

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 7 JUNE 2003**

PRESENT Councillor Mrs Bickley – in the Chair
Cllrs J S Clark, Mrs Cruse, Ms Griffiths, Johnston, Mrs Mason, Rigby

There were four members of the public present

APOLOGIES Cllrs J H Clark, Gething, Mrs Lord

PUBLIC PARTICIPATION

Mr Fowler and Mr Bayliss spoke about the application to extend 175 Badger Rise, (03/P/1245/F). They were very concerned about the parking problems that would occur when the existing driveway was shortened. The probability was that there would be parking in the turning circle and consequent danger to children who play in that area. They felt that the overall size of the proposed extension was out of keeping with the neighbouring properties.

DECLARATIONS OF INTEREST

There were no declarations of interest.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

03/P/1103/F 40 HIGH VIEW, PORTISHEAD

First floor extensions to front and rear

Extension at the front
Recommend APPROVAL

Extension at the rear
Recommend REFUSAL

Complete loss of privacy for two sideways adjoining properties on Tower Road. The proposed new side window in the existing back bedroom will look directly down into their back gardens and into their upstairs windows

03/P/1135/F 20 NICHOLS ROAD, PORTISHEAD

Detached dormer bungalow

Recommend APPROVAL
A much improved design

03/P/1141/F

60 HIGH STREET, PORTISHEAD

Refurbishment of supermarket, new shop-front and new trolley bay

We are pleased to see the investment to be made by Somerfield in this important site in the High Street.

Recommend APPROVAL for the proposed signage and graphic elements

The committee would expect to see clear windows in keeping with the rest of the High St..

Recommend REFUSAL for the trolley bay

This is one of the most prominent sites in the High St., the proposed structure is ugly and detracts from the general amenity in which there are no permanent buildings protruding from shop fronts.

Cllr Rigby left during discussion of this item

03/P/1179/F

**FORMER ST PETERS SCHOOL, HIGH STREET,
PORTISHEAD**

Demolition and erection of 57 sheltered apartments for the elderly including house manager's accommodation, communal facilities, car parking, landscaping and access

The committee noted that the High St elevation was somewhat higher than the adjacent buildings but felt that the use of 3rd storey dormer windows mitigated against it being too dominant. They also welcomed the railings along the front and the use of stone from the old school in the façade but would ask that proper Bath stone be used, not reconstituted, in the decorative features.

However, overall the committee

Recommend REFUSAL

There is overdevelopment of the site in that 19 car parking spaces are insufficient to cater for residents, carers and visitors. We would suggest a minimum of 30 spaces.

It was also noted that the construction of the proposed car park involved the felling of beech trees which would provide a useful screening of the building from Brampton Way and of a walnut (labelled as sycamore on the plan).

03/P/1196/RM

THE ASHLANDS, PORTISHEAD

Submission of Reserved Matters for external appearance, siting, design, means of access and landscaping for 10 residential dwellings with associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2 for housing development, primary school, open space provision and associated infrastructure

The chairman drew the attention of the committee to a paper put before North Somerset cllrs at a briefing on the Ashlands proposals. The Town council had made many of the same general observations.

Recommend REFUSAL

Concerned about the total lack of off-street car parking, and the potential for unofficial parking in front of the houses.

The barely "Good" EcoHome rating should be improved upon.

A lack of landscaping alongside the uninteresting bland garage block which will be opposite another group of houses.

**03/P/1233/ADV SHELTERED HOUSING DEVELOPMENT, PORTISHEAD
QUAYS, PORTISHEAD**

Advertisement Consent

Recommend APPROVAL, for a maximum of two years

03/P/1245/F 175 BADGER RISE, PORTISHEAD

Two storey side extension

This application was taken out of order at the beginning of the agenda, due to the attendance of affected neighbours. The chairman had received a copy of a letter of objection sent to North Somerset council. The relevant points were further explained to the committee by the residents.

Recommend REFUSAL

The excessive development of this site will mean the loss of driveway parking leading to highway problems.

Cllr Mason left the meeting

**03/P/1263/O LAND AT THE RANCH, RANCHWAYS,
REDCLIFFE BAY, PORTISHEAD**

Erection of a two storey dwelling (Outline)

Recommend APPROVAL

The design would need to be appropriate for its frontage onto Weatherley Drive.

OTHER ITEMS FOR DECISION

VODAPHONE AERIAL – PORTISHEAD AFC, BRISTOL ROAD, PORTISHEAD

Recommend APPROVAL

(note to Penny: the Clerk is asked to look into the legal implications of this “underlet”)

Discussion of Applications finished at 11.30am

ADMINISTRATION REVIEW OF THE PLANNING COMMITTEE

The committee welcomed the introduction of weekly listings, but felt that the question of meeting on a weekday evening (? Wednesday) with secretarial help should be explored further. Important or urgent applications that were received after the papers are sent out would be tabled at the meeting.

Recommendations

1. Councillors to receive weekly notification of applications and to be encouraged to consider those in their ward and forward their comments to the Planning chairman within 5 days.
2. The Planning chairman to pursue the possibility of a weekday evening meeting.

Daisy Bickley Chairman

8th June 2003