

# **PORTISHEAD & NORTH WESTON TOWN COUNCIL REPORT OF PLANNING COMMITTEE 6<sup>th</sup> JANUARY 2001**

## **PRESENT**

Councillor J Johnston – Chairman

\*Councillors Mrs Bickley, Brine, J H Clark, M Johnston,  
\*Mrs Haysom, Pasley, Pickering, Walters

\*Councillors Mrs Bickley and Mrs Haysom left a few minutes  
before the end of the meeting.

## **APOLOGIES**

Councillors Mrs Cruse, Gamlin and Palmer (Councillor Palmer sent  
comments on item 00/P/2151/F)

There were 19 members of the public present. Patrick Taylor, 2 Nichols Road, Portishead spoke on behalf of them all making the following points in respect of planning application 00/P/2151/F, Severn View, Nichols Road, Portishead:-

1. The application would change the character of the neighbourhood which is a quiet residential cul-de-sac.
2. The road can be dangerous due to its steep gradient (2 cars broke away and crashed recently).
3. Access to Nore Road is at a dangerous spot with increasing traffic movements associated with the nursing home and garden centre entrances.
4. They consider there will be about 140 car movements a day as many nurseries have both morning and afternoon sessions. Also staffing levels for 35 children will be high, especially if they are very young.

Other members of the public made further points:-

- a. The road is narrow, 2 cars cannot pass if there are cars parked and cars cannot enter or leave many of the houses if a car is parked opposite.
- b. The Portishead Yacht and Sailing Club takes up a great deal of parking space.
- c. The unmade link road between Nichols Road and Belton Road is private and not intended for a link as was suggested by the Highways Planning Officer.

Standing orders were resumed.

## **PLANNING APPLICATIONS**

**00/P/2151/F**

**SEVERN VIEW, 16 NICHOLS ROAD, PORTISHEAD**

Change of use from retirement home for the elderly to a nursery for approximately 35 children..

Further points were made by councillors, including those of Councillor Palmer.

- i. The property has 13 bedrooms and a C2 classification. D1 is required for a nursery.
- ii. Up to 30 vehicles likely to be parked for periods during the day causing great congestion .

- iii. The turning facility is inadequate for such numbers.
- iv. The adjacent section of Nore Road needs a new traffic survey.
- v. An application for a nursery at Gardner Road was refused on grounds including proximity of nearby houses and therefore an antisocial development.
- vi. An application for a nursery at 49 Nore Road has been approved reducing the need for another one in the area.

The Committee voted unanimously to:-

Recommend REFUSAL.

**00/P/1855/RM            PORTISHEAD DOCKS, HARBOUR ROAD, PORTISHEAD**

Construction of Stage 1 marina pontoons, including associated piling and refuelling pontoon.

The Committee noted the positions will be adjusted on completion of the reconstruction and realignment of the East Quay Walls.

Recommend APPROVAL of Stage 1 of the pontoon conditional on sufficient car parking (possibly temporary) being provided for the proposed berths.

**00/P/1861/RM            PORTISHEAD DOCKS, HARBOUR ROAD,  
PORTISHEAD**

Reconstruction and realignment of the East Quay Walls (Wharfs 1,2,3) to support new dockside public realm adjacent to proposed redevelopment.

The renewal and realignment of the East Quay walls was approved, but assurances were required regarding the provision of a relocated Parish Wharf facility and the maintenance of the right to use the open water for water sports.

Recommend APPROVAL.

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

**00/P/1238F            49 NORE ROAD, PORTISHEAD  
00/P/1770/LB**

Conversion of 2 no. two storey outbuildings and erection of two storey infill link to form accommodation for pre-school nursery.  
(Amendment dated 4<sup>th</sup> December, 2000, comprising additional sections attached to site plan together with various detailed drawings appertaining to the window and door detail).

These amendments are minor administrative requirements.

No objections – Recommend APPROVAL.

**00/P/2072/AD            BARCLAY'S BANK, 68 HIGH STREET, PORTISHEAD**

Display of internally illuminated projecting sign and fascia sign.

