

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 5 NOVEMBER 2005**

**PRESENT** Councillors Mrs Bickley (in the chair), JS Clark, Mrs Cruse, Fowles, Johnston, Mrs Mason, Miers  
also 9 members of the public

**APOLOGIES** Councillors Mrs Lord, Pasley

**PUBLIC PARTICIPATION**

**05/P/2517/F 17 Seaview Road**

Mr Williams, 214 Down Road, said that the revised plan would still have a severe impact on his rear living room and shading of his garden.

Mrs Powell, 15 Seaview Road, said that her lower down property was still not shown on the site plan. She produced photos showing the existing roofline with the midday sun barely visible over it (Oct. 31<sup>st</sup>). The upper front window and the side velux windows gave views into her bedroom and small rear garden. No dimensions given, so it would not be possible to check the height if approval were to be granted.

Mr Laker, 19 Seaview Road, said that he would still lose the existing view of the sky from his dining room window and there would also be a general loss of daylight.

Mr Perry, 11 Seaview Road, said that he too would lose privacy in his rear garden, which was lower down.

Mrs Vallis, 17 Seaview Road, said that the roof had now been lowered by 0.6m with a consequent reduction in pitch. The velux windows had been placed higher up and would be obscure glass, as would the rear-facing en-suite window which was also higher and smaller. She had offered Mr Laker a velux window to increase the light to his dining room.

**DECLARATIONS OF INTEREST**

**05/P2443/F 60 BROCK END, PORTISHEAD**

Councillor Fowles declared a personal interest.

Reason: his property adjoins the application site

**Declaration by members who serve on both the Town and District Council**

Councillor Johnston stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

**SECTION 1 – TO BE CONSIDERED BY PLANNING COMMITTEE**

**PLANNING APPLICATIONS**

In view of the public interest, the following item was taken first.

**05/P/2517/F 17 SEAVIEW ROAD, PORTISHEAD**

Raise roof and form loft conversion

The committee noted the concerns of residents and the information given by Mrs Vallis. It was not clear from the drawings which velux windows would be obscured, and it was also noted that no dimensions or plan showing ground levels had been provided.

**Recommend REFUSAL**, overbearing on immediate neighbours with loss of privacy. No dimensions or ground level datum provided.

**05/P/2380/F                    97 DOWN ROAD, PORTISHEAD**

Detached domestic garage

**Recommend REFUSAL** because of the impact on the open street scene, over bearing on the site and possible highways issues.

**05/P/2413/F                    17 HALLIWELL ROAD, PORTISHEAD**

Erection of a 3 bed detached house with front parking

**Recommend APPROVAL**

**05/P/2451/F                    FORMER BRACKENWOOD GARDEN CENTRE  
131 NORE ROAD, PORTISHEAD**

Change of use of garden centre to residential with erection of 3 no. 4-storey dwellings with integral double garages

The committee noted that it was proposed to demolish the existing house and put three detached houses on the extended site (which already had approval for an detached house). This would bring the total site number to 16, thus triggering a developer's contribution to affordable housing. No street scene from Nore Road had been provided. The houses were of a similar design to those already approved. The committee was informed that the ward councillors were unhappy at the proposals.

**Recommend APPROVAL** subject to the developer making a \$106 contribution to affordable housing and other community facilities.

**05/P/2472/MP                    PORTISHEAD QUAYS, HARBOUR ROAD, PORTISHEAD**

Revised Master Plan with minor amendments at Portishead Quays

The committee studied the revised plans for the area and make the following recommendations:-

1. Portishead & North Weston Town council are pleased to see that the revised Master Plan now includes a 0.5 acre site for a community facility, but notes that there is no mention of any capital monies being made available for developing the site.
2. We welcome the Very Good Eco and High BREEAM ratings that are to be applied to dwellings and commercial buildings, also the dockside safety measures that are now belatedly included.
3. We note that the mixed-use areas are confirmed as Lock Control Square, Chandlery Square and Waterfront Square, with a total of 36,670 sq.ft..

