

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 6 MARCH 2004**

PRESENT

Councillor Mrs Bickley – in the Chair
Cllrs JS Clark, Miss Griffiths, Johnston, Mrs Lord,
Mrs Mason, Rigby

Also two members of the public

APOLOGIES

Cllr Pasley

PUBLIC PARTICIPATION

No-one present wished to speak

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 04/P/0273/F
27 High View – Convert existing garage into dining room and construct attached single storey garage
Reason – Acquaintance of neighbour
- Personal interest in Planning Application 03/P/2151/F
28 Halliwell Road – Demolition of existing timber chalet and erection of two dormer bungalows with basement garages, together with widening of existing access
Reason - Acquaintance of neighbour

Councillor Rigby

- Personal interest in Planning Application 04/0365/F
Eden Cottage, 7 Beach Hill – Erection of external staircase from first floor to patio area with storage area beneath
Reason – Friend of applicant

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

04/P/0270/F

105 MENDIP ROAD, PORTISHEAD

Demolish chimney stack. Construct new chimney stack, garage and conservatory and vehicular access

After discussion of the new access at a bend on Mendip Road, it was agreed to Recommend APPROVAL, subject to no objections from Highways officers.

04/P/0273/F

27 HIGH VIEW, PORTISHEAD

Convert existing garage into dining area and construct attached single storey garage

The Committee noted that this was the third application for this address and that there had also been an appeal which was dismissed.

The chairman noted that on a site visit one car was in the carport (proposed to become a garage) and one was parked on the drive. A letter of objection had been received from the neighbour at 28 High View who was concerned that parking issues had still not been addressed. Some features of the previous application, which was dismissed by the Inspector had now been addressed; this application is for a single storey which does not extend the building line any further to the rear of the property.

Recommend APPROVAL.

04/P/0281/F

14 BRENDON ROAD, PORTISHEAD

To build an additional house onto existing end of terrace house of same size and style as other houses in the terrace. Also to restore front of existing house by inserting traditional door and windows, all to fit in with design and appearance of whole terrace

After some discussion about the narrowness of Brendon Road and the existing parking problems, the committee felt that the proposed new build would not worsen the situation, although the proposed access to a parking space for number 14 was off the hammerhead currently used for parking. The proposed 14A would have off-street parking.

Recommend APPROVAL.

04/P/0299/F

THE BUNGALOW, CLAPTON LANE, PORTISHEAD

Demolition of existing bungalow and erection of replacement bungalow

The committee noted that the application site is within the Green Belt. The chairman advised the committee that the building to be demolished had no valuation as a residential property, and that there was no record of anyone at that address on the electoral register for at least 15 years. The current use of the site appeared to be as a store/garage with lorries parked on a concrete yard.

Local Plan guidelines on rebuilding/conversion of existing buildings for residential use in the Green Belt appear to be met, except for the condition that there should be documented evidence that an alternative business use has been sought. (DCS/4). The committee noted that the application was misleading in respect of the current use of the site, and that a strict interpretation of the Local Plan policy would be for refusal. However the proposals are an improvement. Under these circumstances the committee did not feel able to make a recommendation.

04/P/0320/O

WESTACRE, BELTON ROAD, PORTISHEAD

Erection of a four bedroom house with double garage and attached double garage to Westacre

Noted that there would be a new access onto Belton Road for a replacement garage for the existing property. The proposed house would use an existing access onto the unadopted part of Nichols Road.

Recommend APPROVAL, with the proviso that the new dwelling should not be more than 2 storeys.

04/P/0365/F EDEN COTTAGE, 7 BEACH HILL, PORTISHEAD

Erection of external staircase from first floor to patio area with storage area beneath (retrospective)

The chairman reported that the neighbour was very concerned over the loss of privacy at the rear of his property. However no indication of the levels was given on the plan so committee members were urged to view the site before coming to a decision. No recommendation at this stage.

