

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 5 OCTOBER 2002**

**PRESENT** Councillor J Johnston – in the Chair  
Councillors Mrs Bickley, Brine, J S Clark, M Johnston, Mrs Mason,  
Pickering

**APOLOGIES** Councillor Mrs Haysom, Pasley

**DECLARATIONS OF INTEREST**

No declarations of interest were made.

**PLANNING APPLICATIONS**

**00/P/1876/RM PHASE 8, FORMER POWERGEN SITE, STATION ROAD,  
PORTISHEAD**

Erection of 101 dwellings with associated parking.

The scheme was discussed in some detail. The main elevation on Lower Burlington Road with its formal layout and mews style entrances should make for an attractive road which will be softened by the rows of trees opposite. The other semi formal elevations to the park, framing the park link to the promenade and also enclosing London Square also met with approval. The provision of enough parking (up to three per dwelling) should help keep the roads clear. The five pairs of semi-detached houses caused some interest as being an uncharacteristic feature. The Committee liked the scheme and

Recommend APPROVAL.

**02/P/2033/F 20 NICHOLS ROAD, PORTISHEAD**

Detached chalet house.

Concern was expressed about the density with the two dwellings on a former single site. It would certainly be higher than the remainder of the road. However, the density is normal for many Portishead areas and the Committee felt there could be no justification on planning grounds for refusal.

Recommend APPROVAL.

**02/P/2037/F 28 HOLLIS AVENUE, NORTH WESTON, PORTISHEAD**

Erect 2 No. semi-detached houses.

The Committee considered the building to be very large (it is three storeys), out of keeping with the rest of the estate and overbearing. They also noted that on a previous application for No. 28 Hollis Avenue (Planning Application No. 02/P/0052/F) part of the land comprising this application was allocated for a drive and garage for the extension now built (and

occupied). The drive and garage have not been built, the site for which is now part of this current application. The Committee considered this to be contrary to Condition 2 of permission granted for 02/P/0052/F as approving this application would preclude the completion of the previous application. Concerns were also expressed about the lack of off-street parking spaces contrary to Policy HOU/15 of the Local Plan. The Committee

Recommend REFUSAL.

## **DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

### **02/P/1975/F                    11 CABSTAND, PORTISHEAD**

To change the use category of premises to office use (Legal and Financial Services).

There are no physical changes and there is adequate parking.

Recommend APPROVAL.

### **02/P/1988/F                    16 BADGER RISE, PORTISHEAD**

Two storey side extension.

The house has no close neighbours so no one should be affected by the proposed extension. Additional parking is planned (alongside the existing).

Recommend APPROVAL.

### **02/P/1990/F                    CHARLCOMBE BAY, PORTISHEAD (WILSON HOMES)**

Plots 8 – 11 (4 no.) substitution of house types. New house type A/3s.

This application is for a less visually attractive design with loss of dormers, but smaller buildings.

Recommend APPROVAL.

### **02/P/2005/F                    PLOT AT 286 DOWN ROAD, PORTISHEAD**

Erection of single dwelling.

This application is a larger but more interesting design leaving space for the existing oak tree. Unfortunately this oak tree has now been felled due to improperly labelled trees on plan. Would suggest a new fairly large tree be planted in its place.

Recommend APPROVAL.

### **02/P/2006/F                    2 NOREWOOD GROVE, PORTISHEAD**

Construct ground floor extension to form study.

No objections.

Recommend APPROVAL subject to neighbour at No 1 having no valid objection.

**02/P/2009/F**                    **52 MERLIN PARK, PORTISHEAD**

First floor extension to side of property over existing garage.

There is a small window on no. 50 opposite the proposed extension, which is probably a landing.

Recommend APPROVAL subject to no. 50 having no objections.

**02/P/2034/F**                    **15 RIVERLEAZE, PORTISHEAD**

Double storey extension to the rear of existing dwelling.

No objection – Recommend APPROVAL.

**02/P/2065/F**                    **8 RANCHWAYS, PORTISHEAD**

Conservatory at rear of property replacing the smaller existing one.

Neighbour has no objections. House in Harmony Drive will hardly notice it.

Recommend APPROVAL.

**02/P/2072/F**                    **17 DENSTON DRIVE, PORTISHEAD**

Two storey rear extension and single storey side extension.

This application will soften the “saw tooth” effect between properties.

Recommend APPROVAL subject to no valid objections from the neighbours.

**02/P/2083/LB**                    **THE WHITE LION PUBLIC HOUSE, 1 HIGH STREET,  
PORTISHEAD**

Replacing area of external render, roof repairs and internal ceiling repairs.

This application is for necessary repairs to the roof and internal repairs resulting from rain ingress. There should be no visible alterations to the building.

Recommend APPROVAL.

**02/P/2102/F**                    **49 DOWN ROAD, PORTISHEAD**

First floor extension over existing garage incorporating bedroom and en-suite.

The neighbours should not be affected. All the neighbouring houses in the road are different and it should therefore enhance the appearance.

Recommend APPROVAL.

