

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON THURSDAY 7 MAY 2009**

PRESENT

Councillor Howells – in the Chair

Councillors Cruse, Mrs Cruse, Hazelton, Mrs Knight, Mrs Lord,
Parker, Mrs Mason, Walters

Mrs R Tranter – Deputy Clerk

APOLOGIES

Councillors Miers, McMurray, Pasley, Terry

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal interest in Planning Application 09/P/0584/F
Land adjacent to 16 Roath Road, Portishead
Erection of a dwelling arranged as two apartments following demolition of existing garage and car port
Reason – Lives close to development site.

Councillor Mrs Lord

- Personal interest in Planning Application 09/P/0617/F
Swimming Pool, Esplanade Road, Portishead
Installation of solar panels along interior of north boundary walls incorporating capping system along wall; erection of a new canopy and raised roof with 3 skylights over existing staff rooms and creation of a new entrance; creation of a new entrance; re-location of existing decking; creation of access ramps, addition of 5 no. 7m high flagpoles and 1 no 10m high flagpole; installation of new shop front to restaurant and increase height of boundary wall on west elevation
Reason – Home residence is within sight and sound of swimming pool.

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

Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

There were no members of the public wishing to address the meeting.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

09/P/0584/F

LAND ADJACENT TO 16 ROATH ROAD, PORTISHEAD

Erection of a dwelling arranged as two apartments following demolition of existing garage and car port

The Committee noted that there had been several applications submitted for this site before. The last application 09/P/0093/F had been withdrawn before a decision was made.

This application had been set back on the site, inline with other properties on the road. Members also discussed an earlier application on High Street/Roath Road which had been given permission for a similar development. However the Committee agreed that the previous comments submitted to North Somerset Council should be reiterated. In addition the lack of a Flood Plain Plan should be brought to the attention of the District Council.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- The proposed development due to the restricted size of plot would result in a cramped form of development with inadequate private amenity space.
- Loss of parking in a very busy, narrow road and creation of more car usage; together with North Somerset Council's recently introduced regulation of no overnight parking in the adjacent car park.
- The proposed use of render on the gable wall is out of keeping with surrounding street scene of Victorian, stone houses.
- Within the application submitted there is no Flood Plain Plan.

09/P/0593/F PHASE 2, AREA 4 AREA MCC, THE ASHLANDS, PORTISHEAD

Full application for the erection of 95 no. dwellings (including 26 no. affordable dwellings) with associated layout, design, infrastructure and landscaping, that will involve a variation of condition 5 of application 00/P/1844/OT2 (revised by application 06/P/0927/F dated 7 March 2007) which restricts construction to no more than 1650 dwellings, to enable construction of no more than 1676 dwellings

This application proposes to increase the number of properties by a further 26 to a total of 1676 dwellings. Members understood that the reason given by the developer for the alteration to the originally agreed application is the downturn in the building market. This had resulted in 3 and 4 bedroom properties not selling. This further application proposes to build smaller affordable housing in their place.

Members discussed the location which is close to the Nature Reserve. The original Master Plan approved had lower density housing in this area. This application was therefore contrary to the Master Plan. There should be a range of house sizes and this was a retrograde step to increase the original design brief. Payments to S106 would not improve the infrastructure already needed by the Town.

RECOMMENDATION

Portishead and North Weston Town Council are opposed to a further alteration to the Master Plan increasing the number of houses from 1500 to 1676. This latest change is detrimental to the adjacent Nature Reserve and the local built environment.

In particular an additional 150 houses have already been added to the original Master Plan and we know that Portishead cannot cope with any more houses. There is also inadequate parking within the development.

09/P/0617/F

SWIMMING POOL, ESPLANADE ROAD, PORTISHEAD

Installation of solar panels along interior of north boundary walls incorporating capping system along wall; erection of a new canopy and raised roof with 3 skylights over existing staff rooms and creation of a new entrance; re-location of existing decking; creation of access ramps, addition of 5 no. 7m high flagpoles and 1 no 10m high flagpole; installation of new shop front to restaurant and increase height of boundary wall on west elevation

Councillor Mrs Knight informed the Committee that this item had been approved by the North Area Meeting earlier in the day. The application was being fast tracked because of the refurbishment being carried out by a TV makeover programme later this month. However it should be noted that the consultation period was not yet over and the comments of the Town Council would be taken into account before the decision process was complete.

