

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 5 JULY 2003**

PRESENT

Councillor Mrs Bickley – in the Chair

Councillors J S Clark, Miss Griffiths, Mrs Lord, Johnston,
Mrs Mason, Miers*

*Councillor Miers left during the discussion on Ashlands

APOLOGIES

Councillors J H Clark, Rigby, Walters

(Written comments had been received from Cllrs Walters and
J H Clark and these were noted)

PUBLIC PARTICIPATION

There were three members of the public present.

Standing orders were suspended to allow members of the public to address the Committee.

Mr N Williams, prospective purchaser of 6 Woodhill Road gave members background information about his proposal to set up a dental practice at 6 Woodhill Road. Initially there would be three members of staff rising to five when a second partner joined him. Patients would be informed that the small private car park opposite was not to be used. The current owner confirmed that 4 cars could be parked in the drive.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Mrs Bickley

- Personal interest in Planning Application 03/P/1654/O
Byeways, Heavens Field, Redcliffe Bay- Erection of a new dwelling
Reason – Acquaintance of applicant

Councillor J S Clark

- Personal interest in Planning Application 03/P/1654/O
Byeways, Heavens Field, Redcliffe Bay- Erection of a new dwelling
Reason – Acquaintance of applicant

Councillor Miss Griffiths

- Personal interest in Planning Application 03/P/1548/F
16 Roath Road – Loft conversion
Reason – Acquaintance of neighbour at no 14 Roath Road

Councillor Johnston

- Personal interest in Planning Application 03/P/1654/O
Byeways, Heavens Field, Redcliffe Bay- Erection of a new dwelling
Reason – Acquaintance of applicant

- Personal interest in Planning Application 03/P/1622/F
Garden Plot, 3 Beach Road West - New three storey house
Reason –Acquaintance of owner of neighbouring house

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

03/P/1403/F 6 WOODHILL ROAD, PORTISHEAD

Residential use C3 to D1 ((clerical/commercial) dental surgery

The committee noted that the officer’s recommendation to North Area Committee included the proviso that the change of use was for dental practice only. Despite some reservations as to the effect of patients parking on Woodhill Road, the overall view was to:

Recommend APPROVAL

03/P/1432/F GALINGALE HOUSE, 4 GALINGALE WAY, PORTISHEAD

New Fencing

The committee noted that this plot was adjacent to the open space in the middle of the Vale and that all surrounding properties had minimal boundaries. The proposed picket fencing and five-barred gates were completely out of character with the overall design of the estate and would take away the semi-rural aspect of that particular location.

(Strongly) Recommend REFUSAL.

03/P/1563/RM ASHLANDS, PORTISHEAD QUAYS, PORTISHEAD (PERSIMMON)

Development of 44 residential dwellings with associated parking. (Phase 1: Area 1: Persimmon 3)

This application was dealt with after the two amendments relating to previous Ashlands applications. It was noted that this document now incorporates the extra detailing put into Persimmon’s amended application and that the eco-rating is higher at 96.

Some concerns were raised:

- the Design Statement shows trees near plots 21/22 and 24/25, these are not shown on the landscaping details.
- the Design Statement highlights details of items which make an “Urban Street”. Plots 12 and 33-38 lack most of these features.
- could the Loop Road have even more features of a Home Zone?

Recommend APPROVAL

03/P/1529/F 268 DOWN ROAD, PORTISHEAD

Demolition of existing dwelling and erection of 2 no. detached dwellings and associated works

It was noted that the frontage to this plot was slightly less (1 metre), than the adjoining plot where 2 new houses have recently been built.

Recommend REFUSAL on the grounds of over-development of the front garden. The committee would prefer to see integral garages as on the neighbouring plot.

03/P/1548/F 16 ROATH ROAD, PORTISHEAD

Proposed replacement roof structure and loft conversion to provide new bedroom with ensuite.

Noted that a single storey extension across the back was also to be built.

Recommend APPROVAL subject to the condition that the roof facing Roath Road should be all old tiles and not have new tiles patched in.

