

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 6 AUGUST 2005**

PRESENT Councillor Mrs Bickley – in the Chair

Councillors JS Clark, Miss Griffiths, Johnston, Mrs Lord, Mrs Mason

Written comments received from Councillors Mrs Mason, Terry, Walters
Also 5 members of the public

APOLOGIES Councillor Walters

PUBLIC PARTICIPATION

Standing orders were suspended to allow members if the public to address the committee.

Three affected neighbours told members of their concerns about application **05/P/1594/F, 17 Seaview Road.**

Mr Williams (214 Down Road) felt that the new rear window would look directly into his dining area and that the velux windows and increased height would affect his back garden by overlooking and shading.

Mrs Powell (15 Seaview Road) explained that her house, not shown on the site plans, was lower than number 17 and windows will look directly into her bedrooms and lounge with a loss of privacy and light. The garden will be shaded from lunchtime onwards.

Mr Laker (19 Seaview Rd) had also sent a letter to the chairman illustrating the effect a higher roof would have on the already restricted daylight coming into his dining-room. The increase would remove the current arc of sky that was visible from inside the room.

Standing orders were resumed.

DECLARATIONS OF INTEREST

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 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The following application was considered first.

05/P/1594/F 17 SEAVIEW ROAD, PORTISHEAD

Loft conversion and raising of roof

The committee noted the concerns of neighbours re overlooking and shading of gardens to the east. The oppressive effect on the dining room of 19 Seaview road was of great concern. The increased ridge height was out of keeping with neighbouring properties and could set a precedent for other bungalows in the area. There was no indication of ground levels on the plans which made it difficult to appreciate the effect on the surrounding neighbours.

Recommend REFUSAL. Loss of light to 19 Seaview Road, increased shading of gardens and loss of privacy to 15 Seaview Road and properties to the rear.

Note: 15 Seaview Road was not shown on the plans.

**05/P1506/RM GORDANO GATE BUSINESS PARK, SERBERT ROAD
PORTISHEAD**

16 number two storey office/business units (planning use class B1) with associated car parking, landscape, cycle/bin stores and access from an existing road

The committee noted that the five buildings were set around a central parking area, to be planted with some trees. The buff brick walling, general colour scheme and design was the same as other completed buildings on this site.

Recommend APPROVAL. Would want energy conservation and efficiency to be maximised.

05/P/1539/HE WYNDHAM WAY, PORTISHEAD

Two sections of hedgerow to be removed for new water main

- a. Junction with Portbury Common
- b. Near 105 Heron Gardens

The chairman reported that approval had now been given for these works. The committee endorsed the officer's recommendation that there should be replanting with native species as soon as practicable.

The following 2 applications were considered together.

05/P/1576/ADV HOMEBASE, WYNDHAM WAY, PORTISHEAD

Advertisement consent

05/P/1675/ADV ARGOS, WYNDHAM WAY, PORTISHEAD

Advertisement consent

Recommend REFUSAL for both applications.

The totem and building signs are out of proportion, too large and too prominent for this site. They are more appropriate for an out-of-town retail park, not the smaller scale development surrounding this area. They will detract from the design of the building.

05/P/1583/F **LAND TO THE REAR OF THE RANCH, RANCHWAYS,
PORTISHEAD**

New build dwelling house

Recommend APPROVAL.

05/P/1611/F **20 SEAVIEW ROAD, PORTISHEAD**

Proposed erection of 2 split level dwellings

These new plans are for smaller, two-storey houses. The revised design should overcome the previous objections from this and North Somerset Council.

Recommend APPROVAL.

06/P/1616/RM **ASHLANDS, PORTISHEAD (WESTBURY HOMES LTD)**

Submission of reserved matters details of external appearance, siting, design, means of access and landscaping for 68 no residential dwellings with garages, associated car parking and landscaping pursuant to Outline Planning permission.