Members discussed this item in some detail. Some concerns were expressed about the following –

- The possibility of vandalism of the solar panels.
- Height of flagpoles in an exposed area.
- Increase of height of boundary wall.

RECOMMENDATION

The Town Council welcomes this design and has no objections in principle but would comment that –

- The Trust need to ensure that the solar panels are protected from vandals.
- Care is taken to allow for the high winds and the noisy halyards in this exposed site.

09/P/0660/F

50 ST PETERS ROAD, PORTISHEAD

Retrospective application for the erection of rear extension with hipped roof (amendment to approved application 05/P/1308/F)

Members noted that this application had been brought to the Committee because it was retrospective. There were no objections on North Somerset Council's IDOX system.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

OTHER PLANNING MATTERS

CABSTAND – REVISED LAYOUT

Members studied plans available for the revised layout which replaced the existing traffic light system with two roundabouts. The Committee discussed this item in some detail –

- How would pedestrians cross the new road lay-out?
- Concerns that reverting to roundabouts where priority would be given to the right, would cause clogging up of the High Street, particularly in the evening when traffic entering the town would get priority. A similar problem would occur in the mornings

along Station Road, when priority would be given to Cabstand traffic. However it was acknowledged that zebra crossings would cause breaks in the traffic flow to possibly alleviate this.

- Concern that the original concept of not splitting the town at this point would be reversed.
- A huge protest within the Town at the inadequacy of the existing lights should be considered.
- Safety Aspects of the proposed new layout. The original consultation with Halcrow had advised that roundabouts were considerably less safe than traffic lights. Although passing through roundabouts was quicker it was more dangerous for pedestrians.

Following a lengthy discussion it was decided that a trial period would be the only way forward. There was reluctance to put a period of time on this trial as it was felt if the scheme proved dangerous the trial would need to be terminated. However, it was also acknowledged that it would take a period of time before the system “bedded in” and residents were familiar with the new layout.

RECOMMENDATION

In view of the frequently expressed concerns by many residents of Portishead, the Town Council consider that a trial of the proposed 2 roundabouts and pedestrian crossings should be instigated.

Councillors Mrs Knight and Hazelton asked that their abstention from voting be recorded in the minutes.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the previous Planning Chairman under delegated powers were noted.

There being no further business the meeting closed at 8.20pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0463/F	17 Waterside Park Portishead	Erection of a 1.2m high boundary fence	No objections – subject to no valid objections from neighbours
09/P/0467/F	10 Blackrock Villas Portishead	Erection of a single storey front and side extension	No objections – subject to no valid objections from neighbours
09/P/0474/F	60 Pembroke Road Portishead	Construction of a rear dormer with French windows and Juliet balcony	No objections – subject to no valid objections from neighbours
09/P/0476/LB	33 Woodhill Road, Portishead	Installation of new gas supplies to 4 no flats including new gas meters. Internal alterations to include the replacement of existing electricity heating and hot water systems with gas fired boilers in 3 no flats 33b,33c and 33d. Associated flues to emerge from west elevation and the roof	No objections – subject to no valid objections from neighbours
09/P/0539/F	6 Rodmoor Road Portishead	Excavation, erection of retaining walls and construction of paths and steps to rear garden	No objections – subject to no valid objections from neighbours
09/P/0557/F	45 The Paddock Portishead	Erection of a two storey side extension and front porch and the erection of a 2m high boundary wall	No objections – subject to no valid objections from neighbours
09/P/0577/F	43 Avon Way Portishead	Construction of raised decking to rear of property	No objections – subject to no valid objections from neighbours

TREE PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN INCONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0475/TPO	12 Fircliff Park Portishead	Crown lift on group of Sycamores	No objection <i>(See office for full response)</i>