

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
REPORT OF PLANNING COMMITTEE 7<sup>TH</sup> APRIL 2001**

**PRESENT** Councillor J Johnston - Chairman

Councillors Mrs Bickley, Brine, J S Clark, Mrs Cruse,  
M Johnston, Pasley, Pickering, Walters.

**APOLOGIES** Councillors J H Clark, Mrs Haysom  
(Both submitted written comments)

**PLANNING APPLICATIONS**

**00/P/1872/RM FORMER POWERGEN SITE, STATION ROAD, PORTISHEAD**

Construction, setting out and landscaping of Central Park.

The Committee liked the plans and

Recommend APPROVAL.

**01/P/0394/F 28 WOODHILL ROAD, PORTISHEAD**

Remove existing windows to front elevation (rotten and ill fitting) and replace with UPVC to match existing layout.

The Committee expressed the view that PVC would be acceptable if it were of the very slim type which is available. The 2 semi-detached houses, nos 26 and 28, are a single Victorian stone building which is in the conservation area. The total front elevation should remain reasonably symmetrical and the proposed frame section drawing seems unduly heavy.

Recommend REFUSAL of the windows with the PVC sections as proposed.

**01/P/0498/RG3 LAND AT WETLANDS LANE, PORTISHEAD**

Development of two dwelling houses.

This application is for two new houses on Gordano School land. The Committee took the view that this was on a site that was probably originally intended for houses or was a rear access to the school for vehicles. There were no objections.

Recommend APPROVAL.

**01/P/0520/ADV 141 HIGH STREET, PORTISHEAD**

Advertisement consent (Retrospective).  
(Amendment dated 29<sup>th</sup> March 2001, comprising re-location of one of the signs to minimise the screening effect of the commercial property to the north.

The application comprises forecourt advertisements at Wheelers' Garage. The Committee noted the present siting and agreed it was unsatisfactory. They also noted the amendment to move the panels, back 2 metres, but considered that to be insufficient as it would still partially obscure the adjacent forecourt. From measurements taken, the Committee considered a distance back of 3 metres would be acceptable. Therefore

Recommend APPROVAL – on condition that panels are a minimum of 3 metres from pavement.

**01/P/0544/ADV      29 HIGH STREET, PORTISHEAD (DILLONS)**

Display of internally and externally illuminated fascia and projecting signs.

The Committee considered the proposed fascia to be brash for various reasons, the main one being the unacceptable contrast between the shop fascia and the lottery signs. The Committee agreed on the need for compromise between the needs of the marketing and the overall appearance of the High Street, but took the view that this proposal did not represent a reasonable balance.

Recommend REFUSAL.

## **FOR INFORMATION**

**01/P/0473/F      HIGHWAY REALIGNMENT**

A full planning application for the modification of the existing Cabstand highway.

**01/P/0474/O      DISTRICT CENTRE**

New District centre comprising foodstore, health centre, sheltered housing, office buildings, petrol filling station and mixed commercial/residential buildings. (Outline application).

**01/P/0475/O      NEW LIBRARY**

An outline planning application for the erection of a new community library adjoining the Cabstand.

**01/P/0476/MP      THE REGENERATION MASTERPLAN**

The Masterplan for the redevelopment of the southern and eastern sides of the dock and the redevelopment of the Parish Wharf Trading Estate area linking the High Street/Cabstand area with the dockside.

The four plans above will be dealt with together and are now available in the office. Additional information will be circulated and a presentation will be arranged with North Somerset Council and Crest Strategic Projects prior to the Council's recommendation, probably in June.

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

**01/P/0351/F      CO-OP/PIONEER, WYNDHAM WAY, PORTISHEAD**

Installation of 1.0m/Diameter satellite antenna on flat roof mounting.

This is totally invisible from ground level.

No objections – Recommend APPROVAL.

**01/P0352/F POLICE AUTHORITY, HEADQUARTERS,  
VALLEY ROAD, PORTISHEAD**

Proposed additional car-parking.

This is a useful and needed car park.

Recommend APPROVAL.

**01/P/0395/F 6 BRANSCOMBE WALK, PORTISHEAD**

First floor extension over existing garage.

Recommend APPROVAL provided No 8 has no valid objections.

**01/P/0396/F FORMER POWERGEN SITE, STATION ROAD, PORTISHEAD**

Phase 5 & 6 access road off Pier Road.

This road layout is as approved in the Masterplan.

No objections – Recommend APPROVAL.

**01/P/0398/F 1 SEVERNMEADE, PORTISHEAD**

Extend dormer to front elevation.

This alteration should not affect anyone.

No objections – Recommend APPROVAL.

**01/P/0407/F 71 WOODHILL ROAD, PORTISHEAD**

Detached garage.

This amended plan addresses the problems which North Somerset Council had with the previous planning application which was refused in 1997. (Planning Application 97/0866).

