

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 6 JULY 2002**

**PRESENT** Councillor J Johnston – Chairman

Councillors Mrs Bickley, Brine, J S Clark, Mrs Cruse, Mrs Haysom,  
J Johnston, Mrs Mason, Pasley

**APOLOGIES** Councillor Pickering

District Councillor Greenham was also in attendance.

**DECLARATIONS OF INTEREST**

Councillor Brine

- Personal interest in Planning Application Nos. 02/P/1458/F and 02/P/1461/F  
– Kings Road, Portishead

**PLANNING APPLICATIONS**

**00/P/1873/RM      PHASE 11, PORT MARINE, POWERGEN SITE, STATION  
ROAD, PORTISHEAD**

Erection of 28 dwellings with associated car parking.  
(Actual no. of dwellings 34.)

**00/P/1859/RM      PHASE 12, PORT MARINE, POWERGEN SITE,  
STATION ROAD, PORTISHEAD**

Erection of 46 dwellings with associated car parking.  
(Actual no. of dwellings 15.)

**00/P/1860/RM      PHASE 13, PORT MARINE, POWERGEN SITE,  
STATION ROAD, PORTISHEAD**

Erection of 50 dwellings to include waterside apartments with associated car parking.  
(Actual no of dwellings 95.)

**00/P/1869/RM      PHASE 14, PORT MARINE POWERGEN SITE,  
STATION ROAD, PORTISHEAD**

Erection of 30 dwellings to include waterside apartments with associated car parking.  
(Actual no of dwelling 34.)

It was noted that the numbers of dwellings in the phases did not accord with the numbers on the applications, the total number now is 178 dwellings, which is in an increase of 24 dwellings. The Committee considered the 4 applications as a unit in terms of the orientation, general layout, planning style and overall effect. Matters such as access to parking areas and the aspect and feel of living in some of the locations were also considered together with the ease of access to houses for delivery vehicles (removal vans etc).

The general pattern of car parking and allocation of places was examined and a few dwellings seem to be without (Plots 1101 and 1407-8). There was also some confusion about the parking spaces for all the A4 blocks. The service road at the foot of the escarpment was not clearly defined. The Committee also noted that the garages are only of modest size and the Committee ask about the provision for storage of bicycles on site.

The Committee know that the number of affordable dwellings was set at a percentage of the total number of dwellings on the site and would therefore question whether the actual number of affordable dwellings is still the same percentage of the increased total number of dwellings on Port Marine.

The Committee asked that some of the public car parking by the Lockside Park should be reserved for disabled drivers. It was also noted that the native trees chosen were suitable for windy waterside conditions (Lockside Park etc). The Committee asked that in addition, consideration be given to planting a shrub filter bed, to further protect these semi mature trees.

The scheme was generally welcomed by the Committee as were the varied street elevations presented and

Recommend APPROVAL subject to consideration of the points raised above.

**02/P/1294/F                      4 COMBE ROAD, PORTISHEAD  
(GORDANO VALLEY CHURCH TRUST)**

To use the property for offices and information distribution purposes.

The Committee noted the effective change of use was limited to a small group training and counselling facility and felt these should have no adverse effects.

Recommend APPROVAL.

**02/P/1328/RM                      PARISH WHARF ESTATE, STATION ROAD, PORTISHEAD**

Proposal to build 67 sheltered apartments; house manager's apartment; car park and communal facilities.

The proposed building was perceived by some members as uninspiring when related to the other buildings planned for the area. However it would effectively be screened in the summer months. The Committee noted the area assigned for car parking and thought that more spaces should be permitted for visitors to the 68 apartments.

Recommend APPROVAL.

**02/P/1346/F                      UNITS 12, 13, AND 14, OLD MILL ROAD, PORTISHEAD**

Change of use from light industry [class B1(c)] and storage and distribution [class B8] to light industry [class B1(c)], general industry [class B2] and storage and distribution [class B8], plus general external refurbishment.

Some of the Committee considered the introduction of general industry (which could include general engineering) to be a retrograde step in an area about to become the focal point of the town. The Committee thought a change of use to offices would be more appropriate. Some

members could see no objection to general industry provided the change did not give rise to noise nuisance and had adequate site provision for storage of materials.

