

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 5 NOVEMBER 2008**

PRESENT Councillor Knight – in the Chair

Councillors Cameron*, Mrs Cruse, Cruse, Hazelton, Howells, Mrs Lord, Mrs Mason, Parker, Mrs Way, Walters

*Councillor Cameron arrived 7.43pm

Mrs R Tranter – Assistant Clerk

APOLOGIES Councillors Pasley, Miers

DECLARATIONS OF INTEREST

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

Councillor 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

Two members of the public addressed the Committee.

Mr J H Clark, a resident of 3 Glenwood Rise spoke against the Planning Application 08/P/2220/F Land at 1 Glenwood Rise, Portishead for the erection of a detached dwelling. Mr Clark explained that no. 1 Glenwood Rise run a taxi business from their premises although this is not a registered address. Within Glenwood Rise are 9 identical properties, link-detached by carports which in most instances have had garage doors fitted. No.1 has already extended their property making it a 5 bedroom property. The application before the Committee is for a separate dwelling on a plot of land alongside the house, part of which is in the ownership of North Somerset Council who has maintained the land for 20 plus years.

Mr Clark added that the road is already congested with parked cars and the only parking space within the application will be for one vehicle on hard standing. He urged the Committee to object to the application on the grounds of overdevelopment and insufficient parking within the site.

Anne-Marie Gregory a resident of 14 Combe Fields spoke in support of the retrospective planning application 08/P/2222/F for 56 High Street, Portishead, for change of use from A1 to Mixed A1/A3 coffee shop. Ms Gregory acknowledged that the application was retrospective but added that the coffee shop brings everyone together and it will bring life to the High Street area of the Town.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

Clerk's Note: With the agreement of the Committee the Chairman altered the order of the applications to accommodate those members of the public present at the meeting.

08/P/2220/F LAND AT 1 GLENWOOD RISE, PORTISHEAD

Erection of a detached dwelling

Members discussed this item in detail. There were a number of concerns with the application

–

- Very little amenity land within the plot and no access from the property to the rear.
- Existing parking problems within the road could be exacerbated.
- The proposed development showed the same ridgeline but this was questionable because of ground levels.
- Rooms within the property were particularly small.
- The property was to be built very close to the electric sub-station.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal will give an unsatisfactory cramped development with inadequate facilities for car parking and this will exacerbate the local parking problems.

In addition the Committee understand that the applicant is not the owner of the site which is part of the amenity land and footpath under the control of North Somerset Council.

08/P/2124/ADV 56 HIGH STREET, PORTISHEAD

Display of 1 no. illuminated fascia sign and 1 no. illuminated projecting sign (Retrospective)

08/P/2222/F 56 HIGH STREET, PORTISHEAD

Change of use from A1 shop to mixed A1/A3 coffee shop including external seating

Both of the applications above were dealt with together. The Chairman explained to the Committee that the applications were before them as they were retrospective. Whilst it was noted that this was a good amenity within the Town, failure to submit the necessary planning applications had prevented other traders from having an opportunity to comment on the proposals. It was also noted that this was not the first time that Costa Coffee had failed to obtain the necessary permissions before opening coffee shops. Some members felt that restrictions should be placed on the permission concerning opening times, products permissible for sale etc. However it was agreed generally that with three vacant retail properties in the High Street Costa Coffee was preferable to another empty shop.

RECOMMENDATION

No comment.

08/P/2127/RM

THE ASHLANDS, AREA 4, PORTISHEAD

Submission of Reserved Matters for layout, scale, external appearance, means of access and landscaping for the erection of 33 no. dwellings with associated parking, roads, drainage, landscaping and private amenity space pursuant to Outline Planning Permission 00/P/1844/OT2

The Committee noted that within the application there was no parking schedule. There were concerns that some garages within the development were tandem garages which are notoriously inadequate. The Committee were also disappointed that the Eco-Rating was only just “Very Good”.

RECOMMENDATION

Object to the planning application for the following reasons –

- Eco-Rating is only just “Very Good”.
- The plans do not specify numbers of garages but we note with concern that many of the garages are tandem garages and these show from experience that they are under used.

08/P/2077/F

FOWLERS FLORISTS, 43 HIGH STREET, PORTISHEAD

Proposed development of nos. 43/45 High Street. Demolition of existing premises and replacement with a 3 storey building comprising 3 retail units, 1 office, 1 2-bed flat, 1 bed flats plus studio flat and a two storey building

Members discussed this item in some detail and noted the slight differences from the original plans submitted. Some members expressed concern that the commercial units now proposed would produce extra traffic within the site.