**02/P/2114/F**                    **18 BRISTOL ROAD, PORTISHEAD**

Retrospective application to provide means of access to classified road.

The parking space will be a useful addition.

No objections – Recommend APPROVAL.

### **CERTIFICATE OF LAWFULNESS - 1 HALLETTS WAY, PORTISHEAD**

Erection of rear conservatory.

The conservatory should not affect anyone except No.139 Brampton Way, which has a very restricted outlook from the rear of their property; this could be a loss of amenity.

Recommend APPROVAL subject to no valid objection from no.139 Brampton Way.

The Committee noted that although this was not a planning application it has been treated as such. A member of the Committee pointed out that if a prospective applicant wrote to north Somerset Council for permission for a small extension etc, the applicant would receive a letter confirming whether permission was or was not required. This letter could be kept as appropriate future evidence if needed. The Committee therefore could see no need for the Town Council to consider this type of application.

### **DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN**

#### **00/P/1879/RM            PHASE 6 – FORMER POWERGEN SITE, STATION ROAD, PORTISHEAD**

(Amendment, dated 10 September 2002, comprising:-

- Amendments to elevation of flats caused by introduction of a lift.
- Repositioning of blocks 31-34 and 35-38 to enable cars to be parked on the drives of 35-36. Driveway to plot 1 amended to allow for better manoeuvring.
- Addition of oriel window to terrace elevations on drawing 574/115L and 117H.
- Raising of roofline of lean to roof on house type illustrated on drawing no 574/112F to facilitate installation of staircase.

The changes are noted. They generally appear to be improvements to facilities or appearances.

Recommend APPROVAL.

#### **02/P/1898/F            LAND AT HARBOUR ROAD TRADING ESTATE, PORTISHEAD**

Change of use to open storage and repair civil engineering plant and machinery, erection of 2.5m galvanized palisade fence and proposed culverting of existing rhyne.

(Amendment dated 24 September 2002, comprising additional plans showing the proposed culverting of the rhyne to be included as part of the above application.)

No objections – Recommend APPROVAL.

#### **02/P/1990/F            CHARLCOMBE BAY, DOWN ROAD, PORTISHEAD (WILSON HOMES)**

Revised house types for plots 8 – 11, as approved by planning permission 01/P/1635/RM. (Amendment dated 20 September 2002, comprising minor resiting of the proposed dwelling of plot 8W).

This is a very minor improvement.

Recommend APPROVAL.

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

### **02/P/2096/F                      PLOT AT 286 DOWN ROAD, PORTISHEAD**

Beech - Carry out 30% balanced crown reduction and 15% thin and lift crown by 2.5m but only removing smaller secondary laterals all deadwood to be removed

Cannot see the need for any work if the top of tree is sound. Two small sycamores by the boundary could probably be replaced by more appropriate trees.

Recommend REFUSAL.

The Committee commented that the Planning Chairman should make the point more strongly to North Somerset Council about the incorrect positioning of the oak tree on the plan which resulted in its removal.

### **02/P/2124/TPO                      13 COMBE AVENUE, PORTISHEAD**

Works to trees – TPO 743 – Ash: Pollard to primary points (as previous consents).

No objections – Recommend APPROVAL.

### **02/P/2165/TPO                      UNITS 1- 3 OLD MILL LANE, PORTISHEAD**

Works to trees – Fell sycamore.

The removal of this tree is required to enable factory development. (The tree and roots will be damaged by necessary civil works). Four to six new trees will be planted as part of a landscaping scheme once all works have been completed.

This is a good specimen tree, reluctantly

Recommend APPROVAL.

## **OTHER PLANNING MATTERS**

### **PLANNING APPEALS**

#### **00/P/1330/F                      LAND BETWEEN SHEEPWAY LANE AND WHARF LANE, SHEEPWAY, PORTBURY**

Change of use from agricultural land to land for the storage of motor vehicles (B8), supporting infrastructure (security fencing, lighting, drainage and security control etc), landscaping and access.

It was noted that notification had been received of an Appeal to the Secretary of State, against the decision of North Somerset Council to refuse planning permission for the above planning

application. The appeal is to be decided by means of a local inquiry conducted by an Inspector appointed by the Secretaries of State.

It was further noted that a written statement has been submitted as per the Town Council's previous recommendation and that in addition a further comment has been made: -

“The Bristol Port Company already owns 500 acres of land for new car storage and since this application was submitted the Town Council understand that Southampton Docks have built a seven hectare, multi-storey car park for storage of new cars. This fact will reinforce our objections.”

It was also noted that a copy of the appeal decision had been requested, and that this application is with Portbury Parish, not Portishead.

**02/P/0858/F                      LAND TO REAR OF 14 HILLCREST ROAD, PORTISHEAD**

Erection of detached dwelling and garage with ancillary accommodation over and construction of new driveway.

It was noted that notification had been received of an Appeal to the Secretary of State, against the decision of North Somerset Council to refuse planning permission for the above planning application. It was further noted that a written statement has been submitted and a copy of the appeal decision requested.

There being no further business the meeting closed at 11.15am.