The chairman reported that most of this site had been discussed previously, but that it had now been sold to Westbury whose architects had submitted new proposals. Of concern was the omission of any "Eco-homes" ratings or "Secure by Design" checklist. All garage units used the same finish and roofing materials. The original proposals included 8 of the 15 ECO Excellent homes to be built.

Recommend REFUSAL. The committee regret the loss of the overall design concept (Barton Willmore have been commissioned by all other builders to date). The garage designs should reflect the different finishes and materials of the associated houses. NO information on ECO ratings.

05/P/1625/O **LAND ADJACENT TO 31 HILLCREST ROAD AND TO REAR
OF 33 HILLCREST ROAD, PORTISHEAD**

Proposed residential development

Recommend APPROVAL for a maximum of two houses, provided that the access is via the new development at 31 Hillcrest Road and that the same relevant planning conditions apply.

05/P/1656/F **34 CHARLCOMBE RISE, PORTISHEAD**

Conversion of double garage into living room

Noted that this development of a row of identical houses was still to be completed and the proposed window at the front of 34 would affect the street scene.

Committee were evenly divided as to whether this was acceptable.
No recommendation made.

05/P/1692/F **394 NORE ROAD, PORTISHEAD**

Demolition of existing bungalow. Erection of 4 bedroom house

Noted that there was the potential for planning gain – improving the entrance of the access lane onto Nore Road. The new house would be well set down from the road, there should not be any problems with overlooking neighbouring properties. Specialist advice would be needed re badgers.

Recommend APPROVAL.

05/P/1706/F 1 BEACHCLIFF, OFF BEACH ROAD WEST, PORTISHEAD

Improvements and extension to existing dwelling house.

The proposed glass and render extension was felt by some members to be out-of-keeping with the stone-built house, but a majority would

Recommend APPROVAL.

05/P/1714/O THE BARN, 284 DOWN ROAD, PORTISHEAD

Demolition of existing outbuildings and erection of dormer bungalow within existing residential curtilage. Formation of new access and garage to existing dwelling.

The committee regretted the loss of views of the “old barn” and the current character of that part of Down Road. It was noted that the new garage access would be onto the hammerhead of Homestead, currently used for overflow parking.

Recommend APPROVAL. Any new buildings should be visually compatible with the current building and, where possible re-use or replicate materials to retain the character of this site.

05/P/1754/F WINE MERCHANTS, 13 VICTORIA SQUARE, PORTISHEAD

Change of use to restaurant

Recommend APPROVAL. In due course we would wish to be advised of external signage.

05/P/1781/LB EASTWOOD, WOODLANDS ROAD, PORTISHEAD

Conversion and extension of coach house into self contained dwelling and formation of new vehicular access

This is a sympathetic conversion of an existing building.

Recommend APPROVAL.

There being no further business the meeting closed at 11.40am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
05/P/1362/F	156 Merlin Park, Portishead	Two storey side extension	No objections	Approval
05/P/1466/F	61 Merlin Park, Portishead	Proposed two storey side extension	No objections	Approval
05/P/1453/F	Western Power Distribution Ashlands Portishead	Erection of new 33KV substation	Noted that this addition to existing substation will be set down behind a bund and barely visible from residential areas	Approval
05/P/1483/F	389 Nore Road Portishead	Single storey extension	No objections	Approval
05/P/1498/F	30 Seaview Road, Portishead	Proposed conservatory and enlargement of store to rear of property	Noted that the terrace will now extend half way across the kitchen, 2 metres nearer to neighbour, and overall there will be a 0.5metre increase in depth.	Approval subject to no valid objection from neighbour
05/P/1502/F	8 Conference Close Portishead	Erection of a detached garage	No objections	Approval but note that the street scene will be changed
05/P/1581/F	1 Link Road Portishead	Retention of a 1.8 metre fence to side and front boundary	No objections	Defer to Highways decision re visibility splay (Link Road to Severn Road)
05/P/1591/F	Land adjoining 24	Erection of one dwelling	No objections	Approval

