

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
NOTES OF PLANNING COMMITTEE
HELD ON SATURDAY, 7 AUGUST 2004**

PRESENT Councillor Mrs Bickley – in the Chair, JS Clark, Johnston, Mrs Lord, Mrs Mason, A McMurray *

There were 5 members of the public present

* left before discussion of 04/P/1725/F 59 Slade Road

APOLOGIES None recorded

PUBLIC PARTICIPATION

Standing Orders were suspended while members of the public expressed their concern over various matters.

Mr Dinnis of 25 Halletts Way presented a copy of a letter sent to North Somerset Council about the proposal to erect 3 extra classrooms and extend the main hall at St Peter's school, Halletts Way. He said that he'd estimated another 50-60 parents' cars would be visiting the site. At peak times the current parking problems extended into Brampton Way causing problems for other traffic including buses. Cars could be left for up to 20 minutes while parents accompanied their children to the school itself. When the school was built a turning circle and drop-off point was included within the school boundary; later on parents' were banned from the premises but other schools use this type of facility. Because Hallett's Way is a cul-de-sac, all traffic going in has to reverse/turn round causing a hazard for pedestrians and children walking to school.

Mr and Mrs Howland of 19 Halletts Way agreed that the existing traffic caused problems – they also mentioned inconsiderate parking across driveways and near misses - and although the new buildings were acceptable, the traffic problems would get even worse.

Mr Simpson of 5 Lipgate Place spoke about the proposed new fencing around the Gordano School grounds.

- The colour – green would blend in better than black
- Will the pedestrian entrance beside the footbridge still exist? The plans were unclear, if not, then the zebra crossing at that point is not needed.
- The gate on the footbridge is often left open, a security breach, so what's the use of the fence? The original conditions attached to the use of the footbridge should be maintained, which would also help residents' privacy.

Standing Orders were resumed

DECLARATIONS OF INTEREST

04/1893/F Jasmine Cottage, 63 West Hill
Councillors present were acquainted with the applicant

04/P/1891/RG3 Three temporary classrooms at Highdown Infants
Personal interest Cllr Mrs Mason – a governor at the school

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The application for North Weston Village hall was taken first, due to cllr McMurray's commitment elsewhere, followed by the applications relating to St Peter's school and Gordano school.

04/P/1749/F NORTH WESTON VILLAGE HALL, 26 CLEVEDON ROAD, PORTISHEAD

Demolition of existing and construction of new village hall

It was noted the length of the main hall will now be 12.5m rather than the existing 16.5m (not all of which is usable due to storage of chairs and non-stacking tables) and that minor changes may still be made, following further discussions between the working party and the architects. The provision of storage areas and another room were welcomed. The points raised by those present included:

- The necessity for appropriate lighting at the side of the building, leading to the small committee room
- If the store at the end of the plot is demolished rather than being upgraded, then the small committee room doors are redundant and could be replaced by roof lights.

Recommend APPROVAL

04/P/1896/RG3 ST PETER'S SCHOOL, HALLETTS WAY, PORTISHEAD

Provision of 3 additional classrooms and extension to existing hall and new door to existing homebase classroom

It was noted that the extra classrooms were needed to cope with the increase in population as the Ashlands development took place. The points made by members were:

- There appears to be no increase in parking spaces for the extra staff
- The existing congestion is already unacceptable, children's safety is crucial - this school should be a high priority for the recently allocated School Travel Plan money: walking buses, greater use of the alternative entrance from the High St., re-assess use of turning circle within school premises, new parking restrictions on Brampton Way and enforcement of existing restrictions.

Recommend REFUSAL

We have serious concerns about the provision of parking and the exacerbation of the existing serious congestion on the highways.

04/P/1929/RG3 GORDANO SCHOOL, ST MARY'S ROAD, PORTISHEAD

To take down existing 1.5metre high perimeter fencing and erect new 2.4 metre high fencing to whole school perimeter

Noted that the existing fences are in a poor state of repair.