By a majority the Committee Recommend APPROVAL.

**02/P/1392/CA            LAND AT CHURCH ROAD NORTH, PORTISHEAD**  
**02/P/1393/F**

To demolish and rebuild the front boundary wall.

Recommend APPROVAL subject to the following conditions: -

- The wall must be rebuilt using the original stone.
- An appropriate lime mortar be used.
- The joints shall be well raked out to emphasise the stones.
- It shall be built by a competent mason to the satisfaction of the Conservation Officer.

**02/P/1449/F            3 THATCHER'S CLOSE, PORTISHEAD**

Rear single storey extension.

The proposal as presented will create a continuous 3.5m high wall along the whole length of the boundary with the neighbour and this would be unacceptable.

Recommend REFUSAL.

**02/P/1452/F            CORNERS, 28 GARDNER ROAD, PORTISHEAD**

Two storey side extension.

The Committee considered the proposed extension to be a well balanced extension and

Recommend APPROVAL.

**02/P/1458/F            2 KINGS ROAD, PORTISHEAD**

Two storey and single storey extension.

**02/P/1461/F            LAND AT 2 KINGS ROAD, PORTISHEAD**

Erection of 4 bedroom dwelling and garage.

The Committee considered both of the above plans together. They thought the alterations to the existing bungalow provided a more attractive building and were acceptable.

The proposed new dwelling in the garden provided a similar building and would present a matched pair on the street scene. Neither would have a garden of consequence, but this is commonplace in modern developments. The garage access is fairly close to the road junction, a matter to which the Committee draw the Highways Officer's attention.

Recommend APPROVAL subject to points raised.

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

### **02/P/1183/F                    47 LOWER DOWN ROAD, PORTISHEAD**

Single storey rear extension.

The neighbour should not be affected by this extension as there is a public path and tree separating the properties.

Recommend APPROVAL.

### **02/P/1196/F                    154 MERLIN PARK, PORTISHEAD**

Two storey, side extension and rear conservatory.

Work has already started on the conservatory. The neighbours are quite happy.

Recommend APPROVAL.

### **02/P/1198/F                    18 BURFORD ROAD, PORTISHEAD**

Two storey, rear extension.

This extension should not affect the neighbours.

Recommend APPROVAL provided there is no valid objection from no 13.

### **02/P/1229/F                    256B DOWN ROAD, PORTISHEAD**

Replace the existing UPVC lean to conservatory with same but with a pitched roof and dwarf walls.

The property is set down into the ground and the alterations should not affect any neighbours.

Recommend APPROVAL.

### **02/P/1250/F                    OH BUOY, WOODLANDS ROAD, PORTISHEAD**

Alterations to window opening and introduction of timber cladding to garden elevation and side elevations.

This application is for minor improvements to appearance. It should not affect the neighbours.

Recommend APPROVAL.

### **02/P/1275/F                    14 WEST HILL, PORTISHEAD**

Demolition of single storey lean to and construction of two storey extension.  
Construction of first floor extension.

The extensions will be a great improvement. No 16 is quite happy with proposed development.

Recommend APPROVAL.

**02/P/1300/F                    20 THE DEANS, PORTISHEAD**

Conservatory at rear.

The conservatory will not affect any neighbours.

Recommend APPROVAL.

**02/P/1301/F                    MAYFIELD, 1 BRISTOL ROAD, PORTISHEAD**

Demolish existing single storey extension and construct two storey.

This should be an improvement.

Recommend APPROVAL.

**02/P/1384/F                    CLIFF COTTAGE, 16 WEST HILL, PORTISHEAD**

Proposed decking to rear elevation.

The proposed alterations should not affect any neighbours.

Recommend APPROVAL.

**02/P/1395/F                    18B HILLCREST ROAD, PORTISHEAD**

Enlarge balcony.

This application seems fine. There are other similar balconies in the area.

Recommend APPROVAL.

**02/P/1404/F                    129 HIGH STREET, PORTISHEAD**

Single storey side porch/cloakroom extension.

This will not affect anyone and should improve the appearance of the house.

Recommend APPROVAL.

