

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 6 DECEMBER 2003**

**PRESENT**

Councillor Mrs Lord - in the Chair

Councillors JS Clark, Johnston, Mrs Mason, Pasley, Walters

**APOLOGIES**

Councillors Mrs Bickley, Miss Griffiths, Rigby

**PUBLIC PARTICIPATION**

There were 4 members of the public present.

Standing orders were suspended in order to allow members of the public to address the Committee on the application 03/P/2745/O – Erection of three bungalows at the rear of 52/56 Down Road.

Mr Holloway, 52 Down Road, Portishead, addressed the meeting, describing the development. Specialist advice has suggested 3 properties as being the appropriate level of development and bungalows will ensure the minimum intrusion to neighbours. The high walls surrounding the property are the original brick kitchen garden walls from Bruton Manor and will be kept. Their height ensures even more privacy. In response to a question, Mr Holloway confirmed the intention to retain ownership of the access road and new parking area – the access road is in excess of 3m width. There is level access to Down Road.

Mr Goodwin, 54 Down Road, Portishead, spoke and declared no objections at this stage, but he would review the situation when the reserved matters application was submitted.

Standing Orders were resumed.

**DECLARATIONS OF INTEREST**

Councillor Johnston

- Personal interest in Planning Applications 03/P/2735/F and 03/P/2955/F
  - Single storey front and rear extensions at 53 Wetlands Lane and loft conversion with rear dormer and rooflights to front elevation at 14 Station Road respectively.
  - Reason – Acquainted with both the applicants.

Councillor Pasley

- Personal interest in Planning Application 03/P/2745/O - Erection of three bungalows at the rear of 52/56 Down Road
  - Reason – Acquainted with one of the applicants

**Declaration by member who serves on both the Town Council and District Council**

“Councillor Walters stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council”.

## **SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

### **PLANNING APPLICATIONS**

#### **03/P/2745/O                    52/56 DOWN ROAD, PORTISHEAD**

Erection of three bungalows

This application was taken out of order at the beginning of the meeting, due to the attendance of residents.

The points made by members of the public were reconsidered. Views were expressed about over-development and the loss of yet more garden space in the town.

Recommend APPROVAL.

#### **03/P/2716/ADV                A369 OPPOSITE ROUNDABOUT APPROACH, PORTBURY HUNDRED**

Advertisement consent with hoarding attached

Members noted that this application is within Portbury Parish but is adjacent to Portishead.

Discussion centred around the intrusive nature of the hoarding in pastureland/Green Belt, and the fact that the Local Plan states that “Poster panels will not be granted outside settlement boundaries”

Recommend REFUSAL and suggest to Portbury Parish Council that they also oppose this strongly.

#### **03/P/2735/F                    53 WETLANDS LANE, PORTISHEAD**

Single storey front and rear extension

The committee noted that this application is a re-submission and also includes an amendment dated 10 November 2003.

The committee’s original concerns of the tunnel effect created for the kitchen window of the adjoining house and subsequent restriction of light are not addressed by this new plan.  
Therefore

Recommend REFUSAL

#### **03/P/2759/F                    1 BURLINGTON ROAD, PORTISHEAD**

Single storey kitchen/dining room extension

The house is in a key position at one of the entrances to Port Marine and is built in Bath stone. Members observed that there is a discrepancy between building finishes as noted on the application form (Bath Stone) and on the drawings (Bath stone and render ).

Recommend APPROVAL, subject to compatible materials, including glass for all glazing, being used.

**03/P/2779/RM            THE ASHLANDS, PORTISHEAD**

Public Open Space 5

Recommend APPROVAL, subject to the provision of bins for litter and dog faeces.

**03/P/2795/F            WESTERING, BATTERY LANE, PORTISHEAD**

Two storey side extension. Garage and bedroom extension

The roof height of the extension is the same as the house and will therefore impede the views from the conservation area. The style of window for the bedroom should match those of the house. The extension appears to be substantially in front of the general building line, although it was noted that the site orientation plan provided is out of date.

Recommend REFUSAL.

**03/P/2955/F            14 STATION ROAD, PORTISHEAD**

Loft conversion with rear dormer and rooflights to front elevation

Recommend APPROVAL.

**03/P/2900/RM            THE ASHLANDS, PORTISHEAD (PERSIMMON)**

Submission of reserved matters for external appearance, siting, design, means of access and landscaping for the development of 46 residential dwellings with associated car parking, pursuant to outline planning permission 00/P/1844/OT2

The committee noted that this application was a re-submission as North Somerset Council had refused the earlier application 03/P/1857/RM for 44 residential dwellings.

The original refusal was primarily because houses, particularly those fronting the Village Green Area did not conform to the Local Plan. This new application shows houses with a “cottage-style”. The change of layout has permitted 2 additional houses within the scheme and the extra open-space allowed an increase in the eco-rating from 90 to 94. The committee also noted that 2 car-parking spaces per house (including garages) are planned.

Recommend APPROVAL.

There being no further business the meeting closed at 10.55 am.

