

PORTISHEAD & NORTH WESTON TOWN COUNCIL

REPORT OF AN INFORMAL MEETING OF THE PLANNING COMMITTEE HELD ON SATURDAY, 5 JUNE 2004

PRESENT Councillor Mrs Bickley – in the Chair
Councillors J S Clark, Mrs Mason

APOLOGIES Councillors Mrs Cruse, Gething, Johnston, Pasley, Mrs Lord

The meeting was non-quorate and proceeded on an informal basis.

PUBLIC PARTICIPATION

There were no members of the public present.

DECLARATIONS OF INTEREST

There were no declarations of interest.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

04/P/1176/F DOCKMASTER'S HOUSE, 1 PIER ROAD, PORTISHEAD

Proposed conversion of existing 8 bed guest house to 4 no one bed flats with associated parking

Members regret the loss of visitor accommodation. Noted that there will be two designated parking spaces on the private road.

Recommend APPROVAL.

04/P/1177/F 1 SOUTH ROAD, PORTISHEAD

Single storey garage pitched roof to side elevation, side wall of garage extended under canopy

Noted that this appears to be a resubmission of an application that was previously refused in 1992. Members are concerned that no information is given about ground levels on this steeply sloping site, and that the plans are incorrect with respect to the footprint of 2 Gardner Road. Despite agreeing with the principle of building a garage, for this application

Recommend REFUSAL.

04/P/1199/F **124 HILLSIDE ROAD, PORTISHEAD**

Two storey front extension

The proposal is more usefully described as single-storey with a gable, there is no living space above the ground floor.

Recommend APPROVAL.

04/P/1283/F **14 TYDEMAN ROAD, PORTISHEAD**

Rear single storey extension

The proposed conservatory and extension will double the footprint of the ground floor living area and will block light from any ground floor side window to number 12.

Recommend REFUSAL.

04/P/1331/F **3 DENSTON DRIVE, PORTISHEAD**

Two storey rear extension

Noted that the site is set further back than the neighbour at number 2. The new side window for bedroom 2 will look straight down at the back door of number 2 Denston Drive.

Recommend REFUSAL.

04/P/1342/F **8 HIGHFIELD DRIVE, PORTISHEAD**

Garage and bedroom above to side of property

Noted that the Juliet balcony shown on the side elevation is not included on the layout plans and the doors are shown as opening outwards, presumably they will actually open inwards.

Recommend APPROVAL.

04/P/1357/F **10 THE PRECINCT, PORTISHEAD**

Change of use to betting shop

Regret the loss of a retail shop, no recommendation made.

04/P/1370/F **26A SEAVIEW ROAD, PORTISHEAD**

Two storey front extension. Single storey rear extension and garage conversion

No objection to the single storey rear extension (filling in under the balcony), nor to the conversion of garage to living area. The gabled two-storey front extension would appear to be a self-contained unit with shower room, bedroom and a windowless room (labelled "bedroom"), the ridge height is above the existing flat roof.

Recommend REFUSAL of the two-storey front extension as being out of keeping and scale with the neighbouring properties.

OTHER ITEMS FOR DECISION

STREET NAMING – PHASE 1, THE ASHLANDS DEVELOPMENT

Agreed that **“Phoenix ()”** would be appropriate for the spine road.

Noted that Phoenix was also the name of a “king’s ship” that sailed the estuary in the 17th century; the suggestion is made that the names of ships associated with the area also be a theme.

The three themes preferred by the councillors present were:

Science (with the addition of Stephenson and Hawking),

Ships (Matthew, Formidable and Victory [associated with the Nautical school]. Lyn and Magdeburg [first ships into the 1879 dock], Great Western, also the Albright & Wilson boats

Nature (herbs or flowers)