	Beechwood Road, Portishead			
05/P/1592/F	Harbourside Family Practice Harbour Road Portishead	Retrospective relocations of temporary doctors' surgery to transport interchange site at rear of Waitrose	No objections	Approval
05/P/1608/F	11 Lindsey Close Portishead	Ground floor kitchen extension. First floor bedroom extension	No objections	Approval
05/P/1632/F	115 Nore Road Portishead	Conservatory	No objections	Approval subject to west elevation conservatory windows not compromising the privacy of the neighbour
05/P/1636/F	89 Down Road Portishead	Two storey side extension	The trees within the garden and located to the side of the property are subject to a tree Preservation Order.	Approval subject to the Tree Officer being satisfied that the roots of the trees will not be affected by the development
05/P/1647/F	Adjacent to the Masonic Lodge Pier Road Portishead	Erection of 2 adjacent mid-grey GRP kiosks to serve new sewerage pumping station	No objections	Approval
05/P/1668/F	19 Admirals Walk Portishead	Conservatory	No objections	Approval subject to no valid objection from neighbours at 18 Admirals Walk
05/P/1669/F	13 Tudor Road Portishead	Rear white UPVC conservatory	No objections	Approval
05/P/1683/F	2 Ranchways Portishead	Two storey side extension	No objections	Approval

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

04/P/3051/F	The Rectory Church Road South, Portishead	Demolition of existing Rectory. Erection of 13 no. dwellings with access road and garages <i>(Amendment dated 4 July 2005, comprising omission of Plot 5 garage and substitution of 2 no parking spaces)</i>	Would prefer to see the detached garage retained. Concerned about the access for the parking spaces so close to the main entrance. The developer's design statement (page 3) makes reference to "... a large house with ancillary buildings ...". This amendment is contrary to this statement.	Refusal
05/P/1300/F	45 Hillcrest Road Portishead	Demolition of existing dwelling and erection of 2 no. two storey 4 bedroom houses with integral garages <i>(Amendment dated 21 July 2005, comprising -</i> <ul style="list-style-type: none"> • <i>Amended site layout plan showing correct position of sw boundary with 43 Hillcrest Road.</i> • <i>Addition of screen wall to first floor balconies and change of landing windows to obscure glazing.</i> • <i>Street scenes)</i> 	No objection to amendments. Previous comments on the overall application are not affected.	-

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

05/P/1661/WT	3 Beach Road West Portishead	Works to trees – <ul style="list-style-type: none"> • Lawsons Cypress x 7 – fell • Plum x 1 – fell • Sycamore x 2 Fell • Apple x 1 – fell • Elder x 3 - Fell 	No objections	Approval
05/P/1698/TPO	22 The Knoll Portishead	Works to trees <ul style="list-style-type: none"> • Ash x 5 – thin canopies to improve light and wind filtration x 15 – 20%. Cut back branches and remove sub-stem • Sycamore – remove to ground cover to allow replacement planting with suitable species to be agreed 	These trees are visually important	Approve minimal works necessary and fell Sycamore

FOR INFORMATION ONLY

PLANNING APPEALS

05/P/0105/F 38 HILLCREST ROAD, PORTISHEAD

Erection of detached double garage and raise roof of main house, including the construction of front and rear dormers to form additional accommodation

05/P/1002/F

33 BEACH ROAD WEST, PORTISHEAD

Erection of a detached dwelling with attached garage

It was noted the notification has been received of two Appeals to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision by North Somerset Council to refuse planning permission for the above applications. It was also noted that written statements have been submitted and copies of the appeal decisions have been requested.

STREET NAMING

It was noted that a request has been received from North Somerset Land Charges for a name for a new development in Portishead. Members will recall that the name originally chosen by the Town Council “Rectory Gardens” was not suitable because an agreement was made between the vendor and the developer that the name chosen made no reference to “Rectory”. In view of the short time-scale available it was necessary after consultation with as many councillors as possible for the Chairman of Planning and the Assistant Clerk to make the following decision -

The Former Rectory Site, Church Road South, Portishead - to be named Parsonage Court.