

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

PRESENT

Councillor Mrs Lord – in the Chair

Councillor Howells, Parker, Mrs Mason, Miers, Mrs Way,
Walters**

Jeremy Bladon – Director CSJ Planning Consultants*
Lyn Jones - CSJ Planning Consultants*
Peter Mansell - Key Transport Consultants Ltd*

Mrs Tranter – Assistant Clerk

* Left the meeting at 8.05pm

** Left the meeting at 8.40pm

APOLOGIES

Councillor Cameron, Cruse, Mrs Cruse, Pasley, Miss Stanley

DECLARATIONS OF INTEREST

All members (except Councillor Walters)

- Personal interest in Planning Application 08/P/0072/F
7 Beach Hill, Portishead
Erection of two storey side extension. Following demolition of existing garage.
Erection of replacement 2m high gates to Beach Hill.
Reason – acquaintance of applicant.

Councillor Walters

- Personal interest in Presentation on Grange Farm, High Street, Portishead
Proposal to develop site for residential use
Reason – lives in close proximity to development site.

- Prejudicial interest in Planning Application 08/P/0072/F
7 Beach Hill, Portishead
Erection of two storey side extension. Following demolition of existing garage.
Erection of replacement 2m high gates to Beach Hill.
Reason – friend of applicant.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PRESENTATION

GRANGE FARM, HIGH STREET, PORTISHEAD

The Planning Chairman welcomed Mr Jeremy Bladen, Director of CSJ Planning Consultants to the meeting. Mr Bladen in turn introduced his colleagues and explained that CSJ Consultants were acting on behalf of Bristol City Council, owners of Grange Farm, and were

in the process of bringing forward an Outline planning application for the redevelopment of Grange Farm for residential use. Initial discussions had already taken place with North Somerset Council Planning and Highway officers and the decision had been made to contact Portishead & North Weston Town Council at this early stage to discuss the ideas for the proposed development. There was still a lot of work to be done including various Ecological Studies and Flood Risk Assessments. Bristol City Council intend to sell the site to a developer if outline planning permission is granted.

Mr Bladen described the existing makeup of the farm site, including the farm house (to be retained), an open Dutch barn, another barn and some structures. There were also several trees and an area of land, best described as a paddock. It was also noted that none of the buildings are listed.

Mr Bladen circulated some plans to the committee which showed the proposals for the farm site and also confirmed the following -

- Access to the land would be from St Peter's Road. This would prevent further pressure on the gyratory.
- The intention is to pull back the current stone wall thereby increasing the width of the pavement on the High Street side to approx 3m.
- The farm house will be retained.
- The total number of new dwellings proposed is 31. This consists of 6 flats, 17 terraced houses and 6 semi-detached properties. The barn will be converted into 2 units.
- The properties would be predominately 2/3 bedrooms, maximum 2 storeys.
- 63 parking spaces (no garages).
- The site is 0.6 hectares (50dph).
- An open amenity space would be provided facing the High Street (backing on to Albert Place).

During the ensuing discussion the following points were made –

- There may be a pinch point, by the farmhouse, where a 3m path would not be possible.
- Could the existing Post Box be moved to a more appropriate location by the White Cot Stores.
- Concern that Bristol City Council intends to sell the site and take away another green space in the town.
- Experience shows that the outline application may be considerably altered by the developer who purchases the site.
- 30% of the housing would be affordable but would not be flats as there were already a considerable number of these in the town and small houses were needed.
- A specific Eco-Rating could be applied as a condition of planning permission, preferably "Very Good".

There was general concern about the possible loss of the site, but in order to ensure any development is as good as it can be it was suggested by members present that District Councillors be encouraged to take up the issues regarding the following on behalf of the Town Council –

- This is an opportunity to improve and safeguard the safe route and cycle route to Gordano School.
- Encourage the adoption of the road within the development by North Somerset Council.
- The possibility of bungalows within the development.
- Reduce the density to 30dph giving the site a more appropriate rural feel for this part of the town.

The Planning Chairman thanked Mr Bladen and his colleagues for attending the meeting and explaining the proposals for Grange Farm. The team left the meeting at 8.05pm.

PUBLIC PARTICIPATION

Mrs Casey, 5 The Paddock, Portishead spoke against the proposal. She explained that she lived directly behind Grange Farm and had purchased her property because of the rural, farm outlook and would be devastated with its loss. She was appalled at the proposed development and the general loss of green land in the town and the preponderance of developments leading to a loss of character. The farm land on the High Street is a unique point within the town and its loss would be regretted by many people.