**02/P/1419/F                    17 CLEVEDON ROAD, PORTISHEAD**

Form flat at rear of shop.

There are no external alterations.

Recommend APPROVAL.

**02/P/1439/F                    3 MAYSFIELD CLOSE, PORTISHEAD**

Two storey side extension (extension over garage).

No objections – Recommend APPROVAL.

**02/P/1457/F                    1 COTSWOLD CLOSE, PORTISHEAD**

Garage extension.

The extension is very large and with a high roof line on the garage. The visual width of the house is nearly 2 ½ times the original width. However

Recommend APPROVAL.

**02/P/1463/F                    9 NOREWOOD GROVE, PORTISHEAD**

Proposed new roof extension with additional windows and new front porch.

These proposed alterations will not overlook the neighbours.

Recommend APPROVAL.

**02/P/1479/F                    19 CLEVEDON ROAD, PORTISHEAD**

Single garage extension.

There are no windows in the side elevation of the adjacent house so it should not affect the neighbour.

Recommend APPROVAL.

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

**02/P/0460/F                    LAND BETWEEN HARBOUR ROAD, CABSTAND AND FORMER BRISTOL TO PORTISHEAD RAILWAY LINE**

Erection of shops and residential apartments.

(Amendment dated 30 May 2002, comprising the resolution of detailed urban design and landscaping issues as set out in the letter from the agent dated 9 May 2002)

The amendments give more detail of planting and elevations. They look fine.

Recommend APPROVAL.

**02/P/0861/F                    WESTCLIFFE, LAKE ROAD, PORTISHEAD**

Extensions and general alterations to include raised terrace area with accommodation beneath. (Amendment dated 5 June, 2002, comprising changes to the fenestration of the lower ground floor on the front elevation.)

This is a minor amendment, which does little to improve the rather cluttered gable end.  
However

Recommend APPROVAL.

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

**02/P/1252/TPO**

**LAND TO REAR OF 72 NORE ROAD, PORTISHEAD**

Works to trees (TPO 572).

This is a rather complicated application which seems to be dealing with thinning and inappropriate growth removal rather than felling of specific TPO species. The NSC Landscape Officer and the architect are meeting on site and with their expertise they are in a much stronger position to deal with the proposals.

If the application is acceptable to the Landscape officer - Recommend APPROVAL.

**02/P1263/TPO**

**11 ROATH ROAD, PORTISHEAD**

Works to trees (TPO 810). 30% crown reduction to Eucalyptus.

There is no problem with this application. These trees are a rapid growing species and probably require attention at this stage to prevent too much height.

Recommend APPROVAL.

## **OTHER PLANNING MATTERS**

### **PORTISHEAD TRAFFIC MANAGEMENT REVIEW**

#### **SECTION 1**

The Committee noted North Somerset's response to make Church Road North and South one way. They still feel strongly that Church Road South should remain two way and Church road North to be one way towards the High Street with "no entry" beyond the Folk Hall car park entrance. The Committee also made adverse comments on the decisions to refuse 2 extra parking spaces outside Oxfam/Dingley Brown. This parking is particularly necessary to serve the Town's Main Post Office which regrettably happens to be at the very end of the High Street shops and adjoins a traffic roundabout. The proposed parking was not ideal, but is better than stopping on the roundabout.

The Committee generally found the other decisions acceptable. The two exceptions being the lack of some reserved parking for elderly flat residents in Pembroke and the unrestricted all day parking on the narrow section of lower Woodhill Road.

## **SECTION 2**

### **St Mary's Road/Wetlands Lane**

The Committee had a long discussion on this item. Some members wanted the upper St Mary's Road closed to re-create a safe walk route to school, others suggested the one way traffic be reversed to make it safer (stopping when going up hill is safer than stopping down hill) and avoiding the present early morning commuter traffic which coincides with school start time. The vote on reversal was evenly balanced. It was also suggested that the lower St Mary's Road be made one way up (or one way down if upper St Mary's Road flow be reversed).

### **Nexus House, High Street**

The final item of extending double yellow lines across the Nexus House frontage was refused. This is the only safe place for parking in the area as St. Peter's Road is permanently filled with locally parked cars.

There being no further business the meeting closed at 12.10pm