

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 7 FEBRUARY 2004**

PRESENT Councillor Mrs Bickley – in the Chair
Councillors J H Clark, Miss Griffiths, Mrs Lord,
Johnston, Mrs Mason

APOLOGIES Councillors JS Clark, Mrs Cruse, Gething, Rigby

PUBLIC PARTICIPATION

No members of the public were present

DECLARATIONS OF INTEREST

Councillor JH Clark

- Personal interest in Planning Applications 04/P/0095/TPO and 04/P/0198/TPO
Tree at Fedden Village, Nore Road, Portishead – Work to Lime tree
Reason - tree can be seen from his garden

Councillor Miss Griffiths

- Personal interest in Planning Application 04/P/0109/F
Land to rear of 37 & 37A Valley Court, Portishead – Erection of a dwelling house
Reason – Acquaintance of neighbour
- Personal interest in Planning Application 04/P/0167/O
12 Hollis Avenue, North Weston, Portishead – Erection of a dwelling (Outline)
Reason – Acquaintance of owner

Declaration by members who serve on both the Town and District Council

Councillor JH Clark stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

**03/P/3200/F HIGH STREET MOTORS, HIGH STREET,
PORTISHEAD**

Demolition of existing buildings and redevelopment of 14 flats with 14 parking spaces, landscape works, boundary and highway works

It was noted that this application is a resubmission. The previous application (03/P/2032/F) was refused by both Portishead Town Council and North Somerset Council.

The committee noted the reduction in overall height of the main building but regretted the loss of gables on the elevation facing the back of Court Close, these had added some character. They appreciated the introduction of more landscaping but would want to ensure that an impermeable boundary was in place behind the car parking spaces to prevent fumes going into the adjoining gardens. Noted that there are no visitor spaces.

Recommend APPROVAL subject to the comment about prevention of exhaust fumes

04/P/0109/F LAND TO REAR OF 37 & 37A VALLEY COURT, VALLEY ROAD, PORTISHEAD

Erection of dwelling house with access from Valley Court.

It was noted that this application is a resubmission and that the building now has a smaller footprint than before and is further from neighbouring boundaries. This and the reduction of chimney may lessen the impact compared with the previous application. Noted that the roof height is comparable with surrounding properties, not all of which are bungalows.

Recommend APPROVAL.

04/P/0140/F 33 WETLANDS LANE, PORTISHEAD

Erection of a rear conservatory, garage conversion to include the replacement of existing flat roof by pitched

Noted that the adjoining garage will also now have a pitched roof and that there will be loss of a garage. However there is enough driveway space for a car.

Recommend APPROVAL.

04/P/0143/F COSY COTTAGE, 1 IVOR TERRACE, NEWLANDS HILL, PORTISHEAD

Erection of conservatory to the side of the property and detached garage to rear of garden

The committee noted that this application is within the Court Farm Environs Conservation Area. The chairman reported that a site visit revealed a flight of stone steps from Quarry Road, going round the end of the stone retaining wall of the rear garden of Ivor Cottage. These steps provide a well-used access to the garden of another property.

Recommend REFUSAL for the garage

- Breach of stone wall in Conservation area
- Demolition of old stone steps

The roof and upper walls of the proposed conservatory would be visible above the existing wall and hedge from Newlands Hill and Newlands Close. The use of a hardwood frame is commended but a glass roof would be preferable to translucent sheeting.

Recommend APPROVAL for the conservatory

04/P/0160/F

22 WOODHILL AVENUE, PORTISHEAD

Erection of first floor side extension

Noted that the other half of this semi-detached house already has a small two-storey side extension. The proposed balcony at the rear is very large.

Recommend APPROVAL subject to no valid objection from neighbours.

04/P/0167/O

12 HOLLIS AVENUE, NORTH WESTON, PORTISHEAD

Erection of a dwelling (Outline)

This is a long relatively narrow plot. The proposal is to demolish the garage and porch of 12 Hollis Avenue with proposed car-parking space in the front garden of no. 12. A detached narrow frontage house in this location would be detrimental to the existing streetscape. We assume the settlement boundary is coterminous with the garden boundary, but do not know if this is the case.

