

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON 6 OCTOBER 2010**

**PRESENT** Councillor Howells - in the Chair

Councillor Mrs Cruse, Mrs Mason, Miers, Parker\* Mrs Way,  
Walker

Mrs Tranter – Deputy Clerk

\*Councillor Parker arrived at 7.40pm

**APOLOGIES** Councillors Cruse, Mrs Knight, Mrs Lord

There were four members of the public present at the meeting.

**PL016 DECLARATIONS OF INTEREST**

All Councillors present at the meeting

- Personal interest in Planning Application 10/P/1476/F  
Land adjacent to Burial Ground, Clevedon Road, Portishead  
Change of use from agriculture to car park, access and storage  
shed associated with allotment use  
Reason – The Town Council is the applicant.

**PL017 PUBLIC PARTICIPATION**

Two members of the public wished to address the Committee.

Mrs Taylor, a resident of 5 Little Halt, spoke against the Planning Application 10/P/1513/F at Tregenna, Heaven's Lane, for alterations to roof to create a first floor level. Erection of a two storey side extension following demolition of existing garage and a two storey front extension following demolition of existing porch. Construction of balconies to dining room, lounge and master bedroom on rear elevation and a metal walkway to entrance on front elevation.

Mrs Taylor emphasised that the issues that she was raising were with the proposals to her neighbour's property and were not at all personal. Her main concerns were –

- The scale of the development.
- The impact on the street scene.
- The proposed roofline is unchanged having no breaks and there have been no attempts to lessen the visual impact of the building.
- The increased footprint and its massing on the surrounding area.
- The cumulative impact of the 2 storey side extension, additional storey and newly proposed two storey front extension.
- The proposed new framed glazed panels with glazing below which because of their size is unlikely to be screened by curtains/blinds.

Mrs Taylor summed up her objections and considered that the development was overdevelopment of the site which appears to be even larger than the earlier application refused by North Somerset Council.

Ms Lorena Maslen the joint applicant for Tregenna, Heavens Lane spoke in support of their application to extend the property where she lived with her husband and three children. They had amended the earlier application and reduced the width of the property to reduce the impact on their immediate neighbours. Quoins had been added to break up the amount of render on the front elevation. Ms Maslen advised the meeting that she would be more than happy to screen the large glazed panels.

She also explained that the property has access at the rear through Little Halt. The existing garage cannot be used because of the steepness with falling tree sap which makes it hazardous. In addition, Ms Maslen pointed out that 5 Little Halt overlooked her property because of their elevated position and the proposals to extend Tregenna will have very little impact on their view.

Finally Ms Maslen confirmed that amendments were proposed to improve the design even further and these would be submitted shortly to North Somerset Council. She asked that the council support the application.

## **SECTION 1 – CONSIDERED BY THE PLANNING COMMITTEE**

### **PL018 PLANNING APPLICATIONS**

*Clerk's Note: With the agreement of the Committee the Chairman altered the order of the agenda to accommodate the members of the public present.*

#### **10/P/1513/F TREGENNA, LITTLE HALT, PORTISHEAD**

Alterations to roof to create a first floor level. Erection of a two storey side extension following demolition of existing garage and a two storey front extension following demolition of existing porch. Construction of balconies to dining room, lounge and master bedroom on rear elevation and a metal walkway to entrance on front elevation

The Deputy Clerk confirmed that North Somerset Council was expecting amendments from the applicant and the Planning Officer was still working towards the target date of 15 October for a decision on the application.

Members discussed briefly the situation and the merits of commenting on an application which is subject to change in the near future.

## RECOMMENDATION

Portishead & North Weston Town Council defers making a decision on the application until such time as the amendments are available to be considered.

In addition, the Deputy Clerk will write to the North Somerset District Ward Councillor to call this application to North Area Committee.

*Clerk's Note: The residents present left the meeting*

### **10/P/1476/F                      LAND ADJACENT TO BURIAL GROUND, CLEVEDON ROAD, PORTISHEAD**

Change of use from agriculture to car park, access and storage shed associated with allotment use

Members noted that this application had been submitted by Portishead and North Weston Town Council and that no objections to the proposal had been received.

## RECOMMENDATION

No comment.

