

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON WEDNESDAY 5 DECEMBER 2007**

**PRESENT** Councillor Mrs Lord - in the Chair  
Councillors Cameron, Mrs Cruse, Cruse, Howell\*\*, Mrs Knight, Mrs  
Mason, Miers, Parker, Mrs Way\*

Mrs R Tranter - Assistant Clerk

\* arrived at 7.35pm

\*\* arrived at 7.40pm

**APOLOGIES** Councillors Pasley and Walters

**DECLARATIONS OF INTEREST**

**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**

**07/P/2710/F                    2 CHARLTON VIEW, PORTISHEAD**

Conversion of three bedroom dwelling to create 2 apartments and erection of 2 further apartments

The location of the proposed development was discussed and it was noted that a property on the opposite side of the road had already been extended, although the plot had been larger. The Chairman informed the Committee that there were three objections to the proposal on North Somerset Council's IDOX. The Committee had mixed views on the application. Some members felt there was a need for this type of small affordable housing but other members considered the proposal to be an overdevelopment of the site. Concerns were also expressed about the parking provision.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- Overdevelopment of the site, and
- Concerns that access to the parking spaces is on the corner of Severn Road/Charlton View and there is no provision for turning within the development.

The Chairman informed the Committee that she proposed to discuss the following four plans together as the sites were adjacent to each other and were linked by the shared parking provision.

**07/P/2712/RM                      CHANDLERY SQUARE, EAST DOCKSIDE, PORTISHEAD QUAYS, PORTISHEAD**

Submission of reserved matters of external appearance, siting design, means of access and landscaping for the erection of a mixed use building, comprising pub, delicatessen, restaurant and catering facilities plus associated staff accommodation, plant rooms and marina reception and changing rooms

The previous application for the public house (07/P/0954//RM refers) had been refused because it did not provide sufficient off-street parking and is now the subject of an appeal. This application proposes to address this shortfall. Some members were disappointed with the appearance of the public house although it was noted that the building was lower than the surrounding buildings and in the same style.

Parking for the development was discussed in some detail. Several points were noted which were contained in the Parking Requirements Document submitted as part of the application –

- In addition to parking spaces shown some extra parking would be available during the summer in the boat yard.
- Waitrose car park was still being proposed for overflow parking although members commented that the car park is often full, particularly evenings and weekends and is time restricted.
- The area is referred to as a neighbourhood centre but this area is a leisure centre for the whole of the town.

**RECOMMENDATION**

No objections but would comment that Waitrose car park, which is mentioned in the Parking Requirements Document as an overflow car park, is often full particularly during evenings and weekends and is time restricted. Also, this will be a leisure site for the whole town and is likely to have a much greater lunchtime demand than the parking report estimates.

**07/P/2756/F                      SITE ADJACENT TO NEWFOUNDLAND WAY, PORTISHEAD**

Reserved matters application for proposed parking for the pub/restaurant Chandlery Square

**RECOMMENDATION**

No objections.

**07/P/2776/F                      SITE ADJACENT TO BOAT STORAGE AREA, HARBOUR ROAD, PORTISHEAD**

Erection of a three storey office building with associated access and car parking fronting onto Newfoundland Way

The Committee noted that the style is similar to other blocks in the area.

#### RECOMMENDATION

No objections.

#### **07/P/2779/F                      SITE ADJACENT TO BOAT STORAGE AREA, HARBOUR ROAD, PORTISHEAD**

Erection of a three storage office building with associated access and car parking

The Committee noted that the style is similar to other blocks in the area.

#### RECOMMENDATION

No objections.

#### **07/P/2850/RM                      BLOCK Q, NEWFOUNDLAND WAY, PORTISHEAD**

Submission of reserved matters of appearance, layout, scale, access and landscaping for the erection of 94 no dwellings with 131 parking spaces pursuant to outline application 00/P/1846/O

The Committee discussed the location in relation to the whole development. The plan was considered in some detail and the following were noted –

- The application has 94 units and 131 parking spaces (no garages).
- There are 94 cycle spaces within a lockable space and some motor cycle spaces too.
- There are 5 disabled spaces and plenty of visitor spaces.
- The building rises to a maximum of 7 storeys and there are two lifts.
- Bin/refuse storage is provided on the ground floor.
- The density is very high, and
- The Eco-rating is “Very Good”.

Some members did not like the appearance of the building.

#### RECOMMENDATION

No objections but would comment that the cycling provision is excessive and should be reduced by two thirds. The car parking spaces be increased accordingly.

#### **07/P/2894/RM                      AREA JP, ASHLANDS, PORTISHEAD QUAYS, PORTISHEAD**

Submission of reserved matters of appearance, layout, scale, access and landscaping for the erection of 108 no. residential dwellings together with associated vehicle parking pursuant to Outline Planning Application 00/P/1844/OTZ for housing development, primary school, open space provision, and associated infrastructure

The Committee discussed the proposal which consists of -

- 108 houses of which 15 are affordable.
- The affordable dwellings are a mixture of flats, 6 1-bedroom, 6 2-bedroom and 3 houses.