03/P/1622/F GARDEN PLOT AT 3 BEACH ROAD WEST, PORTISHEAD

New two storey house

Recommend APPROVAL

**03/P/1654/0 BYEWAYS, HEAVENS FIELD, REDCLIFFE BAY,
PORTISHEAD**

Erection of new dwelling, 2 storey accommodation (split level) with rooms within roof space

The committee decided to defer making a decision until the Town Council meeting to allow Committee members to view the site.

PLANNING APPLICATIONS AMENDMENTS

THE ASHLANDS

The chairman explained that most of the changes in the following amendments were as a result of Mr Davies' very detailed comments, and that the proposals now conformed more closely to the Design Statement.

However, overall the committee were very disappointed that the opportunity to improve the eco-rating has been lost in both these planning application amendments.

**03/P/0924/RM ASHLANDS, PORTISHEAD QUAYS,
PORTISHEAD (CREST)**

Submission of reserved matters of external appearance, siting, design, means of access and landscaping for 60 residential dwellings with associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision, and associated infrastructure (Amendment dated 16 June 2003 comprising various details as detailed in Kedrick Davies letter.)

The committee would like to see a more interesting side elevation to plot 27 which has a fairly prominent position along the informal street.

Recommend APPROVAL .

**03/P/0925/RM ASHLANDS, PORTISHEAD QUAYS,
PORTISHEAD (PERSIMMON)**

Submission of reserved matters of external appearance, siting, design, means of access and landscaping for 60 residential dwellings with associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision, and associated infrastructure
(Amendment dated 16 June 2003 comprising various details as detailed in Kedrick Davies letter.)

The committee noted that the landscaping details omitted two small groups of trees alongside the bends of the internal road as shown in the Design statement.

The committee also preferred the more interesting original design for Plot 60/61.

Recommend APPROVAL

There being no further business the chairman closed the meeting at 11.35am

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/1355/F	7 Combe Fields, Portishead	Erection of rear conservatory	No objection	Approval
03/P/1357/F*	Glenwood, 92 Nore Road, Portishead	Erection of a rear first floor extension	No objection	Approval
03/P/1385/RM	Ashlands, Portishead	Phase 2 Infrastructure bus route	No objection	Approval
03/P/1397/F	Former Coach House, Fedden Village, Portishead	Conversion of workshop to a dwelling	No objection	Approval
03/P/1398/LB	Former Coach House, Fedden Village, Portishead	Replacement of windows and entrance to front elevation, new external door to side elevation	No objection	Approval
03/P/1419/F	Brixtone, Bristol Road, Portishead	Double garage	No objection	Approval
03/P/1494/ADV	Somerfield Store, 60 High Street	Advertisement Consent	Signage However we would wish to draw to the Planning Officer's notice previous concerns with application 03/P/1141/F for the refurbishment of the store. The plans now submitted for signage show alterations to these original plans. The alterations comprise:- <ul style="list-style-type: none">• Front edge of the trolley bay to be 3.4 m over the	Approval

			<p>pavement</p> <ul style="list-style-type: none"> the store risers are to be black ceramic tiles instead of neutral “stone finish” as at present. <p>The Town Council would refuse these amendments were they to be part of the original alterations and refurbishment of the Somerfield Store.</p>	
03/P/1497F	64 West Hill, Portishead	Two storey extension to provide a new staircase, sitting and two bedrooms	The front elevation is unaltered. The large extension is at the rear of the property, but this is a large site.	Approval – subject to no valid objections from neighbours
03/P/1572/F	8 Station Road, Portishead	Single storey lounge extension	No objection	Approval
03/P/1576/F	34 Brock End, Portishead	Two storey side extension	No objection	Approval – subject to no valid objections from neighbour
03/P/1590/F	60 Heron Gardens, Portishead	Conservatory	No objection	Approval
03/P/1606/F	29 South Road, Portishead	Two storey side extension	This property is set down below the level of the adjacent house. Regret the loss of the garage but there is parking for two vehicles on the drive.	Approval
03/P/1588/F	41 Rippleside, Portishead	Erection of two storey side extension and rear conservatory	No objections	Approval – subject to no objections from neighbour

*This application was dealt with by the Planning Vice Chairman as the applicant was known to the Planning Chairman.

PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATIONS
02/P/2881/RM	Land between entrance to 'The Spinney and 60 Wetlands Road, Portishead	<p>Erection of two detached dwellings and creation of shared vehicular access <i>(Amendment dated 30 May 2003 comprising</i></p> <ul style="list-style-type: none"> • <i>use of reformed stone on front elevation in place of natural stone</i> • <i>insertion of 3 velux windows on rear elevation of each plot</i> 	<p>There is a mixture of finishing materials used in the buildings surrounding the site. The random reconstituted stone has been seen by NSC and could be acceptable. A condition of its use should be that it is randomly laid ie not laid in courses.</p>	Approval
03/P0458/F	16 Nichols Road, Portishead	<p>Demolition of retirement home and erection of two no. detached dwellings with integral garages <i>(Amendment dated 13 June 2003, comprising</i></p> <ul style="list-style-type: none"> • <i>Revised design for Plot 1</i> • <i>Deletion of rear balcony for Plot 2)</i> <p><i>(Amendment dated 19 June 2003 comprising</i></p> <ul style="list-style-type: none"> • <i>Street scene drawing to be read in conjunction with plans dated 13 June)</i> 	<p>These amendments do not address the Town Council's previous concerns. The amendments are minor changes. The proposed dwellings are the same height and have the same foot prints.</p>	Refusal

03/P/0783/F	Land at 27/28 Hollis Ave North Weston	Erection new detached house <i>(Amendment dated 17 June 2003, comprising reduced height of dwelling and change to the front elevation)</i>	Previous concerns about parking at 27/28 Hollis Avenue are now addressed. The ridge line has been reduced and appears to be in line with the adjacent property.	Approval
03/P/1254/F	64 Hillside Road, Portishead	Erection of three storey rear extension and balcony with dormer window in roof space. <i>(Amendment dated 16 June 2003 comprising amended description – Erection of chimney)</i>	No objection	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/1489/TPO	4 Fircliff Park	TPO 57 Evergreen Oak x 2 <ul style="list-style-type: none"> • Reduce back lateral growth by 30% mainly lower half of crown Sycamores x 3 <ul style="list-style-type: none"> • Reduce crown by 30% or back to last reduction points 	No objection	Approval
03/P/1482/TPO 03/P/1483/TPO 03/P/1485/TPO	41 Sally Hill, 43 Sally Hill, 45 Sally Hill, Portishead	Thinning canopy by 20%	It is the responsibility of the appropriate utilities to deal with branches interfering with overhead cables. Understand that the developer <u>has</u> carried out maintenance work on this row of trees. The trees are at the back of the rear gardens, some distance from the houses. The trees are allowing morning sunshine and are amongst the smallest along Leighview Road. To reduce the canopy and length of branches would destroy the character of this established line of trees. Agree to thinning canopy only.	Approval

03/P/1560/TPO	7A Down Road, Portishead	Fell Copper Beech	The felling of this tree has been refused by the Town Council on two previous occasions. (03/P/0716/TPO & 02/P/2478/TPO)	Refusal
03/P/1565/TPO	The Coach House Norewood Grove, Portishead	TPO 572 Conifer x 2 – reduce by 30%	Do not believe the conifers can successfully be reduced in height by 30%. There are also numerous other trees in the general location	Refusal
03/P/1614/TPO	10 Woodhill Park, Portishead	TPO 651 Sycamore – reduce crown by 40%	This is a very large tree and work has been carried out in the past to remove branches to clear the roof of the property. Reluctant to see reduction as large as 40%.	Approval - subject to 30% reduction only
03/P/1615/TPO	315 Nore Road, Portishead	TPO 731 Sycamore – Fell	There is development work being carried out further up Kingsway. The sycamore in question is multi trunked and has had a callous damaged by a passing contractor's vehicle. However reluctant to see the tree felled and would wish to review the application when the building work is completed.	Refusal