

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY, 7 MARCH 2007**

PRESENT

Councillor Mrs Lord – in the Chair

Councillors Mrs Bickley, J H Clark, J S Clark, Howells,
Johnston, Mrs Mason, Miers, Pasley, Way, Walters

Mrs R Tranter – Assistant Clerk

APOLOGIES

Councillors Mrs Cruse, Gething

PUBLIC PARTICIPATION

There were 14 members of the public present.

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

Mrs C Stockham, 75 Woodhill Road, Portishead spoke against the planning application 07/P/0274/F, 21-23 High Street, Portishead for the erection of three storey shop following the demolition of existing shop. Mrs Stockham advised the Committee she had spoken at last month's Town Council Meeting about the same item. She was concerned that if the new development were allowed it would spoil the unique Victorian High Street. Mrs Stockham reminded members of the Supplementary Planning Guidance for the High Street area which was not being adhered to. The removal of Manchester House would also change the skyline when approaching the town from Wyndham Way and the rear car park. She believed that the modern buildings should go to the Marina area where the building would be more in keeping with other development. The side elevation now overhanging Worthington's Walk would become an area for teenagers and drug users to congregate.

Mr Bill Shier, Chairman of Portishead Tourism Group also spoke about the application for the former Worthingtons. He agreed with the comments made by Mrs Stockham. He reminded members of the campaign which the Chamber of Trade and the Portishead Tourism Group had mounted to designate the High Street as a Victorian High Street. The application of Mackays goes against this.

Mr Trevor Hunt, 7 Valley Road spoke against the application for 13 Valley Road, Portishead and the erection of 4 no. detached dwellings following the demolition of the existing bungalow. He had a number of concerns with the application including the following –

- a main sewer runs across the site;
- access from the site on to Valley Road – poor visibility;
- this site is at the highest point on Valley Road and will have an overbearing effect on the area; (The vast majority of surrounding properties are bungalows)
- there is a covenant on the properties at 9 and 11 Valley Road preventing infill development.

Mr T Evans, 15a Valley Road also spoke against the same application. He pointed out that the piece of land further down the road (Valley Court) had been a larger plot with fewer properties than was proposed at 13 Valley Road. This application was gross overdevelopment. The properties proposed have 4 bedrooms, one garage and one parking

space in front. There will not be sufficient parking within the development to accommodate all of the residents' cars and overflow vehicles would be forced out onto Valley Road.

Mr M Burgoine, 8 Highfield Drive and Mr Hacker, 10 Highfield Drive also spoke against the application and pointed out that their properties, whose gardens back onto the development site, would be overlooked by these large houses with "observation platforms".

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Johnston

- Personal interest in 07/P/0274/F, 21-23 High Street, Portishead
Erection of a three storey shop following the demolition of existing shop
Reason – the site is close to his business property.
- Personal interest in 07/P/0416/F, 13 Valley Road, Portishead
Erection of 4 no detached dwellings following the demolition of existing bungalow
Reason – acquainted with applicant as both are governors of Gordano School.
- Personal interest in 07/P/334/F, 111 High Street, Portishead
Erection of a rear first floor extension and second floor fire escape
Reason – the applicant is working at his property.

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

Councillors J H Clark, Johnston, Walters, 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

The application below was dealt with first as it was of interest to the majority of members of the public present.

07/P/0416/F 13 VALLEY ROAD, PORTISHEAD

Erection of 4 no detached dwellings following the demolition of existing bungalow

Members discussed the application in some detail. Reference was made to an application submitted some years ago further down the road at Valley Court. There were concerns that this application with large two storey properties would be overbearing at the highest point on Valley Road. The majority of other properties in the area were bungalows. Insufficient parking within the site and access to the development were also of concern to the Committee. It was noted that North Somerset Council's Tree Officer had submitted comments concerning the removal of existing hedge screening as the proposed properties were so close to the boundaries.

Mr Hunts' comments concerning the existence of a covenant on the land were also noted.

RECOMMENDATION

Object to the planning application on the following grounds –

- overdevelopment of the site;
- loss of privacy to the surrounding properties exacerbated by the proposed viewing platforms;
- out of keeping with surrounding buildings;
- the loss of trees was detrimental to the street scene; and
- insufficient parking within the development for properties with 16 bedrooms.

07/P/0274/F 21-23 HIGH STREET, PORTISHEAD

Erection of a three storey shop following the demolition of existing shop

There was a lengthy discussion on this application which is located at a prominent location in the High Street. Concerns were raised that the loss of this important façade within the main shopping area could open the flood gates for other developers. The Portishead Tourism Group was in the process of obtaining Victorian status for the High Street and the loss of this property with a less sympathetic replacement could affect their application. Members were anxious that any future application should take into account the Supplementary Planning Guidance “Portishead Town 2000”.

The District Councillors present informed the Committee that the application had been referred to North Area Committee to enable it to be considered in a public forum.

The Committee welcomed Mackay to Portishead and noted that other traders in the area were pleased that this company were willing to invest in the High Street which could ultimately increase customers and trade for all.

Councillor J S Clark left the meeting at 8.10pm before voting on the application took place.

RECOMMENDATION

The Committee welcome the investment and the opportunity to enhance trade in the High Street. However

Object to the planning application on the following grounds –

- the replacement building should be more in keeping with the Supplementary Planning Guidance;
- more in keeping with the existing street scene.

The Committee would also comment that this is an opportunity for a well designed rear elevation and a rear access from the store to the car park. The featureless walls proposed will attract graffiti and are lacking in interest.

All members of the public left the meeting at 8.20pm.

07/P/0309/F

OAKWOOD, WOODLANDS ROAD, PORTISHEAD

Erection of a detached dwelling and detached double garage after demolition of existing dwelling

Members noted that this application was within the Eastwood Conservation Area. The proposed front elevation was discussed and some members thought it bland. However

RECOMMENDATION

No objections.