PLANNING APPLICATIONS

08/P/0121/F 2 FERNDALE ROAD, PORTISHEAD

Erection of a single storey side extension

The Committee discussed the previous planning applications for the site and the alteration now proposed for providing an additional room instead of a conservatory. It was noted that there were no objections on North Somerset's website.

RECOMMENDATION

No objections.

08/P/0172/ADV CLEVEDON ROAD, PORTISHEAD

Erection of free standing sign in 3 separate locations

The Planning Chairman informed members that this application had been submitted by The Rotary Club. The application consisted of three separate signs to be installed at various entrances to the town. Only one sign was within the town boundary, the remaining two were located on the Portbury Hundred (Portbury Parish) and on the Coast Road (Weston in Gordano Parish). Some members were unhappy that the signs would cause clutter on the verges if other organisations also applied for signage. However

RECOMMENDATION

No objections.

OTHER PLANNING MATTERS

PROPOSED ZEBRA CROSSING, TRAFFIC CALMING AND RESTRICTED PARKING – ST MARY’S ROAD, PORTISHEAD

The Chairman reminded the Committee that this item was originally discussed at the December Planning Committee meeting. Additional information requested by that meeting, including the Safety Audit relating to St Peter’s Road/High Street mini-roundabout, has now been provided by North Somerset Council. Notification of consultation with residents concerning the prohibition of waiting in St Mary’s Road between the hours of 8am – 9.15am and 3pm – 4pm had also been received.

A lengthy discussion ensued. Members still had concerns that the work proposed was not the best use of public money to ensure safety. Some members reiterated comments that the traffic at the St Mary’s Road junction was not fast moving as had been the case with Down Road, outside Highdown School, where a zebra crossing had been installed. The sheer number of students using the existing, raised crossing hump, at school opening/closing times in itself causes motorists to slow and stop at this point.

The Committee also agreed that with the real possibility of the redevelopment of the Grange Farm Site and proposals within this development to widen pavements etc, any decisions on the proposed zebra crossing should be delayed until full details of the development, and the effects of these on pedestrian and vehicle flows, are known.

RECOMMENDATION

Portishead & North Weston Town Council still has concerns that the proposed zebra crossing is not the best use of public money to ensure safety. Furthermore the Town Council draw the attention of North Somerset Council to the proposed development of Grange Farm, High Street, which is in the vicinity of Gordano School. Although the planning process is at an early stage, alterations are proposed to widen pavements and there will be increased traffic movements from this sizable development (31 dwellings). Any decision on the zebra crossing should therefore be delayed until full details of the development, and the effects of this on pedestrian and vehicle flows, are known.

PEGASUS CROSSING, PORTBURY HUNDRED

Further to Minute 1489 (Town Council 8.8.2007) the Committee considered updated information from North Somerset Council in respect of the proposed Pegasus Crossing on the Portbury Hundred. The Town Council has been asked to consider the two following alternative locations for the crossing –

- Option 1. A crossing of Portbury Hundred on the Portbury side of Sheepway roundabout, within the existing 40mph limit. This option would include links from the Sheepway and within the field to the south of the Portbury Hundred to complete the route.
- Option 2. The ‘conversion’ of the existing signal junction on Wyndham Way to a Pegasus, and a route through the POS in Heron Gardens to a new crossing of Portbury Common (Bristol Road) and then via the southern field to the PROW.

The alternative routes were discussed in some detail. Concerns were expressed by members on the speed of traffic, disruption to commuters by increased use of traffic lights, traffic backing up and blocking the Sheepway roundabout and whether horse riders would travel the extra distance to the proposed crossing.

RECOMMENDATION

Portishead & North Weston Town Council prefer Option 2 because of the increased safety aspects but would comment that neither option is totally satisfactory

PLANNING CHAIRMAN

The Planning Chairman reminded members present that she would be standing down as Chairman of the Committee at the end of the municipal year and a replacement would be required with effect from May 2008. Councillor Lord confirmed that she would be willing to help the new Planning Chairman for a transition period and to provide cover for holidays.

08/P/0072/F 7 BEACH HILL, PORTISHEAD

Erection of two storey side extension. Following demolition of existing garage. Erection of replacement 2m high gates to Beach Hill.

Councillor Walters left the meeting at 8.40pm took no part in the discussion and did not vote thereon.

Members were made aware that this application had been submitted by a member of the council. The site and the proposals were discussed and it was also noted that there had been no objections.

RECOMMENDATION

No comment.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of the Planning Committee under delegated authority were noted.