- The parking allocation is approx 1½ spaces per dwelling but this does include some garages which will probably not be used as such.
- The density is between 50 and 60 dph, and
- Within the development there are some landmark buildings.

Members considered the style of dwelling to be bland and uninspiring.

## RECOMMENDATION

Object to the planning application on the following grounds –

- The style of the dwellings and fenestration is bland and uninspiring.
- The Eco Rating is not mentioned within the application.
- The parking level is inadequate as many of the car spaces are garages and these will not be used as such. In addition the development site has a coastal boundary on one side which further reduces available on street parking.

## **07/P/2968/F                      149 HIGH STREET, PORTISHEAD**

Demolition of 149 High Street and erection of 7 no. detached dwellings

The site proposed for this development of 7 detached dwellings is bounded on all sides by the gyratory at the southern end of the High Street. Two schools are in close proximity to the site, St Josephs and Gordano. Part of the site is designated as Amenity Land in the North Somerset Replacement Local Plan and is currently used for grazing sheep. The Chairman informed the Committee that Amenity Land may be developed but any development should enhance the area.

The Committee discussed this pocket of land which members agreed was a green oasis and along with other farmland in the High Street should be retained. The Grange which is an important Listed Building is also close by.

## RECOMMENDATION

Object to the planning application on the following grounds –

- Part of this site is amenity land and the proposed development does not enhance it.
- The rural aspect forms an important entrance to this part of the town and matches the other farming areas at this end of the High Street.
- The proposed development will suffer from air pollution produced by traffic.
- Granting permission on this site will prevent any future improvements to the road layout.
- Transport issues already exist around this area (proposals for a zebra crossing, traffic calming and restricted parking in St Mary's Road are being considered).

The Committee would also comment that should North Somerset Council be minded to approve the application there should be restricted access to the development to avoid parents parking and/or picking up and dropping off children during school hours. Careful consideration must also be given to the access onto a very busy gyratory system.

## **OTHER PLANNING MATTERS**

## **PROPOSED ZEBRA CROSSING, TRAFFIC CALMING AND RESTRICTED PARKING - ST MARY'S ROAD, PORTISHEAD**

The Committee discussed the reasons for the proposed works. The area had been subject to various schemes over the years including closing the upper section of St Mary's Road, reversing the flow of traffic in the lower part of St Mary's Road and blocking off the lower section of road at the junction of Wetlands Lane.

There is already a raised hump at the bottom of St Mary's Road which is used by students crossing the road. The sheer number of users crossing at school opening/closing times in itself causes motorists to slow and stop at this point. Some Ward Councillors were concerned that this item was being dealt with too hastily. Councillors were not aware of any accidents at this location and there appeared to be no supporting information for the scheme from Gordano School. Members agreed that if money was available it should be spent wisely and there were other areas close by eg St Peter's Road roundabout, which should be investigated and where work was arguably more necessary.

### **RECOMMENDATION**

RECOMMEND that because of time constraints the following response of the Planning Committee to the proposal for a Zebra Crossing, Traffic Calming and Restricted parking at St Mary's Road, Portishead is submitted to North Somerset Council -

Portishead & North Weston Town Council is concerned that this is not the highest priority for a crossing in the town. The Council would wish to see the results of a safety audit for the site, together with the one recently completed for the St Peter's Road/High Street junction before making any decision on this site.

### **SECTION 2 –DELEGATED DECISIONS**

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

There being no further business the meeting closed at 8.50pm.

## **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>
07/P/2628/F	Ardenne Esplanade Road Portishead	Creation of new vehicular access onto Esplanade Road to include timber gates (part retrospective). Erection of a rear conservatory	No objections - subject to no valid objections from neighbours.
07/P/2645/F	41 Nore Road Portishead	Erection of two single storey front extensions and a two storey rear extension. Erection of attached side garage. Alteration to front boundary wall.	No objections - subject to no valid objections from neighbours.
07/P/2654/F	8 Norewood Grove Portishead	Erection of a single storey front extension to form porch	No objections - subject to no valid objections from neighbours.
07/P/2690/F	10 Clayton Close Portishead	Front extension to provide toilet. Rear extension first floor to extend bedroom and provide en-suite	Object to the planning application on the grounds of – <ul style="list-style-type: none"> <li>• Loss of light to neighbour at no 8 Clayton Close.</li> </ul>
07/P/2729/F	17 Ridge Close Portishead	Erection of first floor extension over existing study/utility room, erection of a single storey rear extension and construction of a pitched roof over garage	No objections – subject to no valid objections from neighbours.
07/P/2701/ADV	Pegasus Court 159 Brampton Way Portishead	Display of 2 no freestanding ‘v’ signs, 2 no display flags and 2 no single wall/railing mounted signs (Retrospective)	No objections - subject to no valid objections from neighbours – BUT permission should be for a limited period. Signs to be removed when work is completed and 90% units sold.