No objections – Recommend APPROVAL.

**01/P/0409/F 277 DOWN ROAD, PORTISHEAD**

Amendment to original south facing dormer plans. (00/P/1520/F)

The combined dormers will probably be less ‘fussy’. The ridge tiles will be above the dormers and therefore give an unbroken line from road.

No objections – Recommend APPROVAL.

**01/P/0429/F                    20 BROCK END, PORTISHEAD**

Retrospective consent to erect glazed conservatory.

The conservatory looks alright.

Recommend APPROVAL subject to no valid objections from No 22.

**01/P/0432                    302 DOWN ROAD, PORTISHEAD**

Alterations to front dormer windows and hipped roofs.

No objections – Recommend APPROVAL.

**01/P/0490/F                    16 LEESIDE, PORTISHEAD**

Erection of 2 storey side extension.

The roofline on the extension has been dropped slightly since the original plan (00/P/2002/F). Neighbours are likely to be still distressed at the loss of a coppice.

No objections – Recommend APPROVAL.

**01/P/0548/F                    55 WOODHILL ROAD, PORTISHEAD**

Erection of single garage. (Retrospective)

This application is a re-submission. (Planning Application 00/P/1256/F was approved last year).

The more garages in Battery Lane the better. The garage is set back from the edge of the road and allows a pull-in for a vehicle in front.

No objections – Recommend APPROVAL.

**01/P/0553/CA                    BAY HOTEL, WEST HILL, PORTISHEAD**

**01/P/0554/F**

Demolition of existing unstable boundary wall and reconstruct to match existing. Alterations to existing residential development including re-positioning of garage block, new bay window in north elevation and formation of 3 windows in east elevation and reconstruction of boundary wall.

The small railings and windows will add interest to a rather long high wall.

No objections – Recommend APPROVAL.

*NB. There are further comments for these plans in Other Planning Matters.*

**01/P/0558/F**

**34 CLEVEDON ROAD, PORTISHEAD**

Erection of two storey side extension and tiled canopy to front elevation. Erection of front dormer extension.

This extension is a big improvement and will not affect anyone.

Recommend APPROVAL.

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

**00/P/1880/RM**

**PHASE 5 – FORMER POWERGEN SITE,  
STATION ROAD, PORTISHEAD**

Erection of 64 dwellings with associated car parking.

(Amendments have been negotiated for this current application, dated 28<sup>th</sup> March 2001, concerning the main badger set which has expanded and the close proximity of the buildings to one side of the set.)

Disappointed that this amendment has become necessary. Reluctantly

Recommend APPROVAL.

**00/P/2051/RG3**

**ST BARNABAS C of E Vc PRIMARY SCHOOL,  
WEST HILL, PORTISHEAD**

Erection of new school to include retention of existing administration block.

(Amendment dated 21<sup>st</sup> march 2001, substitution of flat roof with pitched room on proposed main building).

The amendment will give improved ventilation in the kitchen, an unbroken ridge line and no flat roof.

Recommend APPROVAL.

**01/P/0264/F**

**BRITISH TELECOM, TELEPHONE EXCHANGE,  
HIGH STREET, PORTISHEAD**

Installation of 3 louvered vents to north elevation.

(Amendment dated 19<sup>th</sup> March 2001, comprising additional information regarding proposed louvres).

Noise levels are being investigated by North Somerset Council 's Environmental Health.

Recommend APPROVAL subject to Environmental Health being satisfied on the noise level issue.

**01/P/0320/F**

**EDEN COTTAGE, 7 BEACH HILL, PORTISHEAD**

Formation of granny annex in basement, modification of approved two storey extension, excavation of ground in front of house.  
(Amendment, dated 15<sup>th</sup> March 2001, comprising additional section detail and side [east] elevation).

This amendment is a minor adjustment.

No objections – Recommend APPROVAL.

**OTHER PLANNING MATTERS**

**01/P/0553/CA**

**BAY HOTEL, WEST HILL, PORTISHEAD**

**01/P/0554/F**

Demolition of existing unstable boundary wall and reconstruct to match existing. Alterations to existing residential development including re-positioning of garage block, new bay window in north elevation and formation of 3 windows in east elevation and reconstruction of boundary wall.

The planning applications above, which had been dealt with by the Planning Chairman as delegated items, were discussed by the Committee.

The Committee had no objections to the proposals and they appreciate the reason for the early demolition of the existing wall. However, concern was raised about the standards of work in rebuilding this wall. It appears to be that stone other than the original is being used and this would not be in accordance with the undertaking given in the application.

Other points noted were: -

- The pointing is unsatisfactory
- Inappropriate cement and mortar has been used.
- The finished stonework is smeared with cement.

Councillors resolved to inspect the work and reconsider the matter at the Council meeting.

There being no further business the meeting closed at 10.30am.