Note: The approved plans for converting the cellar to a flat indicated that the changes would not be visible from Beach Road West. However a conservatory-like structure has been built across this part of the cottage which is visible both from Beach Hill and Beach Road West.

04/P/0372/F 52 LOWER DOWN ROAD, PORTISHEAD

Erection of a side extension and conversion into two dwellings, to be known as 52 and 52a Lower Down Road

The committee noted that the previous application (03/P/3045/F), including a garage to the rear of the property, had been withdrawn by the applicant.

The application form states that there will be a new access to the highway, this is not shown on the plan and there is no indication of where parking will be provided.

Recommend REFUSAL, more information needed.

04/P/0373/F 89 NORE ROAD, PORTISHEAD

Conversion of maisonette into 2 self contained flats

This revised application shows demolition of a small section of wall fronting onto Nore Road, which will then provide sufficient width for 2 small cars to be parked in front of the existing garage.

Recommend APPROVAL but would wish to see the retaining wall alongside the path built using stone from the demolished wall.

PLANNING APPLICATION AMENDMENTS

03/P/2151/F 28 HALLIWELL ROAD, PORTISHEAD

Demolition of existing timber chalet and erection of two dormer bungalows with basement garages, together with widening of existing access (Amendment dated 1 March 2004, comprising –

- Site resurveyed and plans amended accordingly

The footprint of the two houses remains the same, there has been a reduction in the gap between the two houses and a sizeable reduction both in the length of the back garden and the

depth of the shared forecourt area. A plan showing ridge heights of the proposed and neighbouring properties was also available.

Recommend APPROVAL.

OTHER ITEMS FOR DECISION

GREATER BRISTOL STRATEGIC TRANSPORT STUDY (GBSTS)

A presentation at the Bristol Transport Forum on 1 March 2004 heard that the consultants appointed to the GBSTS would shortly be drawing up a list of consultees.

RECOMMENDATION that Portishead and North Weston Town Council ask to be consultees and will strongly support the Gordano Councils' Transport Group in any representations it wishes to make.

There being no further business the chairman closed the meeting at 11.20am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMEN DATION
04/P/0138/F	8 Burlington Road Portishead	Erection of a rear conservatory	No objections	Approval. Note: The solid walls of the conservatory should be coloured render to match existing house <u>not</u> brick.
04/P/0150/F	15 South Road Portishead	Erection of a two storey side extension	No objections	Approval
04/P/0156/F	The Moorings Belton Road	Erection of single storey side extension	No objections	Approval
04/P/0179/F	8 Clevedon Road Portishead	Erection of a single garage and loft conversion	No objections	Approval
04/P/0202/F	19 Beach Road West Portishead	Demolition of existing garage and shed. Erection of a two-storey side extension and single storey rear extension. Raised decking to rear.	No objections	Approval
04/P/0210/F	13 Winford Close Portishead	Erection of single storey extension	No objections	Approval
04/P/0240/F	77 Hillside Road Portishead	Extension to front and first floor balcony over	No objections	Approval
04/P/0254/F	Parish Wharf Industrial Estate Portishead Quays Portishead	Culvert existing temporary ditch	No objections. Assume this work will not compromise any above ground development	Approval

04/P/0257/RM	Ashlands, Portishead	Avenue Phase 3, Final section of NDRL through Ashlands	No indication as to locations of bus stops. Concerned that future positions of shelters could be jeopardised if there is insufficient width of pavements	Approve
04/P/0269/F	4 Hillside Road Portishead	Single storey front extension raise roof and extending roof over extension and rear extension	No objections	Approval - subject to no valid objections from neighbours
04/P/0271/F	21 Beach Road East Portishead	Proposed boundary fencing and gates to 21 Beach Road East	Regret the loss of open aspect, but understand the desire for privacy	Approval
04/P/0285/F	East Dock Portishead Quays Portishead	New dock wall to Wharf 1 and Block 'N'	No objections	Approval Note: No details provided of posts and rail parapet, nor positions of ladders and other safety features
04/P/0303/F	East Dock, Portishead Quays, Portishead	East Dock spine road	No indication as to locations of bus stops. Concerned that future positions of shelters could be jeopardised if there is insufficient width of pavements	Approval
04/P/0349/F	64 West Hill Portishead	Erection of a two storey rear extension	No objections	Approval
04/P/0360/F	62 Brampton Way Portishead	Utility room and WC with pitched roof (tiles) over existing garage	No objections	Approval – subject to no valid objections from neighbour
04/P/0366/F	5 Cabot Rise Portishead	Alterations and conversion of roof space above garage	No objections	Approval

