

PORTISHEAD & NORTH WESTON TOWN COUNCIL PLANNING COMMITTEE SATURDAY, 7 JANUARY 2006

PRESENT Councillor Mrs Bickley – in the Chair
Councillors JS Clark, Mrs Cruse*, Gething, Johnston, Mrs Lord,
Mrs Mason, Miers
Also six members of the public
* left during discussion of application 05/P/2920/F

APOLOGIES Cllr Pasley

PUBLIC PARTICIPATION

Standing orders were suspended to allow members of the public to address the committee.

05/P/2963/F Land off Hillcrest Road

Mr Bowring, 40 Hillcrest Road spoke about the important wildlife habitat of this rare piece of open space. The applicants had carried out a tree survey for the whole area between Hillcrest Road and Nore Road, leading to speculation that development will eventually extend across the hillside. A piecemeal approach would avoid any community contributions. He queried the use of “brownfield” to describe a previous orchard (fruit trees recently removed). Nine houses will increase parking problems along Hillcrest Road, particularly in icy conditions when the steep access will be difficult. He asked who would be responsible for the maintenance and pest control of the bin store at the entrance. He said that residents in Hillcrest Road would be looking down on ugly grey metal decking roofs in an area where tiles were the usual material.

05/P/2056/F Land to the rear of Clarence Cottage, 154 High St.

Mr Thomas 10A, St Peter’s Road, told councillors that the amended plans had not been sent to the library, the only publicly available documents were sketches that arrived on Friday. He was concerned about the additional house and narrowing of the access road which would lead to increased traffic problems at the entrance to the site. The revised layout brought houses closer to his rear windows.

Mr Thomas 12 St Peter’s Road was concerned that the ground conditions would not be suitable for the proposed soakaways: porosity should be checked before permission granted.

Mr Thorne, 156 High Street expressed concern about the demolition of garage and stables next to and interlocked with the boundary wall of his property.

Residents also mentioned the adverse visual changes arising from replacement of natural stone with render and three detached properties with a terrace of four.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Gething

- Personal interest 05/P/2920/F Former St Joseph’s School, West Hill, Portishead
Erection of 14 dwellings, car parking, access road, and all associated infrastructure
Reason – acquainted with affected neighbour

Councillor Johnston

- Prejudicial interest 05/P/2958/F 17 High Street, Portishead
Alterations to shop-front consisting of new entrance door to allow sub-division of shop into three units
Reason – related to applicant
- Personal interest 05/P/2920/F Former St Joseph’s School, West Hill, Portishead
Erection of 14 dwellings, car parking, access road, and all associated infrastructure
Reason – acquainted with affected neighbour
- Personal interest 05/P/2978/F Portishead Youth Centre, Harbour Road, Portishead
Erection of extensions to front and rear to form community hall and ancillary accommodation and reposition main pedestrian and vehicular access off Station Road
Reason – Town Council’s Representative Portishead Youth Centre

Councillor Mrs Lord

- Personal interest 05/P/2978/F Portishead Youth Centre, Harbour Road, Portishead
Erection of extensions to front and rear to form community hall and ancillary accommodation and reposition main pedestrian and vehicular access off Station Road
Reason – Member of Portishead Youth Centre Fund Raising Committee

Councillor Miers

- Personal interest 05/P/2920/F Former St Joseph’s School, West Hill, Portishead
Erection of 14 dwellings, car parking, access road, and all associated infrastructure
Reason – acquainted with affected neighbour

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

Councillors Gething and Johnston stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

05/P/2959/LB FORMER ST JOSEPHS SCHOOL, WEST HILL, PORTISHEAD

Demolition of out buildings including buildings previously forming part of school and reinstatement of west elevation of listed building. Hard and soft landscaping and provision of 14 car park spaces.

The committee noted that the new development at the former Bay Hotel had led to problems of increased parking on West Hill. Also noted that vehicle access through the whole site, from West Hill to Nore Road would be prevented by means of two sets of bollards. Despite the provision of parking spaces members would reserve judgement about this aspect until the necessary applications for future use are submitted. It is essential that all parking associated with any future use must be contained within the site.

Recommend APPROVAL of the demolition works and changes to the main building. Town Council comment on the parking proposals reserved until further applications received.

05/P/2920/F

**FORMER ST JOSEPH'S SCHOOL, WEST HILL,
PORTISHEAD**

Erection of 14 dwellings, car parking, access road, and all associated infrastructure

The chairman referred to the Conservation officer's report which highlighted the varied nature of the housing along Nore Road; the immediate neighbours being a listed Gothic house and two classical Georgian houses. Balconies on the top storeys of Plots 1-5 and 6-11 were set back, not suspended. The front elevations of these plots were broken up with cedar cladding so would not be as prominent on the hillside as monochrome render.

After discussion of the amendments, which break up each of the two blocks into smaller groups, a majority of the committee would, as previously,

Recommend REFUSAL

The design was felt to be too stark for the area, out-of-keeping with Nore Road and the Conservation Area. Plots 6-11 have an overbearing effect on 45 and 47 Nore Road. There are discrepancies between elevations and floor plans for plot 14.