### **10/P/1486/RG3                      TRINITY PRIMARY SCHOOL MARJORAM WAY, PORTISHEAD**

Erection of single storey classroom wing to east of existing school building, allowing school to expand from a single form entry school (210 pupils) to a 2 form entry primary school (420 pupils)

Members discussed the increase in size of this relatively new school.

## RECOMMENDATION

Portishead is desperate for additional school spaces and we welcome this application. However, the Town Council is disappointed with the design of the extension which is not in keeping with the original building.

### **10/P/1543/F                      12 BEACH ROAD WEST, PORTISHEAD**

Proposed two storey side and rear extension including landscaping to the front, application includes regularising previous construction of double garage steps, railings.

The Chairman explained that an earlier application 10/P/0968/LUP to which the Town Council had no objection had been withdrawn. That application had been for Lawful Use. This new application was to regularize previous works and for an additional extension.

## RECOMMENDATION

No comment.

### **10/P/1556/F                    34 HOLLIS AVENUE, PORTISHEAD**

First floor extension to existing annex to form 3 bedroom dwelling with associated parking and new vehicular access onto Clevedon Road

Members discussed this application in some detail. There were concerns expressed at the already existing, single storey building which had been built under Building Regulations, in the garden of 34 Hollis Avenue. The Committee considered the proposal to be overdevelopment of the site, leaving very little amenity area for the new property. Concerns were also raised about the access on to Clevedon Road which is an extremely busy road. Reference was made to an older application for an additional property on the other side of Hollis Avenue which had been refused by North Somerset Council.

## RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal constitutes a cramped form of back garden development which would be out of character with the surrounding area and is detrimental to the living conditions of neighbouring residents causing overshadowing, loss of privacy, and loss off sun light to their properties and gardens.
- Access from the property will be on to the very busy Clevedon Road, and close to a bus stop, on one of the main routes into Portishead.

The Town Council also draws to the attention of North Somerset Council the previous applications for an additional property/garages on the other side of Hollis Avenue which have been refused in the past.

### **10/P/1557/F                    6 LOWER DOWN ROAD, PORTISHEAD**

Erection of a two storey rear extension

The Committee noted that there have been a number of objections to this application by neighbours particularly those to the rear of the site (The Deans). The proposal appears as a two storey house attached to the rear of a bungalow. Members considered that this was overdevelopment of the site.

## RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- The bulk and massing of the building would not form an integrated part of the existing dwelling.

- The two storey extension by virtue of its size and position would detract from the living conditions of those properties to the rear in The Deans by reason of loss of light and privacy.
- The roofline is out of keeping with neighbouring properties.

**10/P/1589/RM            BLOCK I, LAND OFF NEWFOUNDLAND WAY,  
PORTISHEAD**

Submission of reserved matters for access, appearance, landscaping, layout and scale for erection of 68 dwellings and ground floor Class A use, with associated parking to Block I, pursuant to outline permission 94/0348 for residential and employment development and extended by permission 00/P/1846/O

The Chairman clarified the prominent location within the marina of this large block of residential units, with commercial units below. Members were disappointed again to find that the parking allocation was insufficient.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- It is unrealistic to assume that the one bed apartments will not generate a demand for at least one car. The allocation of ½ space per unit is inadequate.
- The commercial unit's allocation for parking is also insufficient. Eight spaces for both staff and customers for four commercial units is inadequate.

The Town Council would draw North Somerset Council's attention to the recent survey carried out by that Council in the Port Marine area, where there is already a major problem with parking. This application with inadequate amounts of parking will create the same problems on this side of the marina as is now being experienced in Port Marine.

**10/P/1670/RM            AREA D EAST DOCK, OFF NEWFOUNDLAND  
ROAD, PORTISHEAD**

Submission of Reserved Matters for access, appearance, landscaping, layout and scale for the development of 124 residential units including a commercial unit on ground floor of Block B with associated car parking, public open space, landscaping and infrastructure pursuant to Outline Planning Permission 94/0348 for residential and employment development and extended by permission 00/P/1846/O

Members discussed this large block of residential housing. Again the problems of parking were raised.

**RECOMMENDATION**

Object to the planning application on the following grounds –

- The proposed development does not provide sufficient residents/off street parking and as a result will give rise to additional standing vehicles on the public highway to the detriment of highway safety and convenience and safety to road users.