04/P/0378/F	30 Slade Road Portishead	Dormer loft extension	Note that the existing tiles will be reused on the front elevation. Need to ensure that tile hanging also matches	Approval
04/P/0412/F	20 Halletts Way Portishead	Replacement of existing porch and extension to dining room, the current porch and box bay window of dining room project 0.8m in front of property. The proposed replacement/extension will project 2.025m	No objections	Approval
04/P/0425/F	116 Merlin Park, Portishead	Proposed single storey to rear and extension over to the rear of existing garage	No objections	Approval – subject to no valid objections from neighbour

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
00/P/1876/RM	Phase 8 – Former Powergen Site, Station Road, Portishead (Bovis Homes)	Submission of reserved matters of external appearance, siting, design, means of access and landscaping for 101 dwellings with associated parking pursuant to Outline Planning Permission 95/0033 <i>(Amendment dated 1/3/04 comprising minor alterations as specified in covering letter dated 16 February.2004 -this clarifies the position in respect of earlier</i>	No objections	Approval

		<i>plans submitted which can now be disregarded)</i>		
01/P/0473/F	Land comprising A369 Wyndham Way, between High Street and South Avenue, Portishead	Modification of highway (Amendment dated 10 February 2004, comprising – <ul style="list-style-type: none"> • <i>Minor alterations to the layout of the Junction between Wyndham Way and Old Mill Road</i> • <i>Retention of vehicular access between High Street and Ferndale Road</i> • <i>Full specification of surface treatments.</i>) 	No objections	Approval
03/P/3130/RM	Area 1 – Crest Area 2, The Ashlands, Portishead Quays, Portishead	Submission of reserved matters for 35 dwellings with associated parking and landscape including external appearance, siting, design, means of access and landscaping pursuant to Outline Planning Permission 00/P/1844/OT2 (Amendment dated 12 February 2004 comprising clarification to the design of drive through garages)		Approval
04/P/0160/F	22 Woodhill Avenue, Portishead	Erection of a first floor side extension (Amendment dated 23 February 2004, comprising a close boarded timber balustrade along the north elevation of the	No objections	Approval

		<i>proposed balcony. The balustrade would provide additional screening with respect to minimising any potential loss of privacy)</i>		
04/P/0008/F	Bristol Road Playing Fields Bristol Road Portishead	Siting of 8 Portacabins for use as temporary changing rooms and medical facilities until new ground is completed <i>(Amendment dated 25 February 2003, comprising revised siting of the proposed Portacabins 'A', 'E', 'F', and 'G' to meet the requirements of Bristol Water who require the structures to be a minimum of 3 metres from their trunk water main that passes beneath the site)</i>	No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/0394/TPO	Former St Peter's School Site, High Street, Portishead	TPO 728 – Norway Maple -Fell	The existing tree is in poor condition, leaning and the trunk is split down the centre.	Approval - subject to it being replaced by a suitable alternative.

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEAL

03/P/2069/F LAND AT WYNDHAMS, BATTERY LANE, PORTISHEAD

Erection of two storey side and rear extension

It was noted that notification has been received of Appeals to the Planning Inspectorate acting on behalf of the office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the above applications. It was also noted a written statement has been submitted and a copy of the appeal decision requested.