

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 6 AUGUST 2008**

PRESENT Councillor Mrs Knight – in the Chair

Councillors Cameron*, Mrs Cruse, Hazelton, Howells, Mrs Mason, Miers, Walters, Mrs Way

Mrs Tranter- Assistant Clerk

*Councillor Cameron arrived at 7.35pm

APOLOGIES Councillors Mrs Lord, Miss Stanley, Pasley

DECLARATIONS OF INTEREST

Declaration by member who serves 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

There were no members of the public who wished to address the Committee.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

08/P/1543/RM BLOCK J, NEWFOUNDLAND WAY, PORTISHEAD

Submission of reserved matters for appearance, landscaping, layout and scale of residential development of 27 dwellings together with parking, landscaping and associated roads and sewers pursuant to Outline planning permission

Members noted that the dwellings consisted of 4 2-bed flats (over garages), 10 2-bed houses, 11 3-bed houses and 2 4-bed houses. There are a total of 30 spaces/garages proposed. The Committee were disappointed at the level of parking within the development area. No provision appeared to have been made for visitors to the properties. The buildings were also considered to be bland and uninteresting. It was noted that although the ECO-rating was just within the “Very Good” band it was only just so.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed development does not provide sufficient residents/off street parking and as a result will give rise to additional standing vehicles on the public highways to the detriment of highway safety and the convenience and safety of road users. The Town Council draw North Somerset Council's attention to the parking problems experienced by residents of the earlier development in this area, which the Town Council drew attention to at the planning stage.
- The buildings present an unattractive street-scene.
- The Town Council are disappointed that the ECO-rating is only just in the "Very Good" range.

Members discussed briefly the current economic climate and questioned the possibility that building work on the new Library could be delayed, particularly as a high proportion of the library building would be residential flats. The District Ward Councillor advised the Committee she was in discussion with North Somerset officers on this matter.

OTHER PLANNING MATTERS

SEPTEMBER PLANNING COMMITTEE MEETING

The Chairman of the Town Council advised members that the next Planning Committee Meeting scheduled for 3 September 2008 would be postponed as an Extraordinary Town Council Meeting was to take place on that evening. Should the necessity arise for a Planning Committee in September the Chairman would arrange an additional date with the Planning Chairman.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated powers were noted. It was also suggested that the District Ward Councillor make the North Somerset Tree Officer aware of the importance of the row of mature trees in Leighview Road/Sally Hill and the need to protect them from unnecessary work.

There being no further business the meeting closed at 7.55pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|------------------------|---|--|--|
| 08/P/1383/F | 23 Bristol Road Portishead | Erection of a front conservatory | No objections – subject to no objections from neighbours. |
| 08/P/1390/F | 10 Cedarhurst Road, Portishead | Construction of front dormer | No objections – subject to no valid objections from neighbours. |
| 08/P/1396/F | 54 Nore Road Portishead | Erection of a detached building to provide granny annexe with attached double garage | No objections – subject to no valid objections from neighbours. |
| 08/P/1410/F | 12 Charlcombe Park Portishead | Erection of a side conservatory | No objections – subject to no valid objections from neighbours. |
| 08/P/1417/F | 1 Glenwood Rise Portishead | Erection of a two storey side extension to dwelling | No objections – subject to no valid objections from neighbours. |
| 08/P/1454/F | 91 Hillside Road Portishead | Erection of side and front dormer extensions and loft extensions | No objections – subject to no valid objections from neighbours. |
| 08/P/1467/F | 10 Hillside Road Portishead | Erection of a single storey side extension | No objections – subject to no valid objections from neighbours. |
| 08/P/1479/F | 44 Conference Avenue Portishead | Extension to garage to create double garage | No objections – subject to no valid objections from neighbours. |
| 08/P/1481/F | 1 Severnmeade Portishead | Erect balustrade on roof of entrance Lobby/porch | No objections – subject to no valid objections from neighbours. |
| 08/P/1490/F | The Show Field Clevedon Road Portishead | Siting of a standard 20ft storage container | No objections. |
| 08/P/1512/F | 240 Down Road Portishead | Erection of a single storey rear extension | No objections to the application but would comment that there is an existing bus stop on the pavement outside the site where the new vehicular access is proposed. |

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| 08/P/1572/F | 134 Merlin Road Portishead | Erection of a single storey rear extension | No objections – subject to no valid objections from neighbours. |
| 08/P/1575/F | Scotland House Combe Road Portishead | Change of use from A2 and B1 to A1 (shop) throughout. Installation of new window to east elevation. Erection of 1m high boundary fence to side of property | No objections. |

**WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN
INCONJUNCTION WITH THE TREE WARDEN**

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|------------------------|----------------------------|--|--|
| 08/P/1287/TPO | 3 Sally Hill Portishead | <ul style="list-style-type: none"> Lime x 1 – Crown lift to 3-4 metres (removal of three lower limbs) | <p>This is one of the line of trees forming the historic boundary of the power stations site. They are a very important landscape feature of the town and need to be protected.</p> <p>The trees are now in the separate ownership of the householders in Sally Hill and most residents have one tree in their rear gardens. Naturally each householder has personal views and preferences for their tree but these need to be managed to preserve the character of the group as a whole.</p> <p>The work proposed is in principle an acceptable piece of management which should allow in more light to the garden while preserving the shape and form of the tree. However the work described as removing 3 lower limbs. The Tree Warden could not view the tree from the garden but looked at it from Leigh View Road. It appeared that one of the three lower limbs is a large limb more than 12” in diameter where it meets the tree.</p> |

