

PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE HELD
7TH OCTOBER 2000

PRESENT Councillor J Johnston - Chairman

Councillors Mrs Bickley, Brine, J S Clark, Gamlin, M Johnston, Pasley

APOLOGIES Councillors Mrs Cruse, Mrs Haysom

PLANNING APPLICATIONS

00/P/1556/F 25 VICTORIA SQUARE, PORTISHEAD

Change of use from residential to offices.

The Committee recognise that there will be little physical change to building and provision has been made for parking.

Recommend APPROVAL.

00/P/1609/O 24 HALLIWELL ROAD, PORTISHEAD

Outline application for bungalow and garage on existing site damaged by fire.

The Committee noted the existing vehicle access to property at rear and the provision of an 'on site' turning point.

Recommend APPROVAL.

00/P/1639/F JEANMAYS, THE PRECINCT, PORTISHEAD

Single storey extension to hairdressing salon.

The Committee noted the loss of three parking spaces and the intention of the proprietors to reduce number of staff cars. Should all day parking on the public car park become a problem there are restrictions which could be enforced.

Recommend APPROVAL.

00/P/1668/F THE DOCKS, HARBOUR ROAD, PORTISHEAD

Engineering works to existing seawalls (to be adopted by the Environment Agency).

The Committee recognised the need for the enhanced sea defences and welcomed the project.

Recommend APPROVAL.

00/P/1670/CA
00/P/1673/F

**THE RECTORY, CHURCH ROAD SOUTH,
PORTISHEAD**

Demolition of garage, stores, rear porch and greenhouse, construction of new rectory and house. Construction of new access road, fences and boundary walls.

The Committee liked the layout and considered the style of the new buildings fitted well with the existing rectory. However the Committee noted the reduced space around the new rectory making it less suitable for community, social and church related events and thought the existing rectory (suitably modified) or the new house moved to the front might have been better options.

Recommend APPROVAL.

PLANNING APPLICATION AMENDMENTS

00/P/0647/RM

PORTISHEAD QUAYS, STATION ROAD, PORTISHEAD

Erection of Marina Control Building including compound area.
(Amendment dated 21st September 2000, comprises various design revisions.)

Recommend APPROVAL but regret the loss of the finer features of the original design which would have made it a building of note.

00/P/1201/RG3

**PLAYGROUND AT JUNCTION OF AVONWAY & CHANNEL
VIEW ROAD, PORTISHEAD**

Temporary relocation of St Barnabas Primary School to Elliott Buildings on playground area.
(Amendments dated 21st and 26th September, alteration of temporary portakabin buildings; and additional plans showing revised elevations and floor plan details.)

The Committee noted the progressive loss of the available play area in the two amendments and believed there could be a more effective arrangement of the buildings (e.g. build temporary back piers on the grass bank) so as to maximise the play area available after school hours. They also note the lack of a temporary fence (with adequate gates) in front of the buildings so that a maximum of 21 metres of the 29 metre play area width becomes available (at present only 13 metres are available).

The Committee unanimously agreed that the present amendment fails to take our original concerns for community use into account and

Recommend REFUSAL.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

00/P/1559/F

18 WOODHILL ROAD, PORTISHEAD

To erect a conservatory.

This is a large conservatory but it should not affect neighbours.

No objection – Recommend APPROVAL.

00/P/1588/F 13 BEECHWOOD ROAD, PORTISHEAD

Loft conversion, removal of conservatory and lounge extension.

There are windows at the rear but the new structure is much the same size as conservatory being removed. It is simply more glass. The neighbouring houses are similar.

No objection – Recommend APPROVAL.

00/P/1614/F 11 BLENHEIM WAY, BRAMPTON COURT, PORTISHEAD

First floor extension to the existing dwelling to give additional living accommodation.

The neighbour most affected is quite happy with the application.

Recommend APPROVAL – subject to the other two affected neighbours not feeling too closed in.

00/P/1620/F 1 HIGHLANDS ROAD, PORTISHEAD

Erect PVCu conservatory to front of property.

This will have no effect on neighbours.

Recommend APPROVAL.

00/P/1638/F 54/56 BRISTOL ROAD, PORTISHEAD

Drop kerbs and vehicle access.

This application is retrospective. It will ease traffic problems on Bristol Road.

Recommend APPROVAL.

00/P/1641/F 22 GAUNTS CLOSE, PORTISHEAD

Erection of conservatory.

The neighbours are quite happy with the application.

No objections – Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

99/P/2668/F COPPER BEECH RESIDENTIAL HOME 33B NORE ROAD, PORTISHEAD

Erection of sunroom and ramped pedestrian access; Modification of site access. (Amendment dated 14th September, comprises amendments to the wall to the car parks and external ramp; Timber glazed screen to sunroom and omission of roof glazing to sunroom; revised fenestration detail to front elevation of west wing; submission of revised planting scheme.

The work has been completed. All the garden walls in the area are in natural stone. The walls would be much better in stone.

Recommend APPROVAL but would suggest planting with low shrubs to break up the visual impact of the intrusive brickwork should be a condition of this application.

00/P/1280/RM 1 VALLEY ROAD, PORTISHEAD

Erection of 2 no dwellings, layout of access and landscaping.
(Amendment dated 12th September 2000, comprising gabled roof forms altered to half-hipped roof form; First floor windows deleted from south elevation; Close boarded fence facing Valley Road replaced with 1.5m brick wall; Increased turning area for plot 2; Additional cross section through the site showing a ridge height comparison with 3 Valley Road.)

All the amendments are positive especially the hipped roof to relieve the mass of the two large buildings.

Recommend APPROVAL.

00/P/1037/F MASONIC HALL PIER ROAD, PORTISHEAD

Demolition of existing lean-to building. Erection of single storey side extension.(Amendment dated 14th September, comprises revised elevations.)

No objections, however would prefer to see the windows line up with those on existing building.

Recommend APPROVAL.

00/P/1451/F PLOTS 121-126, EAST PORTISHEAD QUAYS, PORTISHEAD

Revision to previous approval (97/1122) to provide second floor.
(Amendment dated 28th September, comprises alterations to the roof design of the proposed terrace.)

This amendment is an improvement. No objections.

Recommend APPROVAL.

00/P/1520/F 277 DOWN ROAD, PORTISHEAD

Erection of two storey side extension to form kitchen and bedroom, loft conversion, conservatory and garage.
(Amendment dated 7th September, 2000, garage relocated 150mm from the rear and side boundary)

No objection – Recommend APPROVAL.

OTHER PLANNING MATTERS

PLANNING APPEAL PROCEDURE

Following the concerns raised by the Committee, the Clerk has confirmed that the procedure for dealing with planning appeals is as follow –

- (a) North Somerset Council state on the appeal notification that comments already made following the original application for planning permission are forwarded to the Planning Inspectorate.
- (b) The Town council's comments are also submitted by the Clerk directly to the Appeal Inspector on receipt of the appeal notification as time-scales for making representations are very tight. A report that this has been done is made to the Planning Committee as soon as possible.
- (c) When appropriate, ie in the case of a public enquiry, the Planning Chairman and Clerk consider whether a verbal representation to the Appeal Inspector is required in support of a written statement. This has happened on a few occasions (eg proposed supermarket on former St Peter's School Site).

There being no further business the meeting closed at 10.50am.