

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 6 JUNE 2007**

PRESENT

Cllr Mrs Lord – in the Chair

Councillors Cameron, Cruse*, Hazelton, Howells,
Mrs Mason, Miers, Parker, Pasley, Terry, Walters,
Mrs Way, Wright**
Mrs R Tranter – Assistant Clerk

* Councillor Cruse arrived at 7.35pm

** Councillor Wright arrived at 8.10pm

Councillors Cruse, Pasley Terry left at 9.25pm

Roger Painter – Assistant Director NSPCT

Tony Coke – Regional Director SW of England GPI Ltd

Erica Au)

Pauline Tillett) Stride Treglown Ltd – Architects

Daniel Van Luttmer)

APOLOGIES

Councillors Mrs Cruse, Miss Stanley

PUBLIC PARTICIPATION

There were no members of the public present.

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal interest in Planning Application 07/P/1260/F
21-23 High Street, Portishead
Refurbishment of existing shop, demolition of rear buildings and rebuilding for
enlarged shop
Reason – Member of the Chamber of Trade.

Declaration by members who serve on both the Town and District Council

Councillors Pasley and Terry 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

07/P/1142/F

LAND AT HARBOUR ROAD, PORTISHEAD

Erection of Primary Care Resource Centre

The Chairman introduced “the team” who had come to give a presentation to the Committee on the proposed new health facility in Harbour Road. Mr Tony Coke gave the history to the site and the rationale for the development.

Mr Roger Painter (NSPCT) explained the main reasons behind this new Primary Care Resource in Portishead –

- To respond effectively to the growing needs of the growing population. The existing Portishead Medical Centre has 16,000 patients and Harbourside has 5,500 patients but is located in a temporary building which is unsuitable for expansion.
- Access to additional health services yet to be decided eg physiotherapy/outpatients clinics etc. for use by all GPs in the area.
- Accommodation of a new North Somerset Council Childrens’ Centre enabling a closer working partnership between teams from the health service providers.

If the application is approved it would be hoped that the enhanced health services would be in use by Summer 2008.

Erica Au, one of the architects on the project, gave a short power point presentation showing the plans in some detail and the reasons for the design.

Finally there was an opportunity for questions and answers from the Committee. The following was confirmed –

- Any GPs in the surrounding area including eg Clevedon and Pill would be able to use the facilities. There would be no restrictions.
- Some play facilities are incorporated within the waiting area in the building. Although it was not thought that equipment would be provided outside in the inner courtyard.
- All the services would use a single reception point within the circular atrium.
- 30 Parking spaces would be provided including 2 disabled spaces. There would also be a drop-off zone. It was confirmed that Persimmon own the adjacent private part of Harbour Road (Trading Estate) and this area could be used for overflow parking.
- It was suggested that staff would be able to park in the Waitrose car park and walk the rest of the way.

Throughout the questioning the main concern from members was the inadequate amount of car parking spaces within the development. Members pointed out the need for additional spaces because of the following –

- Portishead has an above average number of elderly people.
- People attending the health facility would generally be in poor health.
- The topography of Portishead means that a number of prospective patients would be travelling some distance from higher in the town and walking and public transport alternatives would not be an option.
- Waitrose now have a time limit on parking in their area.

Mr Van Luttmer confirmed that under-croft parking was not possible because of the low level of the site above sea-level and that a multi-storey car park was not viable because of the space available and the large amount of land needed for putting in ramps. The figures used to calculate the number of car parking spaces required takes into account 3 patients per consulting room in accordance with national guidelines.

RECOMMENDATION

The Town Council welcome the much overdue provision of improved health facilities in Portishead but are dismayed at the lack of car parking spaces. Accordingly Portishead and North Weston Town Council ask that all spaces, except for one allocated space for one doctor on call, are conditioned to be used only by those attending for treatment and remain free of charge in perpetuity.

Councillor Terry abstained from voting and asked that this be recorded.

The Chairman thanked the representatives from the NSPCT, GPI Ltd and Stride Treglown Architects for attending the meeting and giving the presentation. They left the meeting at 8.30pm.