Comments made:

- The position and use of gates is not clear: currently there is a gate onto the footbridge and a separate pedestrian access nearby, only one shown on the plans.
Where does the NW gate behind St Mary's Rd. lead to?
Where does the (W) gate behind Greenfield Pk. lead to?
- Is the mesh so dense so that it will resemble a blank wall? Can it be green rather than black? Landscaping alongside the fence should be encouraged, particularly along the Clevedon Road frontage.
- The site (Sports Centre) is open until 10pm for 52 weeks – does the vandalism occur after 10pm?

Recommend APPROVAL, but note that we are concerned about the colour, the stark nature of the street scene if no planting is carried out and seek clarification about the various gates.

04/P/1725/F 59 SLADE ROAD, PORTISHEAD

Alterations and two storey extension

Recommend APPROVAL

04/P/1732/F PLOT 1 CHARLCOMBE RISE, PORTISHEAD

To raise plot level above approved (Retrospective)

Recommend REFUSAL on the grounds that the increase in height is unacceptable.

The clerk is asked to write to the Development Control Officer about inadequate monitoring leading to a gross breach of the approved plans.

The clerk is also asked to write querying the removal of mature trees and hedge along the roadside site boundary and the erection of fencing instead.

04/P/1887/F 1 SOUTH AVENUE, PORTISHEAD

Two storey side extension and loft accommodation

Some concerns were expressed about the raised flat roof at the rear.

Recommend APPROVAL

04/P/1893/F JASMINE COTTAGE, 63 WEST HILL, PORTISHEAD

Demolition of existing wall and replacement on new boundary line with timber fence and new pitched roof to garage

Concern about the removal of the stone wall in this conservation area.

Recommend APPROVAL for the changes to the garage

Recommend REFUSAL for the erection of a fence. Would prefer to see a stone-faced wall surmounted by a fence.

04/P/1940/F 2 BEACH ROAD WEST, PORTISHEAD

Erection of 3 bedroom house and integral garage

The proposed vehicular access is very close to a busy corner, with Lake Grounds traffic going across to Rodmoor Road.

The adjoining properties are fairly well spaced out, developing this corner piece will be detrimental to the amenity of the area.

Recommend REFUSAL on highways grounds and over-development

04/P/1948/ADV 26 VICTORIA SQUARE, PORTISHEAD

Display of 1 no. non-illuminated fascia sign, 1 no. illuminated projecting sign and 1 no. non illuminated wall box sign

Recommend APPROVAL subject to the illuminated sign being off when the shop is closed.

04/P/1989/O LAND ADJOINING 4 QUEENSWAY, PORTISHEAD

Erection of dwelling with garage, turning space and access

This is a hillside site with a narrow steep drive down to the plot. It was impossible to get any views into the plot from public paths.

Recommend APPROVAL, with height restricted to two storeys.

04/P/1990/O 59 BRISTOL ROAD, PORTISHEAD

Outline planning permission for erection of a detached dwelling

Recommend APPROVAL of renewal of planning permission. Clarification of vehicle access to Pyne Cottage needed.

04/P/1995/F LAND AT REAR OF 27/28 HOLLIS AVENUE, PORTISHEAD

Construction of a dwelling

Recommend APPROVAL subject to no valid objection from the neighbours.

The following item was inadvertently left off the Agenda

Amended plans for 04/P/1407 Brackenwood Garden Centre

The chairman reported that following representations from neighbours, changes had been made to house styles E and F.

Landscaping along one boundary and some tree planting had also been added.

An “upper level” street scene showed how the new houses would look against the hillside.

The two F houses were now on a staggered building line and with a smaller footprint. The double garage on the east side was now single and the parking space for the small E house was at the back, with no easy access to the only door.

The chairmen felt that these changes could be APPROVED, subject to clarification of the access from house type E to its parking place.

The Royal Hotel appeal

The chairman informed members that the Inspector had refused this appeal, dismissing the application to convert the Royal hotel into a private dwelling.

There being no further business the chairman closed the meeting at 11.40am.