

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE 6TH APRIL 2002**

PRESENT Councillor J Johnston – Chairman

Councillors Brine, Mrs Mason, Pasley, Pickering,

APOLOGIES Councillors Mrs Bickley, Mrs Cruse, J S Clark, Mrs Haysom,
M Johnston

PLANNING APPLICATIONS

02/P/0491/F HANOVER HOUSE, FRIARY ROAD, PORTISHEAD

One 5.50 metre slim-line stub tower, on raised steel grillage, 3 no GSM antenna and associated ground based equipment cabin.

The Committee had some misgivings, which were also expressed by two absent councillors, but accepted the need for it and recognised it was an appropriate site.

Recommend APPROVAL.

**02/P/0460/RM LAND BETWEEN HARBOUR ROAD, CABSTAND AND
FORMER BRISTOL – PORTISHEAD RAILWAY LINE,
PORTISHEAD**

Erection of shops and residential apartments.

The Committee very much liked the design, imaginative and modern, and noted the provision of a number of 2 bed apartments and a few small offices.

Recommend APPROVAL.

02/P/0495/F 28 GARDNER ROAD, PORTISHEAD

Two storey side extension, front porch and garage.

This is a large extension which should improve the appearance of the existing property. It is not certain whether some of the developments will come within the conservation area.

Subject to no problems arising on that score

Recommend APPROVAL.

02/P/0499/F OAK LODGE, KINGSWAY, PORTISHEAD

Two 6 bedroom houses.

Considered to be an over-development of the site which is probably only suitable for one dwelling. There is also the need to restrict the number of cars associated with the site which must also be able to turn around at the property. The proposed major excavation might also destabilise the hillside and be detrimental to the house above.

Recommend REFUSAL.

02/P/0598/F

**LAND ADJACENT TO NORWOOD LODGE
NURSING HOME, NORE ROAD, PORTISHEAD**

Erection of three storey house and detached garage with ancillary accommodation over.

The Committee considered it an interesting house designed in the “grand” manner. The Committee noted that the continued enclosure of the site with trees and shrubs.

Recommend APPROVAL.

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

02/P/0439/RG3

LAND AT BRENDON ROAD, PORTISHEAD

Creation of off street parking in an existing grassed area.

There are two separate areas. One already has cars parked on it. The areas do not appear to be used by children for playing. Need to check with neighbourhood. Subject to no objections

Recommend APPROVAL.

02/P/0441/F

SEASCAPE, LAKE ROAD, PORTISHEAD

Two storey side extension.

The plans do not show how near the extension will be to the neighbouring house which has windows on that side. Provided it does not interfere unreasonably, would

Recommend APPROVAL.

02/P/0486/F

MISTRAL, BATTERY LANE, PORTISHEAD

Extension to ground and first floor. Alterations to roof line.

The east elevation, right hand side extension will obscure the neighbours window a little. Provided this is acceptable

Recommend APPROVAL.

02/P/0504/RM

GLENDOWER, 21 HALLIWELL ROAD, PORTISHEAD

Demolition of existing house. Erection of new two/ single storey house, garage and associated works.

The elevations shown are incorrectly orientated. The house should not affect anyone. The newly built house opposite might have its views slightly improved.

Recommend APPROVAL.

02/P/0528/F 21 BEECHWOOD ROAD, PORTISHEAD

Demolition of dilapidated rear porch and erect new rear porch.

The neighbour will find this amendment acceptable provided side glass is obscure (as previously suggested 01/P/2302/F).

Recommend APPROVAL subject to side glass being obscure.

02/P/0561/F 12 WOODHILL ROAD, PORTISHEAD

Roof modification to details shown on planning consent 01/P/2134/F dated 28th December 2001.

No 10 has no side windows and should not be affected by this minor amendment.

Recommend APPROVAL.

**02/P/0596/F 1 FIRTREE COTTAGES, NEWLANDS HILL,
02/P/0597/CA PORTISHEAD**

Removal of existing brickwork retaining wall (front boundary) and replacement with new stone faced, reinforced masonry wall.