## **SECTION 2 – DELEGATED DECISIONS**

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMEN DATION</b>
03/P/2662/ADV	Hydrex, Serbert Way, Portishead	Advertisement consent	This application is retrospective. No objections	Approval
03/P/2478/F	51 Nore Road, Portishead	Balcony	No objections	Approval – subject to no valid objections from neighbours
03/P/2681/F	13 Leighview Road, Portishead	Proposed two storey side extension	No objections	Approval – subject to no valid objections from neighbour
03/P/2734/F	7 Frobisher Avenue Portishead	New dormer to roof	No objections	Approval – subject to no valid objections from neighbours.
03/P/2757/F	111 High Street, Portishead	Change of use of coach house and extension to form dwelling	No objections	Approval
03/P/2757/F	68 Merlin Park, Portishead	Second floor extension	No objections	Approval – subject to obscure glazing in new en-suite room within bedroom 5
03/P/2775/F	389 Nore Road, Portishead	Proposed dormers to the front elevation of above property	No objections	Approval
03/P/2776/F	16 Victoria Square Portishead	Proposed two storey rear extension	No objections	Subject to no valid objections from neighbours
03/P/2816/F	18 Slade Road, Portishead	Single storey extension to the front of the property to provide additional living space	No objections	Approval
03/P/2818/F	16 Blenheim Way, Portishead	Conservatory to rear and side of the property	No objections	Approval

03/P/2845/F	68 Brampton Way, Portishead	First floor extension to replace existing dormer and to raise roof level to match existing	No objections	Approval
03/P/2847/F	2 The Spinney, Wetlands Lane, Portishead	Two storey extension to the front and side of property	No objections	Approval
03/P/2868/F	Redroofs, 5 West Hill, Portishead	Erection of a single storey front conservatory	No objections	Approval
03/P/2885/F	343 Nore Road Portishead	Proposed addition of bedroom and conservatory, conversion of garage. Replacement of flat roof with pitched	There was some concern at the loss of the garage to form office accommodation. However following a visit to the site it was noted that there is a detached garage, which is not shown on the plans. No objections.	Approval
03/P/2902/F	34 Heron Gardens Portishead	Conservatory	No objections	Approval subject to no valid objections from neighbours at 36 Heron Gardens
03/P/2913/F	13 Clayton Close, Portishead	Single storey rear extension	Some concerns that – <ul style="list-style-type: none"> <li>• There is no direct access between kitchen and utility room; and</li> <li>• No doors shown on plans between dining room and utility room.</li> </ul> No objections.	Approval
03/P/2916/F	19 Glenwood Rise, Portishead	Front porch with hipped tiled roof and double glazed PVCU frames	This is a much improved design	Approval
03/P/2925/F	56 West Hill, Portishead	Single storey rear extension	No objections	Approval

## PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/2563/F	25 Heron Gardens, Portishead	Erection of a single-storey rear extension <i>(Amendment dated 18 November 2003, comprising deletion of first floor front extension over garage from proposed scheme)</i>	No objections	Approval
03/P/2734/F	7 Frobisher Avenue	Erection of dormer to the front of property <i>(Amendment dated 18 November 2003 comprising –</i> <ul style="list-style-type: none"> <li>• <i>New storm doors on the entrance porch</i></li> <li>• <i>New patio doors with the exact opening of the existing window on to the balcony</i></li> <li>• <i>New window within opening of the existing window on to the balcony)</i></li> </ul>	No objections	Approval
03/P/2588/F	17 Bristol Road, Portishead	Replacement of garage with garage and playroom <i>(Amendment dated 26 November 2003 comprising alterations and reductions to the roof pitch of the proposed extension to the east of the existing skittle alley wall)</i>	No objections	Approved
03/P/2609/F	Journeys End, Quarry Road, Portishead	Erection of two storey side extension and front porch <i>(Amendment dated 26 November 2003 comprising alterations to the side elevation and amendments to the proposed porch to give a</i>	No objections	Approved

		<i>mono-pitched roof in lieu of the proposed hipped roof)</i>		
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**WORKS TO TREES APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
03/P/2693/TPO	Woodlands Cottage, 101 Nore Road, Portishead	<ul style="list-style-type: none"> <li>• Hollies – 50% thin of all</li> <li>• Sycamores x 3 – fell</li> <li>• Sycamores – removal of stems below 15cm.</li> </ul>	No objections	Approval
03/P/2739/TPO	5 Sally Hill, Portishead	Lime – T1 – Remove one branch from the house side of the tree	No objections	Approval
03/P/2765/TPO	22 Nore Park Drive Portishead	<ul style="list-style-type: none"> <li>• T1 – Shorten limb growing towards 20 Riverleaze</li> <li>• Shorten lowest limb growing towards garden of 20 Riverleaze by 8 feet</li> </ul>	No objections	Approval
03/P/2767/TPO	5 Harmony Drive, Portishead	TPO 354 – Lime - 20% crown thin and 20% crown reduction	No objections	Approval
03/P/2782/TPO  03/P/2781/WT	9 Kilkenny Place, Portishead	<ul style="list-style-type: none"> <li>• Yew Tree – Reduce height by 30% to height of Yew tree at 10 Kilkenny Place</li> <li>• Sycamores – Remove sucker growth</li> </ul>	No objections	Approval
03/P/2783/TPO	5 Hawthorn Close Portishead	<p>Works to Oak trees</p> <ul style="list-style-type: none"> <li>• T1 – Fell trunk leaning 45 degrees</li> <li>• T2 – Remove second branch from ground (dead)</li> <li>• T3 - Remove broken branches from crown (wind damage)</li> </ul>	No objections	Approval