Recommend REFUSAL

- overdevelopment
- detrimental to streetscene

PLANNING APPLICATION AMENDMENTS

00/P/1876/RM

**PHASE 8 – FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Submission of Reserved Matters of external appearance, siting, design, means of access and landscaping for 101 dwellings with associated parking pursuant to Outline Planning permission 95/0033 for residential development (Amendment dated 23 January 04 comprising the re-arrangement of window locations for the living rooms of the specified house types)

The committee noted that this site has recently been sold by Crest to Bovis Homes Ltd. The Chairman is concerned with the amount of alteration which is not just fenestration but alterations to roof pitch, railings, loss of detailing etc.

After discussing the actual changes that have been made, the committee wish to register great disappointment that the work which has gone into consideration of previous plans by the town council and North Somerset Council has been unilaterally abandoned.

A check list of the changes proposed by Bovis against those shown on the revised drawings revealed that the originally proposed streetscene would be adversely affected in several important areas:

- the roof pitch of types L, L1, A7 has been reduced
- details of the railings above doors and windows have been altered: L, L1, J
- Detail/canopy above bay window changed L1, J
- Multi-paned formal windows replaced by fewer, larger glazing units, A7, J
- Reduction in height and number of windows A7 street elevation
- Also it is not clear if the ground-floor of type J is now render instead of stone.

The written changes proposed to types L, L1, W and A7 were deemed to be acceptable: they were mostly due to changes to the internal layout. However the proposal to reduce the depth

of the sidelights to the French doors in type J houses is not acceptable. This group of houses faces Central Park and is highly visible. The proposed reduction together with the changes noted above will drastically downgrade the formal appearance of this part of the Park.

Recommend REFUSAL for the reasons given above

Note: The committee felt strongly that the changes as depicted were a “cheapening” of the original proposals, providing less detailing and formality.

The Committee were made aware that residents in the neighbouring London Square were unhappy about the boundary line now drawn between their rear courtyard and Phase 8.

OTHER ITEMS FOR DECISION

(a) RELOCATION OF FORMER FIRE STATION BUILDING, ALBERT ROAD, PORTISHEAD

Recommendation

The town council have no objection to the moving and rebuilding of the old Fire Station elsewhere, preferably for community use.

Suggestions for alternative sites were put forward, any ideas from other councillors would be welcomed and should be given to the Clerk.

(b) NORTH SOMERSET PLANNING ADMINISTRATION

The Town Council Office is experiencing several problems with the administration of planning applications by North Somerset Council.

- Applications being sent to the incorrect parish eg Portbury instead of Portishead.
 - This has happened several times with applications and amendments for The Ashlands. The register for Portbury is now routinely checked by the office to ensure that applications are not going astray and valuable consultation time is not lost. (Amendments do not appear on the weekly register).
- Late notification of planning applications to residents.
 - This happened in January when an application for Land at 43 Combe Avenue was dealt with by both Planning Committee and Town Council before letters were received by neighbours. Neighbours have since voiced their concerns to the Planning Chairman as they were unable to petition their town councillors and voice their opinions at the meetings.
- Planning applications are taking a considerable time to arrive with the Town Council and arriving in “batches” with the register. This makes it extremely difficult for plans to be checked, sites visited by the Planning Chairman and to adhere to date deadlines, particularly in the week running up to a planning committee meeting.

Recommendations

A letter be sent to the Director of Development and Environment covering the points made above and expressing our concern that these lapses in administration are becoming more frequent.

The Director to be invited to visit the Town Council in the near future.

There being no further business the chairman closed the meeting at 11.20am.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/3177/F	18 Bristol Road, Portishead	Single storey rear extension to provide larger kitchen and dining room	No objections	Approval
03/P/2002/F	Parish Wharf Industrial Estate Portishead	Extension to existing Hydrex open compound with associated drainage culvert works	No objections	Approval. Would welcome screening and landscaping to Portbury Ditch.
03/P/3214/F	1 The Piazza, Harbour Road, Portishead	Advertisement consent for Wards Solicitors	No objections	Approval
04/P/0008/F	Bristol Road Playing Fields, Bristol Road, Portishead	To site various Portacabins for a period of 3/5 years for use as changing rooms and medical facilities until new changing development at ground is completed	This application is retrospective. <i>Clerk's Note: Town Council has been furnished with notice as owners of the site</i>	Approval
04/P/0033/F	25 Portland Drive, Portishead	Construct lean-to conservatory to rear of ground floor	No objections	Approval subject to no valid objections from neighbours
04/P/0060/F	3 Blackdown Road, Portishead	Loft conversion with dormers to front and rear	The loft conversion is disproportionate with the size of house, out of keeping with neighbouring houses, detrimental to the street scene at this prominent location	Refusal