4. The Town council are concerned that about 100 residential units within the District Centre are not included in either the Port Marine or this Masterplan allocations, (Brunel Court, the Apartments and above a community facility).
5. The impact of a 450 berth marina can now be clearly seen; we are concerned lest this compromises the area needed for sail training and teaching water safety.
6. The importance of cycleways seems to have been downgraded; specifically the provision of a cycle track connecting to the Sustrans strategic coastal route has gone. (*See Report to North Area cttee 14.07.05, topics D10 and E1.*)
7. We are extremely concerned to find that parking for housing may be “on street”.
8. The population increase quoted is meaningless without the baseline year being given.

**05/P/2474/RM            PHASE 1 AREA 1, WIMPEY 2, THE ASHLANDS,  
PORTISHEAD**

Development of 25 residential dwellings with associated parking

**Recommend REFUSAL**

1. Does not adhere to the Ashlands Masterplan for this area.
  - There are no “*small front gardens defined by walls and fences*”
  - There is no “*variety of building style and scale*”.
  - “*Introduce indigenous tree species*” – no landscaping plan enclosed
  - No “*bay windows and dormers*” as in the opposite development.
2. Clerical errors in the presentation, mean that it is unclear, for example, which front door is to be used on plots 116, 118 and 124. Plot 115 has 2 bin stores, the adjoining plot 116 none. No garage materials details are given.

The two sets of linked houses fronting the Central Greens would create more of a “group” effect if they were mirror images.

**05/P/2506/F            LAND TO THE REAR OF 32 HIGH STREET, PORTISHEAD**

Two cottages and first floor flat

**Recommend APPROVAL**, the use of natural stone would be more in keeping with the area.

**05/P/2565/F            89 HILLSIDE ROAD, PORTISHEAD**

Erection of dwelling to rear of property with vehicular access

Noted that the revised plans showed a reduction in height at the rear.

**Recommend APPROVAL**

**05/P/2593/O            LITFIELD HOUSE, 15 CABSTAND, PORTISHEAD**

Outline application with detailed approval for the external appearance, design and landscaping for the erection of two two-storey attached dwellings with integral parking in garden of existing house.

Noted that these were modest dwellings, likely to appeal to first-time buyers, using the existing access from Slade Road..

**Recommend APPROVAL**

## **OTHER PLANNING MATTERS**

### **GREATER BRISTOL STRATEGIC TRANSPORT STUDY CONSULTATION**

The committee discussed the chairman's report and recommend the following response:

1. Portishead & North Weston Town Council, while recognising that the GBSTS has to take into account any future government imposed expansion of housing and employment in the study area, is extremely disappointed that no account has been taken of existing problems even before locally approved developments which will take the population to about 28,000.
2. The proposed showcase bus route along the narrow A369, does not take seem to consider the physical constraints of the route. Our fast-growing community will not be "sustainable" unless employers are prepared to relocate here, knowing that there are reliable transport links.
3. GBSTS appears to have taken no notice of the West of England Partnership's "Vision" and the Joint Local Transport Plan which both consider that re-opening the railway to passengers is a short to medium term objective worth pursuing.
4. The RSS Update (Oct. 2005) defines sustainable communities as "well-connected": with only one inadequate A road serving our area and no alternative to road transport we ask that a second Avon crossing be considered in the short to medium term.

### **PLANNING APPLICATIONS - continued**

Councillors Fowles and Mrs Cruse left the meeting before discussion of this item

#### **05/P2443/F                      60 BROCK END, PORTISHEAD**

Two storey rear extension with single storey utility and conservatory off.

The committee were told that letters of objection had been received from neighbouring properties.

**Recommend REFUSAL**, the proposed 2-storey extension at the rear is overdevelopment and will have an overbearing effect on neighbours, the side bedroom window will look directly into the rear garden of the neighbouring bungalow with a consequent loss of privacy.

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