07/P/0320/F

4 SOUTH AVENUE, PORTISHEAD

Erection of a dwelling after demolition of existing shed and existing garage

Members recalled the earlier application which had been refused by North Somerset Council. (06/P/2645/F refers). The dwelling now proposed was smaller including the area for parking. Members were concerned that car users could not turn on the proposed car park and would have to reverse out on to a busy road.

RECOMMENDATION

Object to the planning application on the following grounds –

- that North Somerset Council's concerns to the last application have not been addressed;
- concerns that the parking arrangement involves reversing in and out of the property close to a junction and on to a road which is now serving the Port Marine development.

Councillor J H Clark left the meeting at 8.35pm.

07/P/0323/F

18 UNDERWOOD ROAD, PORTISHEAD

Erection of a detached dwelling

Members were concerned that the application was overdevelopment of the site and would obstruct sight lines. The Assistant Clerk was able to update members that a TPO had recently been made by North Somerset Council for the two Silver Birches on the site.

RECOMMENDATION

Object to the planning application on the following grounds –

- detrimental to the street scene - loss of spaciousness.

The Committee also supported the additional Tree Preservation Order.

07/P/0334/F

111 HIGH STREET, PORTISHEAD

Erection of a rear first floor extension and second floor fire escape

Members noted that his application is within the Court Farm Conservation Area. The Chairman reminded the Committee that there had been an earlier application which was later withdrawn by the applicant (06/P/2436/F refers). The Chairman read out a letter from Mrs Singer, the neighbour at 113 High Street, Portishead, giving further detail of how the application would affect her property. It was noted that the layout of this property was very unusual and that the planning officer was visiting Mrs Singer on Thursday 8 March.

Councillor Johnston abstained from voting and asked that this be recorded.

RECOMMENDATION

Object to the planning application on the following grounds –

- the impact on the neighbouring property.

07/P/0340/O 70 BRISTOL ROAD, PORTISHEAD

Outline planning permission for the erection of new dwelling with the means of access not reserved for subsequent approval

The location of this application was discussed and the size and access to the plot.

RECOMMENDATION

No objections.

Councillor Howell left the meeting at 8.50pm.

07/P/0405/0 35 PORTLAND DRIVE, PORTISHEAD

Outline planning application for the erection of a bungalow with garage with all matters reserved for subsequent approval

The Committee noted that there had been an earlier application (06/P/2790/O refers) for the erection of a two storey building comprising of 4 no. one bedroom flats/starter homes with associated parking. That application had been withdrawn prior to a decision by North Somerset Council.

RECOMMENDATION

No objections to one single storey unit.

07/P/0477/MP AREAS 3 AND 4, ASHLANDS, PORTISHEAD

Master Plan relating to Areas 3 and 4

Members noted that this application is the last Master Plan for the Ashlands and consisted of 460 properties. The location of this Master Plan in relation to the whole development was noted. There followed a lengthy discussion on the layout of some particular parts of the development, the height of buildings, density figures and affordable housing.

Councillor Walters left the meeting at 8.55pm before voting took place.

RECOMMENDATION

Object to the planning application on the following grounds –

- Eco Rating – would expect that the rating should be “Very Good” and not “Good” as stated in Paragraph 7.17.
- Affordable Homes – should comply with the emerging Replacement Local Plan.
- Aspect –Some of the new development eg Tyne Grove has a very harsh aspect and we feel more care needs to be taken to soften the landscape.
- Door Furniture – This should be salt resistant to avoid corrosion.
- Street Furniture – in due course we would expect to see dog bins, seats and toilets on the seafront, public realm.

The Committee would also comment that we are surprised to see that 4 storey buildings have no lifts.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of the Planning Committee under delegated authority were noted.

There being no further business the meeting closed at 9.10pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0293/F	37 Exeter Road Portishead	Erection of two storey rear and side extension	No objections – subject to no valid objections from neighbours.
07/P/0295/F	284 Down Road Portishead	Erection of a double garage	No objections – subject to no valid objections from neighbours.
07/P/0302/F	102 Nore Road, Portishead	Erection of a first floor extension to include raising the ridge height, 3 dormers and 3 roof-lights, also the erection of two storey side extension, front infill extension and a rear extension	Object to the planning application on the following grounds – The application does not address the concerns of North Somerset Council’s refusal to application 06/P/1718/F, especially in relation to ridge height.
07/P/0305/F	136 Badger Rise Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.
07/P/0317/F	17 Capenor Close Portishead	Erection of a two storey side extension	No objections – subject to no valid objections from neighbours.
07/P/0339/F	45 Wetlands Lane Portishead	Conversion of garage to playroom with toilet including replacement of flat roof with pitched tiled roof	No objections – subject to no valid objections from neighbours.
07/P/358/F	34 Wetlands Lane Portishead	Erection of an infill on ground floor between dwelling and garage and a single storey rear extension	No objections – subject to no valid objections from neighbours.
07/P/0359/F	93 Eastcliff Portishead	Retrospective application for the erection of a satellite dish to front elevation	No objections.

07/P/0404/F	29 Albert Road Portishead	Erection of a two storey side extension following demolition of existing garage	Object to the planning application on the following grounds – The style of the extension is out of keeping with the Victorian frontage of the property and is contrary to policy RL/6 of the North Somerset Local Plan.
07/P/0419/F	Land at Harbour Road/Spine Road Portishead	Erection of a two storey office development with associated parking	No objections.

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

06/P/1619/ADV

13 STOKE ROAD, PORTISHEAD

Display of a free standing sign

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the application above. It was also a copy of the appeal decision has been requested.