RECOMMENDATION

Portishead and North Weston Town Council welcome the plans to develop additional retail outlets on the High Street but object to the planning application on the following grounds –

- Overdevelopment of the site.
- Lack of parking within the site. It is totally unrealistic to assume that 9 residential units and 8 commercial units will produce less than 17 cars.
- Contravenes Policy T/6 of the North Somerset Replacement Local Plan as an inadequate area is provided for the parking of vehicles waiting to load and unload forcing traffic/delivery vehicles and refuse vehicles onto the High Street.
- Loss of light/sunlight to properties in Victoria Square and adjoining properties.
- Proposed properties will overlook properties in Victoria Square and adjoining properties.
- Loss of business premises/relocation whilst development is in progress
- Any difficulty in access will impinge on the business at no 47 High Street (Freemans’ Home Entertainment Centre).

The decision of the Committee was unanimous.

**08/P/2210/PDT HIGHWAY VERGE AT JUNCTION OF HIGH STREET/
BRAMPTON WAY, PORTISHEAD**

Erection of 10m high timber telecoms pole supporting a shrouded Tri Sector antenna and associated cabinet

The Committee noted that the area proposed is adjacent to a Conservation Area and that there is a TPO on the tress at the junction of Brampton Way. However it was considered that because of time constraints on the application any comments made would be too late to be considered by North Somerset Council.

RECOMMENDATION

No comment.

08/P/2232/RM LAND ADJACENT TO 23 THE GARSTONS, PORTISHEAD

Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 1 no. detached split level dwelling with attached single level garage with attached single driveway pursuant to outline consent re 05/P/2944/O

Members discussed this application briefly. There were no objections on North Somerset Council's IDOX and outline permission was already granted.

RECOMMENDATION

No objections.

08/P/2246/F 27 CADBURY ROAD, PORTISHEAD

Conversion of existing dwelling into 2 no. self contained flats including the erection of a two storey side extension, a single storey rear extension and conversion of loft into bedroom with rear dormer. (Amendments to previously approved application 07/P/1969/F refers.)

The Committee noted that work was already in progress on this property following permission granted 07/P/1969/F refers. This application was for minor amendments.

RECOMMENDATION

No comment.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the Chairman closed the meeting at 8.30pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/1983/F	Morwenstow 65 Woodhill Road Portishead	Subdivision of single dwelling into 2 no maisonettes. Unit 1 – upper ground and garden level. Unit 2 – first and second floor	No objections – subject to no valid objections from neighbours
08/P/2000/O	6 Harmony Drive Portishead	Outline application for the erection of a dwelling (Plot 2) with all matters reserved for subsequent approval	No objections – subject to no valid objections from neighbours
08/P/2001/O	6 Harmony Drive Portishead	Outline application for the erection of a dwelling (Plot 1) with all matters reserved for subsequent approval	No objections – subject to no valid objections from neighbours
08/P/2025/F	Lock Control Building East Dock Portishead	Proposed extension to building for stand alone offices	No objections.
08/P/2146/F	Shiplanes Lake Road Portishead	Erection of a single storey front porch extension and a first floor extension over the kitchen	No objections – subject to no valid objections to neighbours.

WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN INCONJUNCTION WITH CORE WARD COUNCILLOR

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/2069/TPO	White Lodge Park Portishead	<ul style="list-style-type: none">• Horsechestnuts x 6	No objections.
08/P/2080/TPO	The Albion Inn	<ul style="list-style-type: none">• Ash x 1 – Fell	This tree is important in the street scene not only from

	15 Bristol Road Portishead		Bristol Road but also Court Close. It also muffles noise and light from the pub car park to the surrounding houses. It would be much better if it could be preserved by expert pruning and other such treatment. RECOMMENDATION Object to outright felling if possible for the above reasons.
08/P/2115/TPO	26 White Lodge Park Portishead	<ul style="list-style-type: none"> • Cedar x 1 - height to be reduced by not more than 20% lateral spread to be reduced by circa 15% to bring growth away from elevations of 26 by circa 2 m – aim to leave well balanced crown. Dead wood to be removed. 	No objections.
08/P/2158/TPO	2 Black Nore Point Fedden Village Portishead	<ul style="list-style-type: none"> • 7 trees adjacent to housing boundaries. 30% crown reduction, 20% crown thin trees along footpath – crown raise to 2.5m clearance from ground level. 	No objections.
08/P/2184/WT	St Peter's Church Church Road North Portishead	<ul style="list-style-type: none"> • Beech x 1 – Crown reduce over Church Road North 	This is a prominent tree in the Conservation Area. No objections but would wish careful pruning only so as not to upset the overall balance of the tree.
08/P/2185/TPO	30 The Knoll Portishead	<ul style="list-style-type: none"> • Ash x 1 – Fell • Beech x 1 – Crown lift over boundary • Sycamore x 1 Fell 	No objections.