07/P/1081/RM BLOCK P, PORTISHEAD QUAYS, PORTISHEAD

Submission of reserved matters of appearance, layout, scale, access and landscaping for the erection of 6 no. 3 storey dwellings and 4 storey apartments with associated parking pursuant to outline planning permission 94/0348

The Committee noted that this was a small development and that the Eco Rating for the homes was Very Good. It was considered that the style was rather bland and some members questioned the quality and use of render as some buildings at Port Marine with similar finishes were looking shabby. However

RECOMMENDATION

No objections.

07/P/1088/RM PORTBURY WHARF NATURE RESERVE, OFF WHARF LANE, SHEEPWAY, PORTIBURY

Submission of reserved matters of appearance, access, layout and landscaping for the erection of 2 hides, 2 footbridges, viewpoint, board walks and dipping platform in nature Reserve pursuant to outline permission 00/P/1844/OT2 for housing development, school, open space provision and associated infrastructure and discharge of condition 20 on 00/P/1844/OT2

Members noted that this application was within the Portbury Parish boundary. The Committee discussed the existing Permissive Path and possible links along the coast. Councillor Terry informed the Committee that within the wildlife reserve it is proposed to develop a reasonable degree of access to the site but protect the area from domestic pets particularly dogs. The provision of this reserve is a planning condition for the whole of The Ashlands development and all homes within this development would be paying for its maintenance in perpetuity.

RECOMMENDATION

No comment.

07/P/1140/F AFFORDABLE HOUSING AREA 5, THE ASHLANDS, PORTISHEAD

Erection of 37 no affordable dwellings with associated access roads and parking

The Chairman informed the Committee of the exact location of this part of the development within the Ashlands. The application consists of a variety of both rental and shared ownership 2 and 3 bed properties. It was noted that there is one parking space proposed per dwelling and 4 visitor car parking spaces. The parking is located to the rear of the properties.

RECOMMENDATION

Object to the planning application on the following grounds –

- Insufficient parking spaces below the standards in the newly adopted North Somerset Local Plan;
- Eco Rating for homes is only Good; and
- Poor design.

In addition Portishead and North Weston Town Council consider it is important that the affordable homes do not appear to be different from other homes within the Village Quarter eg size of windows, door furniture etc.

07/P/1146/RM SITE V2, HARBOUR ROAD, PORTISHEAD

Submission of reserved matters for the erection of 5 storey mixed use building comprising restaurant, kitchen, 7 staff residential units and commercial B1, A1 A4 and A5 uses with parking for 19 cars

The location and design of the proposed building were discussed and the similarity to the proposed health centre noted. The parking allocation of 19 spaces was also noted.

RECOMMENDATION

Portishead & North Weston Town Council welcomes the decision of Bottelinos to come to Portishead.

No objections but would comment that the use of adjacent office and retail parking (after-hours) for overflow parking needs to be clarified.

07/P/1186/RM PHASE 2, AREA 5, THE ASHLANDS, PORTISHEAD

Submission of reserved matters for the erection of 91 dwellings and associated parking pursuant to outline Planning Permission

Members again had concerns about parking allocation within the development. Very few garages are proposed.

RECOMMENDATION

No objections but would comment that the design is uninspiring and that the Eco Rating is only Good.

07/P/1257/RM PHASE 2, AREA 5 CHARLES CHURCH, THE ASHLANDS, PORTISHEAD

Submission of reserved matters of external appearance, layout, scale, means of access and landscaping for erection of 35 dwellings and associated parking pursuant to Outline 00/P/1844/OT2

Members noted that this development by Charles Church is within the same area as 07/P/1186/RM. The proposed homes are 4 and 5 bedrooms and some are three storey. The parking allocation including garages is 100 for the 35 homes.

RECOMMENDATION

No objections.

07/P/1260/F 21-23 HIGH STREET, PORTISHEAD

Refurbishment of existing shop, demolition of rear buildings and rebuilding for enlarged shop

Members preferred the revised plans now submitted using the existing façade of building. The Committee noted that the front dormers which are not original were to be removed and tiled over. Some concerns were expressed about the modern side extension as it is not in keeping with the rest of the design.

RECOMMENDATION

Portishead & North Weston welcome the redesign using the existing façade of the building.

No Objections but would comment that –

- The modern side extension is not in keeping with the rest of the front façade; and
- Query the security aspect of the large front windows.