There being no further business the chairman closed the meeting at 11.20am

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/1049/F	26 West Hill Portishead	Two storey extension with loft space	No objections	Approval
04/P/1055/F	50 Badgers Rise Portishead	Two storey extension	No objections	Approval
04/P/1074/F	7 Woodhill Park Portishead	Single storey side extension	No objections	Approval
04/P/1092/F	111 High Street Portishead	Retrospective application to raise roof height	Noted that this application refers to the Coach House to the rear of property. No objections	Approval
04/P/1105/F	Plot Q (East Bookend) Portishead Quays Portishead	Use of A1 retail unit – approval under 02/P/0460/RM – as two A2 units	No objections	Approval
04/P/1140/F	31 Underwood Road, Portishead	Porch extension to front of property	No objections	Approval
04/P/1145/F	9 Blenheim Way Portishead	Second storey extension	No objections	Approval – subject to no valid objections from neighbour
04/P/1155/F	23 Tower Road Portishead	Second storey extension to existing rear extension	No objections	Approval

04/P/1173/F	Natwest Bank 25 High Street Portishead	DDA implementation work new external glazed screen and front entrance door. Slip bin and signs relocated, apply contrasting surround to letter box	No objections	Approval
04/P/1212/F	Ivy Cottage 5 Beach Hill Portishead	Proposed detached garage	No objections	Approval – subject to no valid objections from neighbours
04/P/1215/F	Webbs Autos Unit 3 Harbour Road Portishead	Car mechanical repair with body shop repair and replacement and spray finish and baking oven	No objections	Approval – subject to the satisfaction of Environmental health re fumes and emissions etc
04/P/1218/F	222 Down Road Portishead	Rear first floor attic extension	No objections	Approval – subject to no valid objections from neighbours re potential overlooking from sides of bay window
04/P/1224/ADV	Bristol & London Plc Serbert Road Portishead	Retrospective application to display 3 no internally fascia signs and 1 no free-standing sign Illumination to letters only.	No objections	Approval
04/P/1234/F	21 Beach Road East, Portishead	Erection of 1.82m fence and pedestrian gate at boundary with South Avenue and Beach Road East	No objections	Approval
04/P/1252/F	Chandlery Square Portishead Quays Marina	Temporary Portacabin Accommodation for marina services and related business, chandlery, fishing tackle, sports clothing, boat maintenance	No objections	Approval – subject to a maximum of 5 years

04/P/1280/F	17 Wetlands Road, Portishead	Single storey lean-to extension to rear of bungalow	No objections	Approval
04/P/1285/F	300 Down Road, Portishead	Two storey extension incorporating garden room and conservatory	There is potential for overlooking adjacent garden from the conservatory. Suggest the side panel of conservatory (east elevation) should be obscure glass	Approval – subject to no valid objections from neighbours
04/P/1292/F	17 Tydeman Road, Portishead	Two storey side extension	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/0661/F	359 Nore Road, Portishead	Replacement residential dwelling <i>Amendment dated 5 May 2004 comprising –</i> <ul style="list-style-type: none"> • <i>Enclosure to sides of balcony</i> • <i>Site levels and ridge heights</i> • <i>Relocation of bedroom windows to bedroom 3</i> • <i>Context information to compare existing and proposed dwellings</i> • <i>Context information to show relationship with neighbouring properties</i> 	No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/0949/TPO	27 Whitelodge Park Portishead	Works to trees Monteray Cypress	Would prefer to see tree remain. However there is a sharp fork in the trunk and the tree is probably in decline. Understand that a replacement of a sizeable species will be recommended	Approval
04/P/0952/F	Black Nore House, Nore Road, Portishead	TPO 54 – Pine Trees Fell 9	Understand that a variance to the existing TPO is being suggested. Six trees to be felled – the new TPO is to cover the remaining three Pines in the group as only these are worthy of TPO status.	Reluctantly Approve
04/P/1022/TPO	56 The Deans, Portishead	Works to trees <ul style="list-style-type: none"> • Oak T1 Crown clean to remove dead dying, diseased wood. Up 20% balanced crown thin 	Similar work has been carried out on other trees on the estate. No objections	Approval
04/P/1240/TPO	17 Sally Hill Portishead	Works to trees <ul style="list-style-type: none"> • Sycamore – to lift crown about 10% and remove 5 – 6 branches and generally tidy Remove all dead wood	No objections to the minimum amount of work required	Approval

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEAL

03/P/2151/F 28 HALLIWELL ROAD, PORTISHEAD

Demolition of existing timber chalet and erection of two dormer bungalows with basement garages with widening of existing access

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the above application. It was further noted that a written statement has been submitted and a copy of the appeal decision requested.