

**PLANNING CHAIRMAN'S REPORT
TO TOWN COUNCIL MEETING – 10TH OCTOBER 2001**

(a) PLANNING APPLICATION FOR DECISION

01/P/1777/F SITE AT BRISTOL ROAD, PORTISHEAD

Variations to conditions 5 and 29 of application 00/P/2069/RG3 relating to the timing of highway improvements for the new St Joseph's School.

Clerk's Note – It is understood that this application seeks to overturn the following conditions –

Clause 5 - No works shall commence on site until the works to the highway comprising the gyratory road layout, pavements, traffic calming measures and the access into the site, as shown on the approved plans, have been completed to the satisfaction of the Local Planning Authority.

Clause 29 – No development shall commence until a scheme of traffic calming in Bristol Road has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the school hereby approved is first brought into use.

**(b) DELEGATED PLANNING APPLICATIONS AS REPORTED BY
THE PLANNING CHAIRMAN**

**00/P/1874/RM PHASE 10 – FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Erection of 65 dwellings with associated parking ('waterside apartments').

This is the next phase at Port Marine and was discussed with Phase 9. It is identical but is a mirror image.

Recommend APPROVAL.

01/P/1690/F 22 CHANNEL VIEW CRESCENT, PORTISHEAD

Proposed conversion from single dwelling to 3 no. residential units.

There is room for parking three cars to the front of the property.

No objections – Recommend APPROVAL.

01/P/1702/O 3 HILLCREST ROAD, PORTISHEAD

Demolition of existing chalet bungalow and erection of a new 4 bedroom single storey dwelling with garage. (Outline).

The existing chalet is semi-derelect.

No objections - Recommend APPROVAL.

01/P/1720/F 22 HILLCREST ROAD, PORTISHEAD

Brown conservatory to rear of property.

No objections – Recommend APPROVAL.

**01/P/1728/F ROBERT JOHN HAIRDRESSERS, CABSTAND
PORTISHEAD**

Extension to salon in rear yard and extension to form barbers shop facing Station Road.

This will provide a general cleaning up of the site and will give an improved aspect to Station Road.

Recommend APPROVAL.

01/P/1755/RG3 LAND AT WETLANDS LANE, PORTISHEAD

Development of two dwelling houses (outline).

This plan is identical to application no. 01/P/0498/RG3 approved by Town Council in April 2001. The application was later withdrawn.

No objections – Recommend APPROVAL.

01/P/1767/F 7 HIGHFIELD DRIVE, PORTISHEAD

Erect balcony and french doors in first floor bedroom.

The balcony will be at the front of the property. It will not affect neighbours but will look odd. However

No objections – Recommend APPROVAL.

01/P/1769/F 18 SLADE ROAD, PORTISHEAD

Bedroom extension at first floor to rear of property.

No objections- Recommend APPROVAL.

**01/P/1775/RG3 HIGH DOWN JUNIOR SCHOOL, 206 DOWN ROAD,
PORTISHEAD**

Removal of cladding, single glazed windows and doors. Subsequent replacement with Strutherm panels, double glazed PVCU windows and double glazed aluminium doors.

This is a straight refurbishment. The only change is glazing bars in windows.

No objections – Recommend APPROVAL.

**01/P/1853/F LAND AT CHURCH COTTAGE,
CHURCH ROAD NORTH, PORTISHEAD**

Erection of 3 detached dwelling houses with attached garages, associated landscaping and access way.

This is a new application for three houses instead of four. It addresses the former objections made by the Town Council. The gardens of the new properties abut Roath Road gardens and Church Close. Only one corner of one dwelling is near boundary.

Recommend APPROVAL.

01/P/1837/F 14 HILLCREST ROAD, PORTISHEAD

Erection of replacement dwelling with integral garage.

This generally fits in with existing dwellings, both size and roofline.

Recommend APPROVAL.

01/P/1842/F 11 WOODHILL ROAD, PORTISHEAD

Remove old single timber and sheet garage and replace with a random stone faced double garage.

This replacement garage will be far more attractive.

No objections Recommend APPROVAL.

01/P/1845/F 13 SEVERN ROAD, PORTISHEAD

Conservatory.

A small glazed extension across back of property. Will not affect anyone.

Recommend APPROVAL.

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

**01/P/1210/F PORTISHEAD OFFICE PARK, WYNDHAM WAY,
PORTISHEAD**

Erection of 6 no. two storey office buildings (within 4 blocks) with associated car parking and landscaping.

(Amendment dated 5th September 2001, comprising incorporation of a more significant architectural feature on frontage of building A and additional elevational plans of the bin stores).

(Amendment dated 10th September 2001, comprising amended landscaping scheme)

(Amendment dated 24th September 2001, comprising design changes to Building A).

These amendments are minor modifications to block A giving the front elevation a bit more emphasis by increasing the width to the central feature. Additional adjustments to correct for slight repositioning of blocks C and D.

No objections - Recommend APPROVAL.

01/P/1527/F 63 WOODHILL ROAD, PORTISHEAD

Conversion of existing nursing home into 5 no. residential units. Erection of extensions and balcony.

(Amendment dated 25th September 2001, comprising changes to the forecourt area to enhance the appearance of the frontage).

The new parking layout is an improvement but does not address the Town Council's previous objections.

Note: The present plan does not show the boundary of 61/63 Woodhill Road.

Recommend REFUSAL.