04/P/0085/F	Little Ashton, 14 Ashdown Road, Portishead	2 storey side extension/front extension and balcony	Note that garages will come forward, but not beyond the neighbouring garage. A degree of overlooking from kitchen windows in end elevation will be inevitable but there is an existing door onto the balcony	Approval – subject to no valid objections from neighbours
04/P/0090/F	8 Cabot Rise, Portishead	Double glazed conservatory in Brown UPVC to be used as a sun lounge	No objections	Approval – subject to no valid objections from neighbours
04/P0096/ADV	Quays Avenue, Wyndham Way, Portishead	3 no Freestanding signs	No objections	Approval – subject to 2 years temporary permission in the first instance
04/P/0121/F	23 Tower Road, Portishead	Rear single storey extension	No objections	Approval – subject to no valid objections from neighbours

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/2275/F	28 The Paddock, Portishead	Erection of single storey side extension <i>(Amendment dated 8 January 2004 comprising removal of study room from side extension)</i>	No objections	Approval

03/P/3018/O	Land adjacent to 72 Bristol Road, Portishead	Mixed development of 9 residential, non-food retail and B1/B8 office/warehouse and distribution (Outline) <i>(Amendment dated 15 January 04 comprising the deletion of residential use from unit 1 in favour of offices on all three floors)</i>	Whilst the Town Council welcome the amendment it does not address their other reasons for refusal of the original application - <ul style="list-style-type: none"> • Dangerous highway access • Possibility of land being contaminated 	-
03/P/3021/F	4 Hillside Road Portishead	Single storey front extension raise and extending roof over extension <i>(Amendment dated 9 January 2004 comprising alteration to rear elevation to include two dormer windows and single storey extension)</i>	No comment made by Town Council as application refused by North Somerset Council	-
03/P/3107/F	5 Clifton Street, Portishead	Erection of a detached dwelling house <i>(Amendment dated 23 January 2004 comprising</i> <ul style="list-style-type: none"> • <i>Insertion of windows on side elevation facing George Street</i> • <i>External chimney breast</i> • <i>Details of replacement dwarf brick wall with fencing and entrance piers</i> 	Welcome the improvements to the side elevation and street scene	Approval

		<ul style="list-style-type: none"> • <i>Landscaping scheme)</i> 		
03/P/3130/RM	Area 1 –Crest Area 2, The Ashlands, Portishead Quays, Portishead	Submission of reserved matters for 35 dwellings with associated parking and landscape including external appearance, siting, design, means of access and landscaping pursuant to outline Permission 00/P/1844/OT2 (<i>Amendment dated 23 January 2004 comprising the re-arrangement of window locations for the living rooms of the specified types</i>)	No objections to amendments however, the amendment does not address the Town Council’s concerns with access to the garages and parking.	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/0024/TPO 04/P/0030/TPO	3 & 3a Woodside Gardens Portishead	TPO 623 – Beech – shortening of branches on 4 trees	Would only wish to see the minimum works carried out to comply with the safety issues raised	Approval
04/P/0095/TPO 04/P/0198/TPO	Fedden Village, Nore Road, Portishead	Lime tree – TPO 99	This is a prominent tree on the edge of the woodland.	Approval – but only the minimum work required on safety grounds. Would be reluctant to see removal of ivy.
04/P/0199/TPO	5 Hawthorn Close, Portishead	TPO 199 – T2 – Reduce crown by approx 30%	No objections	Approval

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

03/P/1254/F LAND AT 64 HILLSIDE ROAD, PORTISHEAD

Erection of three storey rear extension and balcony with dormer window in roof space, erection of chimney

03/P/1990/F LAND AT 16 ASHDOWN ROAD, PORTISHEAD

Erection of a detached house

03/P/1951/F LAND AT LAKE GROUND, PORTISHEAD

Construction of patio and terracing to tea rooms; part conversion of boathouse to restaurant; relocation of hut serving pitch and putt golf

03/P/2716/ADV LAND ADJACENT TO THE PORTBURY HUNDRED A369, PORTISHEAD

Display of non-illuminated advertisement on hoarding based on vehicle trailer

Clerk's Note: The application above is not within Portishead's town boundary but is adjacent to it.

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 North Somerset Council to refuse planning permission for the above applications. It was also noted that written statements have been submitted and copies of the appeal decisions requested.