

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

PRESENT

Councillor Mrs Lord – in the Chair

Councillors Mrs Cruse, Howells, Mrs Mason, Parker, Walters

Mrs R Tranter – Assistant Clerk

APOLOGIES

Councillors Cruse, Miers

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 08/P/0253/RM 284 Down Road, Portishead
Submission of reserved matters of access, landscaping, appearance, layout and scale for the erection of a dormer bungalow following demolition of outbuildings pursuant to outline planning permission 06/P/0158/O
Reason – acquaintance of neighbour, Mr & Mrs D Baker 282A Down Road, Portishead.

PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

08/P/0211/F 111 HIGH STREET, PORTISHEAD

Conversion of existing dwelling to form 2 no. flats together with associated external alterations

The Committee noted that the application is within the Court Farm Environs Conservation Area and that the applicant is a tradesman used by the Council.

The property 111 High Street and the neighbouring properties at 109 and 113 have been extensively altered over many years and this makes it extremely difficult to establish which part of the overall dwelling is contained in each property (Flying Freehold). The work proposed is mainly internal but there has been one objection from the neighbour at 113 High Street. Mrs Singer's main concerns with the proposal are –

- Possible access across her land to the new front door. This is not a planning issue.
- There should be adequate soundproofing/damp proofing between a proposed bathroom and her lounge, which is only separated at present by a blocked off doorway.

The Committee discussed this application in some detail which was not helped by the property's 'unique' layout.

RECOMMENDATION

Object to the planning application on the following grounds –

- Lack of parking causing additional street parking in a conservation area.
- Insufficient detail provided on how the properties at 111 and 113 High Street interrelate.
- Concerns about the transition of noise/water (between the proposed bathroom and the lounge of 113 High Street) and their impact on the neighbour.

08/P/0253/RM 284 DOWN ROAD, PORTISHEAD

Submission of reserved matters of access, landscaping, appearance, layout and scale for the erection of a dormer bungalow following demolition of outbuildings pursuant to outline planning permission 06/P/0158/O

The Chairman reminded the Committee that in addition to the outline planning application there had also been an application for a carport at 284 Down Road, served from the cul-de-sac Homestead. Members noted that the barn on the development site has already been demolished, except for the two gable walls which will be incorporated in the new dwelling.

RECOMMENDATION

No objections.

08/P/0307/F 57 BRISTOL ROAD, PORTISHEAD

Conversion from house into 4 flats with erection of a two storey side extension, front canopy and vehicular access with parking area

The Committee noted the exact location of the property in Bristol Road and the proposal to extend the property to the side and front. Some objections have been registered on the North Somerset Council Website. The main concerns from neighbours are –

- the effect on the street scene, including the proposals to park in the front garden;
- increased use of the back access lane during construction and additional parking being served off the lane;
- lack of privacy to no. 55 Bristol Road.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site in that it fails to respect the openness and character of the surrounding area.
- Concerns about the increased traffic on an unadopted lane of questionable ownership over which there is no control.
- Access issues for the neighbours on the rear lane during construction and additional parking spaces being served from the rear lane.
- Loss of front and back gardens to hard surface is detrimental to the street scene.
- Loss of privacy for neighbour at 55 Bristol Road.

08/P/0327/F

LOCK KEEPERS COTTAGE, LOCKSIDE, PORTISHEAD

Change of use from redundant building to café with A3 usage to include erection of extensions outside seating area, new access and parking (Amendments to previous approval 05/P/0588/F)

The development proposal was discussed and it was noted that two parking spaces would be provided for staff. Some members were concerned that there was no provision for parking for café users. The provision of toilets within the site was welcomed. Members discussed a new scheme for providing £600 a year to owners of pubs, bars and restaurants for allowing non-customers to use toilets. The funding will be provided by local authorities and has already had a successful trial in Richmond.

The decision of the Committee was unanimous.

RECOMMENDATION

No objections.

In addition Portishead & North Weston Town Council request the following –

- As there are no public conveniences in this part of the development North Somerset Council discuss the possibility of funding the conveniences within the Lockkeeper's Cottage and that these toilets are made available to the general public.
- North Somerset Council give urgent consideration to improving signage to encourage visitors to park on the opposite side of the Marina (East Dockside) where more public parking spaces are provided.

Clerk's Note: Subsequent to the meeting we have established that the document giving details of the proposed scheme for funding of £600 towards public toilets is produced by the Department for Communities and Local Government and is titled "Improving Public Access to Better Quality Toilets". A copy of the document (56 Pages) has been downloaded and is available in the office.

08/P/0367/F

LAND TO THE NW SEAWARD EDGE OF THE ASHLANDS, PORTISHEAD

Landscaping of public open space (POS 1) within The Ashlands development, comprising of hard and soft landscaping of service access, public open space and associated play area

Members welcomed the small open space but agreed that the site was over fussy with too many different areas. The main concern is the provision of an area laid to meadow grass. Past experience has shown that these areas become very untidy, trap litter and are not easily maintained.

RECOMMENDATION

The Town Council consider that the Public Open Space (POS) is over elaborate and very high maintenance, particularly the area of meadow grass. In the future the upkeep and standard of this area will be very difficult to maintain.

