	Change of use from offices to D1(a) and D1(c) will include ancillary offices	No objections – subject to no valid objections.
09/P/1167/F	16 Gaunt's Close Portishead	Side extension for utility room	No objections – subject to no valid objections.
09/P/1211/F	66 High Street Portishead	Replacement of shop front and construction of ramp and handrail for disabled access at rear of shop. Addition of vent to kitchen terminating in air brick and air conditioning units to rear elevation and sun blind to front elevation (retrospective)	Portishead and North Weston Town Council has concerns about the noise produced by newly installed equipment (air-conditioning units) at the rear of the property and the effect of this noise will have on the residents in the flats above.

## PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1008/TPO	Woodhill Court Woodhill Road Portishead		The Copper Beech lies on the boundary with Cabstand. It is a large mature tree standing some 20m tall. It is an excellent specimen with a good shape.  A number of branches have now grown out to

			<p>touch the roof and balcony of one of the apartments and are in need of pruning back as requested in this application. This work needs to be done sensitively to maintain the overall character of the tree.</p> <p>RECOMMENDATION</p> <p>No objections.</p>
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## **OTHER PLANNING MATTERS – FOR INFORMATION**

### **WESTON TOWN CENTRE AREA ACTION PLAN -PREFERRED OPTIONS STAGE CONSULTATION**

Following the Issues and Options consultation in October 2007 notification has now been received from North Somerset Council that the Preferred Options Stage of the Weston Town Centre Area Action Plan is open for consultation.

A number of staffed exhibitions will be held in Weston-super-Mare - further details are available in the office if required. Comments may be submitted on line at <http://consult-ldf.n-somerset.gov.uk>. by 4 September 2009.

It was noted that the Town Council will not be commenting on this document.

### **JOINT WASTE CORE STRATEGY**

Notification has been received from North Somerset Council of the proposals for the scope and policy context for the draft of the Joint Waste Core Strategy. This document is an amplification of the Technical Document which was published as part of the progress update on the 5 June 2009.

Stakeholders are welcome to provide further views on this document by no later than 10 August, 2009.

It was noted that the Town Council will not be commenting on this document.