Councillors Cruse, Pasley and Terry left the meeting at 9.25pm

OTHER PLANNING MATTERS

TREE WARDEN VACANCY

The problem of dealing with TPOs and trees in Conservation Areas without a tree warden was discussed. Several suggestions were made and it was agreed that the Planning Chairman would look into this matter and report back to the Committee.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 9.30pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0948/F	Plot 2 301 Down Road Portishead	Demolition of bungalow and construction of new detached dwelling and detached garage on Plot Area2 (alternative design to dwelling already approved on Plot 2 (Ref 06/P/1450/F	Insufficient detail to compare the ridge heights of the already approved plan and this proposal. Object if the proposed ridge is higher than that already approved.
07/P/1030/F	26 South Avenue Portishead	Proposed erection of a front/side extension to include canopy to the front elevation. Creation of a vehicular access with new wall and hard-standing	No objections - subject to no valid objections from neighbours.
07/P/1066/F	9a Frobisher Avenue Portishead	Loft conversion to incorporate dormer extension to front elevation. Erection of new front balcony railings.	No objections - subject to no valid objections from neighbours.
07/P/1069/F	Co-Operative Retail Services Wyndham Way Portishead	Installation of air conditioning condenser to delivery unit area of SW elevation	No objections – provided that there is no increase in noise especially at night to disturb the neighbours.
07/P/1077/F	52 Merlin Park Portishead	Single storey rear extension following the demolition of existing conservatory	No objections – subject to no valid objections from neighbours.
07/P/1090/F	15 Seaview Road Portishead	Conservatory	No objections - subject to no valid objections from neighbours.
07/P/1134/F	5 Manor Close Portishead	Erection of a detached double garage after existing garage conversion to family room. Replacement of existing garage door with bay window	No objections - subject to no valid objections from neighbours.

07/P/1149/F	112 High Street Portishead	Erection of a two storey dwelling attached to 112 High Street, Portishead following demolition of existing store	Object to the planning application on the following grounds – Whilst the additional property is welcomed there is no parking provision within the application on this narrow side street with restricted parking.
07/P/1153/F	Area 6 The Ashlands Portishead	Creation of two structural open spaces to the south west of Area 6 within The Ashlands development	No objections.
07/P/1173/F	47 Rippleside Portishead	Erection of a single storey side extension	No objections – subject to no valid objections from neighbours.
07/P/1183/F	63 Hillcrest Road Portishead	Erection of a replacement roof (flat to pitched) and a first floor balcony with staircase to rear	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • The balcony would result in loss of amenity to No 61 Hillcrest Road, as stated in the previous application 06/P/1320/F. • The 1.8m increase in roof height is inappropriate.
07/P/1197/F	5 Glenwood Rise Portishead	Erection of rear first floor balcony	No objections – subject to no valid objections from neighbours.
07/P/1203/F	15 Lipgate Place Portishead	Erection of a single storey front and side extension after demolition of existing garage and store	No objection – subject to no valid objections from neighbours.
07/P/1241/ADV	160-162 High Street Portishead	Display of a non-illuminated free standing sign. (Retrospective)	The signs as existing have been at this site for less than two years and not 15 years as stated in the application. There were previous signs but these were less bulky. Object to the planning application on the following grounds – <ul style="list-style-type: none"> • The signs affect the visibility of vehicles emerging from St Peter’s Road at this busy roundabout on the High Street; and • The signs are visually obtrusive.
07/P/1244/ADV	Portishead	Display of externally illuminated wall mounted sign (Retrospective)	No objections.
07/P/1264/F	40 The Downs, Portishead	Two storey side extension, single storey rear extension	The neighbour at 38 The Downs has already extended their property and we understand that an application

			has also been received from 42 The Downs. No objections – subject to no valid objections from neighbours.
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**WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN
INCONJUNCTION WITH THE TREE WARDEN**

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1141/TPO	6 Harmony Drive Portishead	Works to trees – • Beech x 3; Horse Chestnut, Lime, Holly, Hawthorne – Cut back to boundary	No comment.

OTHER PLANNING MATTERS

PLANNING APPEAL

06/P/3056/F 54 MERLIN PARK, PORTISHEAD

Erection of first floor side extension over existing garage

Notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the application above. A copy of the appeal decision has been requested.