This application is retrospective.

No objections – Recommend APPROVAL.

**00/P/2106/F                    20 BRISTOL ROAD, PORTISHEAD**

Demolish boiler house and construct single storey kitchen/diner extension with pitched roof, new shower room on ground floor.

The neighbours are quite happy with application.

No objections – Recommend APPROVAL.

**00/P/2125/F                    1 BEECHWOOD DRIVE, PORTISHEAD**

Raise roof to form first floor living accommodation.

This application consists of alterations to window treatments on the previously approved application 00/P/1385/F. The alterations are very minor.

No objections – Recommend APPROVAL.

**00/P/2141/F                    309 NORE ROAD, PORTISHEAD**

Raise roof to form first floor living accommodation.

This application will improve the appearance of the property and fit in well with neighbouring houses.

Recommend APPROVAL.

**00/P/2146/F                    22 ALBERT ROAD, PORTISHEAD**

Double garage.

No objections – Recommend APPROVAL.

**00/P/2161/F                    26 BRISTOL ROAD, PORTISHEAD**

Conservatory at rear.

The neighbour is quite happy with the application.

No objections – Recommend APPROVAL.

**00/P/2162/F                    299 DOWN ROAD, PORTISHEAD**

Proposed conservatory.

The conservatory is set well down below the next door property and the neighbour will hardly notice it.

No objections – Recommend APPROVAL.

**00/P/2169/F                    27 MEAD ROAD, PORTISHEAD**

To convert house into two houses.

The neighbour is apprehensive of four cars being parked at the front of the property however no real problems with the application.

No objections - Recommend APPROVAL.

**DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN**

**00/P/1609/O                    24 HALLIWELL ROAD, PORTISHEAD**

Erection of detached bungalow and single garage (outline)  
(Amendment dated 30<sup>th</sup> November, 2000, additional turning and parking details).

This amendment will ease access and allow temporary stopping.

Recommend APPROVAL.

**00/P/1813/F                    11 WEST HILL, PORTISHEAD**

Demolition of kitchen and bathroom extension and bay windows to lounge and dining room.  
(Amendment dated 12<sup>th</sup> December 2000, comprising revised elevations, reduced width and depth; reduced height, render elevations; revised positioning of sash windows; additional roof light; and lean to porch).

This amendment improves the appearance.

No objections – Recommend APPROVAL.

**00/P/1946/F                    4 GARDNER ROAD, PORTISHEAD**

Erection of 2 storey rear extension with porch, side conservatory and new detached garage.  
(Amendment dated 12<sup>th</sup> December, 2000, comprising proposed replacement garage in revised position set back, so that the front of the garage is in line with the front of the dwelling (2.5 metres from footpath).

This amendment is a step in the right direction.

Recommend APPROVAL.

**OTHER PLANNING MATTERS**

**PLANNING APPEAL**

**99/P/2362/LB                    THE WINDMILL (FORMERLY THE HOLE IN ONE)  
99/P/2145/F                    PUBLIC HOUSE, NORE ROAD, PORTISHEAD**

Change roofing material from clay plain tiles to reconstructed slate for main building and to thatch the former windmill.

It was noted that notification has been received of an Appeal to the Secretary of State, following the decision by North Somerset Council to refuse planning permission for the above development. A written statement has been submitted and a copy of the appeal decision requested.

## **FOR INFORMATION**

It was further noted that two site meetings had been arranged by North Somerset Council in respect of the two following planning applications. Both the meetings would take place on Tuesday, 9<sup>th</sup> January 2001. The first site meeting would be at 12.00pm and the second at 2.30pm.

a)      **00/P/1900/F**                      **PLOT 1, BATTERY ROAD, PORTISHEAD**

Erection of one dwelling and integral garage with vehicular access.

b)      **00/P/1670/CA**                      **THE RECTORY, CHURCH ROAD SOUTH,**  
**00/P/1673/F**                      **PORTISHEAD**

Erection of two dwellings and associated works.

There being no further business the meeting closed at 11.00am.