08/P/0446/F

11 CAMOMILE WALK, PORTISHEAD

Erection of iron railings to front elevation

Members discussed the implications on the highway of fencing in the defensible area, immediately in front of the property and the effect that the railings would have on the street scene. The major concern is that this application will set a precedent.

RECOMMENDATION

Object to the planning application on the following grounds –

- The railings spoil the design concept and set a precedent for other properties opening on to the street.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 8.30pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0135/F	142 Badger Rise Portishead	Erection of a two storey side extension and single storey rear extension	No objections subject to no valid objections from neighbours.
08/P/0160/F	7 Down Road Portishead	Erection of a single storey side extension	No objections – subject to no valid objections from neighbours.
08/P/0184/F	130 Hillside Road Portishead	Single storey extension to give additional accommodation	There is some concern that because of the lie of the land there may be some overlooking of the neighbouring property and garden (No 28) from the side window.
08/P/0221/LB	Flat 3 Portishead House 29 Nore Road Portishead	Installation of new combination heating boiler together with flue to be fitted through outside wall	No objections – provided the flue and associated fittings are in a subdued colour.
08/P/0234/F	Excel Steel Harbour Road Trading Estate Portishead	Erection of a 2.4m high fence and gates	This is acceptable in the commercial context of the site. No objections.
08/P/0266/F	Portbury Wharf Harbour Road Portishead	Installation of 60KVA generator for emergency power generation	No objections but wish to be sure that it is protected in the long term against flooding from rising sea levels.
08/P/0267/F	2 Heron Gardens Portishead	Conversion of existing garage into habitable accommodation	Noted that this application is retrospective. No objections subject to no valid objections from neighbours.
08/P/0295/F	380 Nore Road Portishead	Demolition of existing dwelling and erection of 2 no. detached dwellings	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Overdevelopment of the site

			<ul style="list-style-type: none"> • Lack of amenity space within the plots, and • Increased access onto a busy main road.
08/P/0296/F	34 Wetlands Lane Portishead	Conversion of existing garage into sitting room	No objection – provided there is sufficient off-street parking on the property, and there are no valid objections from neighbours.
08/P/0313/F	1a Hollis Avenue Portishead	Erection of three garages	No objections but request a condition that there is no vehicular access in the future onto Clevedon Road.
08/P/0318/F	Land adjoining 16 Roath Road Portishead	Erection of 2 no. one bed flats following demolition of existing garage and car port	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Overdevelopment of the site. • Loss of parking in a very busy, narrow road and creation of more car usage, together with • North Somerset Council’s recent proposal to ban overnight parking in the adjacent council car park. • The proposed use of render is out of keeping with the surrounding street scene of Victorian, stone houses.
08/P/0344/F	41 Nore Road Portishead	Erection of two single storey front extensions and a two storey rear extension. Erection of attached side garage. Alteration to front boundary wall.	No objection – subject to no valid objections from neighbours.
08/P/0350/F	239 Down Road Portishead	Extension to existing flat roofed dormer to front elevation. Alteration of existing hipped roof to front elevation to form gable end. Installation of roof lights to front elevation.	No objection – subject to no valid objections from neighbours.
08/P/0365/F	25 Fitzroy Circus Portishead	Erection of a rear conservatory	No objection – subject to no valid objections from neighbours.
08/P/0388/F	389 Nore Road Portishead	Erection of a front conservatory	No objection – subject to no valid objections from neighbours.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2404/F	89 Hillside Road Portishead	Erection of first floor extension comprising single storey extension over existing kitchen and lounge areas and two storey extension over the existing kitchen and lounge areas and two storey extension <i>Amendment dated 7 February 2008 comprising amended plans: proposed elevations 2725-117 A, proposed elevations 2725-118 A, proposed isometric views 2725-119 A.</i>	No comment.
07/P/3076/F	18a Hillcrest Road Portishead	Erection of a detached garage after conversion of existing integral garage to living accommodation <i>(Amendment dated 29 January 2008 comprising change from a flat roof to a pitched roof garage)</i>	Regret the loss of the proposed “green roof” for a pitch roof which is higher and tiled.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0242/F	28 Highfield Drive	<ul style="list-style-type: none"> • Beech x 1 – Shorten side growth 	<i>Clerk's Note: There was an earlier application</i>

	Portishead	<p>up to ¾'s of height by 30%</p> <ul style="list-style-type: none"> • Beech x 1 remove crossing rubbing branches and reduce side growth up to ¾ 's of height by 30% • Beech x 1 (Ustulina) – reduce heath bu 20-25% and shorten side growth up to ¾ s height by 6ft, remove crossing and rubbing branches and crown thin removing one in four secondary branches • Beech x 1 – reduction in spread of 25% up to 3/4s of height and lift over neighbours garden to height of 16ft. 	<p><i>(07/P/2786/TPO refers) for similar works to which the Tree Warden gave a detailed response.</i></p> <p>The response dated 15 November 2007 has been re-circulated to the NSC Tree Officer.</p>
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OTHER PLANNING MATTERS

07/P/2690/F 10 CLAYTON CLOSE, PORTISHEAD

Erection of single storey front and first floor rear extensions

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 the North Somerset Council to refuse planning permission for the application above. It was also noted that a copy of the appeal decision has been requested.