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| | | | <p>This limb grows about 30 degrees to the vertical to the rear of the tree. Removal of this limb would seriously affect the shape and balance of the tree.</p> <p>There would be no objection to the removal of small leafy limbs up to 4 metres from the ground to allow more light. Some higher thinning may also be appropriate.</p> <p>Until the work proposed is clarified it would be sensible to maintain an objection.</p> <p>Seek clarification of proposed work but if it includes the large limb described –</p> <p>RECOMMENDATION</p> <p>Object to the work as planned.</p> |
| 08/P/1414/TPO | <p>Norwood Lodge Nursing Home 72 Nore Road Portishead</p> | <ul style="list-style-type: none"> • Ash x 5 – Reduce by 35% • Sycamore x 2 – Reduce by 40% • Portuguese Laurel - Reduce by 40% • Poplar x 1 – Reduce spread towards building • Willow x 1 Reduce by 40% | <p>Apart from the Laurel all these trees are in a line forming the eastern boundary of the nursing home. They are all in good condition and well shaped and form an attractive and important landscape feature.</p> <p>Because the trees are less than 10m from the buildings any reductions to achieve more light or views have to be significant, in some cases probably more than the 40% requested. To maintain the views the work would need to be repeated on a regular basis probably annually and would mean that the landscape and other amenity trees would be seriously compromised.</p> <p>It may be possible to achieve specific improvements to views and light by carrying out a much more selective reduction of height in certain trees but as it stands this application will cause significant harm to the quality of the specific trees and the landscape value of the group as a whole.</p> <p>The Laurel stands on its own close to the car park and</p> |

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| | | | <p>does not appear to cause any restrictions in light or views. It is an excellent specimen tree and should be preserved in its current form.</p> <p>RECOMMENDATION</p> <p>Object to the proposed work.</p> |
| 08/P/1428/TPO | Nore Park Drive Portishead | <ul style="list-style-type: none"> • Corsican Pine x 2 – Fell | <p>These two trees are part of a group of mature Corsican Pines that form the western boundary to Norewood Lodge. These Pines are very characteristic of this area of Portishead and are an important landscape feature of the Town.</p> <p>The two trees (assuming they have been correctly identified) are growing lopsidedly and leaning over the grounds of Norewood Lodge. They are growing close to much better formed specimens and their removal would benefit neighbouring trees by allowing more room for uniform growth. Their removal would not impact on the group and would improve their landscape value while letting a little more light into the grounds of Norewood Lodge.</p> <p>RECOMMENDATION</p> <p>No objection.</p> |
| 08/P/1461/WT | Bretworth Woodlands Road Portishead | <ul style="list-style-type: none"> • Oak x 1 – Fell • Holm Oak x 1 – Fell • Lawson Cypress x 1 - Fell | <p>Bretworth is a house standing in substantial grounds at the fork between Woodlands Road and Pier Road. There are very mature trees along both Pier Road and Woodlands Road. This application concerns younger trees in the garden.</p> <p>The Lawson Cypress and the Holm Oak are sited close to the conservatory room on the house and are trees</p> |

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| | | | <p>which have outgrown their positions. There are several other smaller trees in near proximity and the loss of these two trees will have no impact in the landscape value of the Conservation Area while allowing more light into the conservatory room. The trees are not worthy of TPO status and it would be difficult to uphold an objection in any case.</p> <p>The Oak is a more mature specimen about 10m in height growing at the entrance onto Woodlands Road. It has developed a lean towards the house due to the proximity of the neighbouring very high Cypress hedge. It would be a loss to the street landscape if this tree were to be felled. It will outlive the adjacent Cypresses and could become a significant specimen tree in future. Steps could be taken to rebalance the tree and, with the co-operation of the neighbour, to reduce the height of the cypress trees adjacent to the Oak and give it room to grow in a more balanced way.</p> <p>RECOMMENDATION</p> <p>No objection to the Lawson cypress and Holm Oak. Object to Oak and recommend discussions with neighbour to allow tree to be rebalanced.</p> |
| 08/P/1528/WT | 7 Woodhill Road Portishead | <ul style="list-style-type: none"> • Single Silver Birch x 1 – Fell | <p>The tree is an attractive mature birch around 8m in height standing on its own close to battery lane. It appears to be healthy, has a good shape, and makes a significant contribution to the landscape of the Conservation Area. It should enjoy many years of useful life.</p> <p>The proposed development avoids the tree but the application seeks to remove it in order to provide access</p> |

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| | | | <p>during the development. If the tree needed to be felled for the development to proceed this should have been dealt with at the initial planning stage. It seems unreasonable that an attractive tree that contributes to the public appreciation of the conservation Area should be removed simply as an aid to development. The developer needs to find ways of implementing the development while protecting this important tree.</p> <p>RECOMMENDATION</p> <p>Object to the application.</p> |
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OTHER PLANNING MATTERS

PLANNING APPEALS

08/P/0446/F 11 CAMOMILE WALK, PORTISHEAD

Erection of iron railings to front boundary.

07/P/2404/F 89 HILLSIDE ROAD, PORTISHEAD

Erection of a first floor extension comprising single storey extension over existing kitchen and lounge areas and two storey extension to side and rear.
Construction of bridge structure to rear.

08/P/1040/F 89 HILLSIDE ROAD, PORTISHEAD

Erection of a detached split-level house accessed off Newhaven Road, Portishead.

Notification has been received of Appeals to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decisions of North Somerset Council to refuse planning permission for the applications above. Copies of the appeal decision have been requested.