There being no further business the meeting closed at 8.45pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/3168/F	43 Bristol Road Portishead	Erection of two storey side and single storey rear extension to house	No objections – subject to no valid objections from neighbours.
07/P/3212/F	Clevedon Road Nurseries Clevedon Road Portishead	Erection of new dwelling. Erection of horticultural building comprising: greenhouse, potting shed, garages and office. Demolition of existing dwelling and horticultural building.	No objection – subject to no valid objections from neighbours.
07/P/3229/F	Sunnyfield, Clapton Lane, Portishead	Erection of a dwelling following demolition of existing bungalow	Object to the planning application – on the following grounds – <ul style="list-style-type: none">• This dwelling is grossly oversized, is too visible and is detrimental to the Green Belt. This application does not address the reasons for refusal by North Somerset Council of the previous application (07/P/0830/F refers).
07/P/3236/F	17 Brackenwood Gardens Portishead	Erection of a car port and shed	No objections – subject to no valid objections from neighbours.
08/P/0010/F	8 Black Nore Point Nore Road Portishead	Erection of rear conservatory	No objection in principle – subject to no valid objections from neighbours. However, the report of the Conservation Officer for application 07/P/2931/F (6 Black Nore Point) states that UPVC is not acceptable for that property. Therefore for consistency the same should apply for 8 Black Nore Point.

08/P/0056/F	Development Site Harbour Road/Spine Road Portishead	Erection of a single storey enclosure to electricity sub station serving approved office development	No objections.
08/P/0057/F	39 Combe Avenue Portishead	Erection of a single storey rear extension and raised decking area following demolition of existing garage and rear porch	No objections - subject to no valid objections from neighbours.
08/P/0098/F	Mariners Cottage 31 Beach Road West Portishead	Erection of a two storey rear extension with a single storey side conservatory	No objections – subject to no valid objections from neighbours.
08/P/0102/F	Harbour Court Serbert Road Portishead	Provision of mezzanine level floor, erection of external staircase, change of use of basement from car storage to car parking and change of use of ground floor from car storage to office space. Insertion of additional windows at ground floor level.	No objections and welcome the extra office space and more local jobs.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2958/F	22 Capenor Close Portishead	Increase in roof height to create living accommodation within the roof space and basement, extensions to the front to include an integral garage and rear and side elevations to include 7 no. roof-lights to the north elevation and 3 no. roof-lights and solar heating panels to the South elevation <i>(Amendment dated 2 January 2008)</i>	No objections.

		<i>comprising revised front extension and removal of balcony area to the rear.)</i>	
07/P/2931/F	6 Black Nore Point Nore Road Portishead	Erection of dormers to front and rear elevations. Retention of rear conservatory <i>(Amendment dated 14 January 2008 reduction is size of dormers and Velux roof-lights)</i>	The second Velux window does not appear to be shown on elevation but still no objections.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/3203/TPO	103 The Downs Portishead	<ul style="list-style-type: none"> Ash x 1 – Carry out balanced crown reduction by 20% and thin crown by up to 20% and lift crown to increase headroom at drip-line by up to 2 metres. 	An application for some work to this tree was submitted a few weeks ago (07/P/2785/TPO refers). This modified application does not alter our Tree Warden’s view that this work is not needed at this time. Recommendation - object to the proposed works.
08/P/0039/WT	44 Beach Road West Portishead	<ul style="list-style-type: none"> Coenthus x 1 – Remove Flowering Cherry x 1 - Remove 	Both specimens are relatively small and make only a small contribution to the overall landscape value of Woodhill Road. The Ceonthus is dying quickly for some reason and so needs to be removed. The flowering Cherry is multi stemmed and not of high quality. Its removal would allow more light and space to a nearby Magnolia which should in time make a valuable contribution to the Conservation Area. Recommendation – No objections.
08/P0096/TPO	29 Charlcombe Rise Portishead	<ul style="list-style-type: none"> Scots Pines x Group – Reduce canopies by 50% 	This group of Scots Pine make a significant contribution to the landscape and setting of Charlcombe Rise. The

			<p>group abuts the garden of 29 Charlcombe Rise and the householder is complaining of small branches falling into the garden in an area where children play. In discussion what the owner actually wants is for all the lower/dead branches to be removed effectively lifting the canopy by 30% or so.</p> <p>The trees are owned by the developer but will eventually pass to North Somerset Council. North Somerset Council is in the process of getting the developer to put the trees in good condition before handing them over. The Council may well have agreed the work for these trees.</p> <p>Recommendation – object to works as described.</p> <p>Propose group of trees are cleaned of dead/dying stems thereby minimising fall of branches into no. 29 Charlcombe Rise.</p>
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