07/P/2704/F	7 Woodhill Road Portishead	Erection of double garage with attached garden store and workshop building	An earlier application double garage is already approved on this site. This new application proposes a much larger combined building and there are concerns that this building could be converted to a dwelling at a later stage – development by stealth in a Conservation Area. Object to the planning application for the reasons above. If North Somerset Council approve the application we would request a condition be applied limiting use of the large workshop to domestic use only.
07/P/2822/F	6 Parsonage Court Portishead	Erection of a rear conservatory	No objections subject to no valid objections from neighbours.
07/P/2862/F	412 Nore Road, Portishead	Erection of two storey side extension and single storey rear extension following demolition of existing garage	Object to the planning application on the following grounds – <ul style="list-style-type: none"> <li>• The two storey extension to side will reduce light and sun to the neighbours house (410 Nore Road).</li> </ul>
07/P/2873/F	Arquiva Transmitting Station Weston Lodge Farm Downs Road, Portishead	Relocation of the approved Severnside Sirens Trust sirens on the existing tower <i>Clerk's Note: This is in Weston-in-Gordano Parish.</i>	No objections.
07/P/2879/F	6 Jacobs Meadow Portishead	Erection of a single storey rear extension following demolition of existing conservatory	No objections – subject to no valid objections from neighbours.
07/P/2887/F	66 Slade Road Portishead	Conversion of loft to living accommodation to include dormer to west elevation and roof lights to east, north and west elevation	No objections – subject to no valid objections from neighbours.
07/P/2906/F	1 Hill Gay Close Portishead	Erection of double garage to the rear of the property	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**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
07/P/2639/WT	Parsonage Court Church Road South Portishead	<ul style="list-style-type: none"> <li>• Hornbeam x 1 – Prune from building to clear by 3m</li> <li>• Copper Beech x 1 – Fell</li> <li>• Sycamore x 2 – Reduce branch weight to thin over adjacent property by 20%</li> </ul>	<p>The Copper Beech is very prominent on the landscape but we understand that the tree is dying.</p> <p><b>RECOMMENDATION</b> No objections to felling provided an appropriate replacement tree is planted.</p>
07/P/2743/TPO	47 Sally Hill Portishead	<ul style="list-style-type: none"> <li>• Lime x 1 30% crown reduction, remove low laterals.</li> </ul>	<p>This tree is one of the established limes forming the boundary landscaping to the old power station. With its neighbours it forms a strategically important landscape feature in the part of Portishead.</p> <p>The tree is in good condition, has a good form and matches its neighbouring trees in height and form. Any work to this tree to be judged in relation not just to its own location but to the impact on the line of trees it is part of.</p> <p>Reducing the crown by 30% will make this tree significantly shorter than its neighbours none of which seem to have been treated in this way.</p> <p>The fact that some branches are overhanging the neighbour should not be an excuse for work as the neighbour also has a tree in the garden and the trees have to be viewed and managed as a group. That said some shortening of lower branches should not impact on the landscape value of the tree or the group.</p>

			<p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>• Object to the crown reduction.</li> <li>• No objection to pruning lower laterals.</li> </ul>
07/P/2785/TPO	103 The Downs Portishead	Works to trees – Ash x 1 - Carry out balanced crown reduction by up to 30% and lift crown to increase headroom at drip line of crown by up to 2m.	<p>RECOMMENDATION</p> <p>Object to the proposed works.</p>
07/P/2786/TPO	28 Highfield Drive Portishead	Works to tree – Beech x 4 - All trees are in need of attention to improve appearance and allow light to no 26. Reduce crown circumference by 15% up to ¾ height of trees. Reduce crown height by 30%. Remove crossing branches. On T4 lift crown by .5m to clear Leylandii	<p>RECOMMENDATION</p> <p>Object to overall scale of works.</p> <p>Suggest modest trimming of outer branches of all 4 trees to provide clearance to no 26 and the road. Also recommend reshaping of T3 and T4 to correct earlier unbalanced pruning.</p>

## OTHER PLANNING MATTERS

### PLANNING APPEALS

**07/P/0445/F            5 DRAKES WAY, PORTISHEAD**

Erection of a wind turbine to the gable end of the property

**07/P/0559/RM            BLOCK G, NEWFOUNDLAND WAY, PORTISHEAD MARINA, PORTISHEAD**

Submission of reserved matters of layout, appearance, scale, access and landscaping for the erection of 110 no 1, 2, & 3 bedroom flats with 159 secure parking spaces pursuant to Outline Planning Permission 00/P/1846/O

Notification has been received of Appeals 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 applications above. A copy of the appeal decisions has been requested.