This will fit in well with the adjoining new stone wall. Both are necessary and also will improve the appearance of the area. Would wish to see proposed wall continuing to step down and end with a height of 1.3 metres to reflect the heights of the stone walls of adjoining Newlands Hill.

Recommend APPROVAL subject to such a reduction.

02/P/0601/F HAVERING, ST MARY'S ROAD, PORTISHEAD

Single storey rear conservatory extension following demolition of existing.

A conservatory is already in place, but it is hard to tell whether this is the new or old conservatory. The new conservatory should not affect any neighbours.

Recommend APPROVAL.

02/P/0607/F 27 HIGHVIEW, PORTISHEAD

Two storey side extension and single storey rear extension.

Neighbour has been told and should not be affected. There is no house behind.

Recommend APPROVAL.

02/P/0640/F 20 BRISTOL ROAD, PORTISHEAD

Retrospective vehicular crossing of footway.

This will enable further cars to be parked off of Bristol Road

No objections - Recommend APPROVAL.

02/P/0650/F

137 MERLIN PARK, PORTISHEAD

Two storey side extension.

The extension looks alright. Neighbour has no objection provided there is obscure glass in WC.

Recommend APPROVAL subject to obscure glass in bathroom window.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

01/P1624/RM

CHARLCOMBE CARAVAN PARK, DOWN ROAD, PORTISHEAD

Erection of 80 dwellings and associated roads and sewers (Scheme A).

(Amendment dated 15th March 2002, comprising revised housing layout that introduces a mix of house types together with associated floor plans and elevations in respect of the different house types. Site sections and site levels are also included in the submission which details boundary, landscape and public open space).

The changes are noted. Pleased to see the affordable homes have been re-orientated. Also note the much improved footpath layout and the breaking up of the "straight line" effect of the original application.

Recommend APPROVAL.

02/P/0013/0

GORDANO GATE BUSINESS PARK, SERBERT ROAD, PORTISHEAD

Erection of 7 no. office buildings with associated access roads, car parking and ancillary facilities.

(Amendment dated 1st March 2002, comprising re-design of block 3 to reduce visual gap between it and block 1.)

This amendment will also present a better elevation to Wyndham Way.

Recommend APPROVAL.

02/P/0050/RM

UNIT 1, GORDANO BUSINESS PARK, SERBERT ROAD, PORTISHEAD

Erection of two storey office building with associated car parking and landscaping.

(Amendment dated 11th March 2002, comprising various changes as detailed in letter from agent.)

Various comments noted.

Recommend APPROVAL.

02/P/0316/F

28 RIDGE CLOSE, PORTISHEAD

Erection of first floor side extension.

(Amendment dated 6th March 2002, comprising existing and proposed elevations.)

Believe the scheme could be better (and more useful). However

Recommend APPROVAL.

02/P/0326/F 5 CEDAR WAY, PORTISHEAD

Erection of two storey rear extension and side dormer extension
(Amendment dated 28th March 2002, comprising reduction in length of the proposed rear extension by one metre).

The extension is reduced from 4.5 metres to 3.5 metres. The neighbour at no. 4 while not happy is prepared to accept this amendment. The response of no. 6 needs to be checked. The effect is now not so much a loss of view but a loss of amenity. Side windows and roof lights overlook neighbours and these should be obscure glass (the windows are in the en-suite and walk-in wardrobe). Would prefer to see the extension reduced by another 0.5 metres.

Recommend APPROVAL subject to obscure glass in windows and roof lights.

OTHER PLANNING MATTERS

**NORTH SOMERSET FREIGHT STRATEGY:
CONSULTATION ON ISSUES AND OPPORTUNITIES**

The Committee noted that North Somerset Council has commissioned transport consultants WSP to undertake a study of freight issues in the area, as part of the development of sustainable transport policies in the North Somerset Local Transport Plan.

The Committee discussed the problems in some depth. A copy of the recommended response is attached and forms part of these minutes.

There being no further business the meeting closed at 11.10am.