In view of the public interest the committee then discussed the applications relating to Hillcrest Road and 154 High St.

05/P/2963/F

LAND OFF HILLCREST ROAD, PORTISHEAD

Erection of 9 residential units, roads, drainage and associated works

The committee noted the concerns of local residents and also commented unfavourably about the design of the five lower level houses, whose windows all face the north-west, north or north-east, taking no advantage of sunshine and warmth on other elevations. The upper level houses, by contrast, have the living rooms facing south with bedrooms and bathrooms facing the view. We understand that the applicant has been asked to provide an Access statement to show that the scheme meets accessibility standards for Lifetime Homes. The proposal to maintain the woodland between this development and Nore Road via a narrow private footpath from Nore Road did not appear to be feasible, for example getting equipment to the site and some uncertainty as to ownership.

Recommend REFUSAL

- Notwithstanding the theoretical site capacity, this is overdevelopment in this particular area. The steep access, lowish density of surrounding houses and lack of on-street parking put a limit on how many units can be built.
- This is not a true brownfield site; the habitat, trees and wildlife are of long-standing, the proposed maintenance of existing woodland is uncertain.
- The design of the houses, in particular the roofing materials, is out of keeping with the area. We also feel that to neglect the use of sunlight and warmth for the well-being of the residents is contrary to sustainable housing policies.

If permission is to be granted then the internal road should not be used as a means of access to the adjoining land.

PLANNING APPLICATION AMENDMENTS

05/P/2056/F

**LAND TO THE REAR OF CLARENCE COTTAGE,
154 HIGH STREET, PORTISHEAD**

Demolition of existing garage and replace with new; erection of 7 no dwellings to rear of Clarence Cottage

(Amendment dated 13 December 2005 comprising - changes to layout and design, amendments to the ecological survey and topographical survey)

The chairman reported that this amended application, which is now for eight dwellings, was due to go before North Area Committee on January 12th. She was very concerned that the “amendments” added another unit to the site, changing the style of this development. The ward councillor confirmed that he would be asking for deferment and a site meeting. The committee noted the concerns of local residents and also discrepancies between elevations and floor plans in respect of various windows. Each property has one single garage, but the redesigned layout narrows the access road and decreases the possibility of off-street parking. Overflow parking by residents and visitors on the High Street is unacceptable. The applicant has now provided a detailed programme for the demolition of garage and stables on the boundary with 156 High Street.

Recommend REFUSAL

- The changed internal road layout, visibility problems to the right when exiting the development and increased number of vehicles will cause problems for residents, visitors, and large vehicles. Traffic moving along the High Street will be adversely affected by all these factors.
- Discrepancies between elevations and floor plans are unacceptable.

We are very concerned that there was no documentation available for timely and proper public consultation.

PLANNING APPLICATIONS continued

05/P/2941/RM PHASE 1, AREA 2, PERSIMMON 6, THE ASHLANDS, PORTISHEAD

Submission of reserved matters of external appearance, siting, design, means of access and landscaping for erection of 78 no. dwellings with associated parking, pursuant to outline application

The committee noted that some parking was provided in-line, behind the garage and some parking was currently remote from the house. In particular plots 11 and 43 had no easy access to their parking places, although it might be possible to incorporate a garden gate. These factors are likely to encourage on-street parking.

Discrepancies between layout and elevations noted for plots 69 and 73, similarly the street scene shows railings in front of houses, the layout has them between houses.

The Eco-rating was Good, but the committee were concerned that this was achieved by inexpensive extras (provision of water butts), rather than through the Health and Well-being scores (sound insulation, daylight, private space etc).

The site layout and visual aspect of the units was interesting and varied, but the railings were functional and utilitarian.

Recommend REFUSAL

- Eco-rating achieved through cheap options.
- Usable parking and garages not always provided appropriately.
- Discrepancies between various documents as listed above.

The overall design was acceptable, but it was let down by the points noted above.

05/P/2944/O 23 THE GARSTONS, PORTISHEAD

Erection of detached dwelling with garage

Recommend APPROVAL.

05/P/2906/F BRIXTONE, BRISTOL ROAD, PORTISHEAD

Conversion of existing garage and extension to form self-contained granny flat

Confirmed that this site is in the Green Belt.

Committee were unhappy about the design (and its appropriateness as a granny annexe).

Recommend REFUSAL.

- Development by stealth within the Green Belt

**05/P/2978/F PORTISHEAD YOUTH CENTRE, HARBOUR ROAD,
PORTISHEAD**

Erection of extensions to front and rear to form community hall and ancillary accommodation and reposition main pedestrian and vehicular access off Station Road

The committee liked the proposals and the fact that the architect was involving the young people in the design. The Town Council should consider how best to soften the boundary with the adjacent Cadet Centre.

Recommend APPROVAL.

Councillor Johnston left the meeting before the next item was discussed and took no part in the vote or the discussion.

05/P/2958/F 17 HIGH STREET, PORTISHEAD

Alterations to shop-front consisting of new entrance door to allow sub-division of shop into three units

Recommend APPROVAL

There being no further business the chairman closed the meeting at 11.35am