The Town Council would draw North Somerset Council's attention to the recent survey carried out by that Council in the Port Marine area, where there is already a major problem with parking. This application with inadequate amounts of parking will create the same problems on this side of the marina as is now being experienced in Port Marine.

## **SECTION 2** **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

### **PL019 PLANNING REGISTER FORMAT**

Members discussed changing the format of the Planning register which is circulated to members each week. District members receive a slightly different format by email and it was felt that by using this copy the Deputy Clerk could reduce the time spent in producing a document for town councillors. There would be some benefits eg Applicants would be known and some disadvantages no wards and previous history. It was decided that a three month trial would be advantageous.

#### **RECOMMENDATION**

The Planning Register received by the Deputy Clerk from North Somerset Council will be scanned and forwarded to all members each week for a three month trial.

### **PL020 PLANNING APPEALS**

*Clerk's Note: The following item appeared for information on the Agenda.*

#### **09/P/1856/F LAND AT LAKE GROUNDS, ESPLANADE ROAD, PORTISHEAD**

Construction of a public skatepark including fencing and landscaping

It was noted that notification was given earlier this year of an appeal to the Planning Inspectorate, acting on behalf of the Secretary of State, against the decision of North Somerset Council to refuse the above application. Confirmation has now been received from North Somerset Council that the appeal will be by hearing and will take place in the Somerset Hall, The Precinct, High Street, Portishead on 2 November 2010 at 10am.

Councillor Mrs Lord has volunteered to attend this appeal on behalf of the Town Council.

## RECOMMENDATION

Councillor Mrs Lord attend the Skatepark Appeal, to be held at the Somerset Hall, The Precinct, High Street, Portishead on 2 November 2010 at 10am and speak on behalf of the Town Council.

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

**PL021** Delegated decisions made by the Planning Chairman under delegated powers were noted (see attached table)

There being no further business the meeting closed at 8.55pm.

### **SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION**

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
10/P/1459/F	21 Clockhouse Mews Portishead	Insertion of 1 no. new double glazed, fixed sing pane window to ground floor south west elevation	No objections.
10/P/1482/F	Lloyds Pharmacy Marina Healthcare Centre 2 Haven View Portishead	Siting of new conduction condensers	No objections subject to the condensers meeting acceptable noise levels.
10/P/1523/F	24 Charlcombe Rise Portishead	Single storey rear extension	No objections - subject to no objections from neighbours.
10/P/1524/F	21 Ridge Close Portishead	Proposed two storey side/rear extension as a smaller scheme to the original proposal 09/P/2227/F	Noted that there are similar extensions in the road. No objections – subject to no objections from neighbours.
10/P/1565/F	Marina Healthcare Centre 2 Haven View Portishead	Construction of a disabled access ramp for Lloyds Pharmacy	No objections.
10/P/1571/F	37 Bristol Road Portishead	Erection of two storey rear and single storey side extensions following demolition of existing building	No objections – subject to no valid objections from neighbours.
10/P/1607/F	Lakeside, Lake Road, Portishead	Retrospective application for the erection of a summer house in the rear garden	No objections to the planning application but would suggest a condition that the summerhouse is not used as a residence.

10/P/1624/F	21 Capenor Close Portishead	Replacement of steep grass slope with level patio area to front of house with two steps leading from front door. Construction of new retaining wall.	No objections – subject to no valid objections from neighbours.
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## PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
10/P/0941/F	16 Nichols Road Portishead	Demolition of existing building and construction of 2 no. detached houses and garages <i>(Amendment dated 3 September 2010 comprising reduction in height of both buildings. Plot 1 by 0.900m (3ft) and Plot 2 by 1.800m)</i>	No objections.

## OTHER PLANNING MATTERS - FOR INFORMATION

### PLANNING APPEALS

#### 09/0177/E            19 ROATH ROAD, PORTISHEAD

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against an Enforcement Notice which has been issued by North Somerset Council following an alleged breach of planning control. The reasons for issuing the notice are as follows –

“Without planning permission the erection of fences in excess of 1m height adjacent to a highway on the east and west boundaries of the land. It appears to the Council that the above breach of planning control has occurred within the last four years. A copy of the Appeal has been requested.”

