

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

- PRESENT** Councillor Mrs Lord - in the Chair (part of meeting)
Councillor Howells - in the Chair (part of meeting)*
- Councillors Mrs Cruse, Cruse, Hazelton, Mrs Mason, Miers,
Mrs Way, Walters,
- Councillor Howells joined the meeting at 7.40pm
- Mrs R Tranter – Deputy Clerk
- APOLOGIES** Councillor Mrs Knight

There were 4 members of the public present at the meeting.

Councillor Mrs Lord took the Chair when elected, in the absence of Councillor Howells who had been unavoidably detained.

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 09/P/1390/F 240 Down Road, Portishead - Erection of new 3 no bedroom dwelling with vehicular access to Queens Road
Reason – Member of the Methodist Church in Queens Road which is adjacent to the proposed development.

PUBLIC PARTICIPATION

There were two members of the public wishing to address the Committee and both spoke against Planning application 09/P/1390/F land at 240 Down Road, Portishead for the erection of a new 3 no bedroom dwelling with vehicular access to Queens Road, Portishead.

Mr Rod Morley, a resident of 3 Queens Road spoke first. Mr Morley's main concern with the application was the increase of traffic resulting from an additional property in the road. Mr Morley explained that there are already traffic problems in the road with several shared drives accessing Queens Road in the location of the proposed development. Currently builders working on the main property at 240 Down Road were parked nose to tail. This together with overflow traffic at the Methodist Church car park made it difficult to manoeuvre in and out of his shared driveway. The development would result in a higher density of traffic in the area which is already busy.

Mr Vaughan, a resident of 63 The Downs, Portishead also spoke against the development and pointed out that there had been a significant number of objections by local residents. Mr Vaughan explained that the property 238 Down Road is the

family home. He had two main concerns with the proposed development where a previous application for a similar development had been refused by North Somerset Council and when taken to Appeal in 2007 had been dismissed by the Inspector. His main concerns were –

- The proposal would have a detrimental impact on the character and appearance of the area.
 - i The proposal for a two storey dormer bungalow is out of character to the area.
 - ii The design is unappealing with blank elevations on the south east side.
 - iii The garden space to the rear of 240 Down Road should remain undeveloped .
 - iv The size of the plot and the size of the proposed dwelling will give very little amenity space around the property.

- The proposed development would prejudice the amenities of adjoining occupiers
 - i The proposed development is too close to the boundary between 240 Down Road and 238 Down Road.
 - ii The proposed design will overlook the private rear garden of 238 Down Road. The blank wall design to the side elevation which will be overlooked by 238 will also be unappealing.
 - iii The rear garden should be retained which will maintain the typical character and appearance of the Down Road properties.

Finally Mr Vaughan added that in his view the application was contrary to the provisions of H7 of the North Somerset Replacement Local Plan 2007 and asked the Council to refuse the development.

SECTION 1 – TO BE CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

Clerk's Note: Councillor Howells arrived at the meeting at 7.40pm during the discussion on planning application 09/P/1390/F and took over as Chairman.

09/P/1390/F 240 DOWN ROAD, PORTISHEAD

Erection of new 3 no bedroom dwelling with vehicular access to Queens Road

Members considered the plans before them. Comment was made that the plans were incorrect as they did not show the extension which has recently been added to the rear of 240 Down Road. There was also some concern that an Ash tree on/close to the boundary with 238 Down Road, which had been mentioned on the earlier application for the extension, had been significantly reduced or removed. Members were also concerned about the overlooking of 238 Down Road and its garden by the rear windows on the new dwelling and the resulting lack of privacy and amenity.

RECOMMENDATION

Object to the planning application on the following grounds -

- This application shows very little difference from the application refused at Appeal by the Inspector in November 2007.
- Overdevelopment of the site.
- Overlooks the garden of 238 Down Road resulting in loss of privacy.
- The proposal would result in an incongruous building that will jar with its immediate neighbours to the north and south-east.
- Issues over parking.

In addition the Town Council is concerned that the previous application for an extension mentions protection for an Ash tree on the boundary of the plot. This tree has been reduced significantly and we would ask the Tree Officer to investigate this matter.

09/P/1431/F 412 NORE ROAD, PORTISHEAD

Erection of a single garage

Members noted the application for an additional garage on the front of the plot. There is already an integral garage within the property which it is believed is too small to accommodate an average car. It was also noted that there was one objection on the North Somerset Council IDOX.

RECOMMENDATION

Object to the planning application on the following grounds –

- Impact on the wider street scene and query the proposed use of the existing garage which is not mentioned within the application.

09/P/1526/F 62B HIGH STREET, PORTISHEAD

Erection of a three storey building to provide retail unit, bakery and 6 flats following demolition of existing part

Members discussed the earlier application (08/P/0673/F) and its subsequent dismissal at Appeal. Despite some alteration the Committee considered that their concerns and comments made to the earlier application were still applicable.

RECOMMENDATION

Object to the planning application on the following grounds -

- The proposed building, by virtue of its massing, scale and height and relationship to adjacent residential properties would result in an unacceptable impact on the living conditions of the occupiers of those properties, in particular 64a and 64b, by way of overlooking, overbearing impact, and loss of light contrary to GDP/3 and H/7 of the North Somerset Replacement Local Plan.

- It is unreasonable to ensure that the occupiers of 2 bedroom apartments will have no cars and this will be unenforceable. There is no parking nearby and this in turn will place increased pressure on any existing parking in the town centre area.
- There is restricted access to the yard for the existing business and for deliveries to the new retail unit.
- The flats are in close proximity to a manufacturing (bakery) with its associated smells and noise which starts very early in the morning.
- Question that the only fire escape, other than the main stairway, is over balconies from the upper floors.

09/P/1574/O THE DENES, CHANNEL VIEW ROAD, PORTISHEAD

Erection of a new dwelling

Members discussed the location of the property and that new parking provision would be made available at the front of the existing property. No objections had been logged on the North Somerset Website.

RECOMMENDATION

No objections subject to no valid objections from neighbours.

09/P/1606/F LAND ADJOINING 77 SLADE ROAD, PORTISHEAD

Change of use from unused land to domestic curtilage with access and parking to include erection of stone wall and fencing (retrospective)

Members noted that the previous use of this piece of land had been a rose bed which had been maintained by the Housing Department of North Somerset Council.

RECOMMENDATION

Object to the planning application and would comment that the Town Council deplore the loss of the ornamental flower bed. Its change is detrimental to the street scene. The Town Council would also add that the phrase used describing the proposal for the application as “unused land” is incorrect. This area has been cultivated and maintained for many years by both the Urban District Council and North Somerset Council.

09/P/1613/F 64 HILLSIDE ROAD, PORTISHEAD

Erection of an external staircase and balcony to the rear elevation

The Chairman informed members that the application had been presented to the Committee because of concerns caused by the size and height of the balcony and the separate staircase to the balcony from the garden. There were fears that neighbours may be concerned that the balcony could allow overlooking of their gardens and properties. However it was noted that no objections had been logged on the North Somerset Website.

RECOMMENDATION

No objection – subject to no valid objections from neighbours .

OTHER PLANNING MATTERS

PLANNED E.ON RENEWABLE ENERGY PLANT AT ROYAL PORTBURY DOCK

The Chairman of the Planning Committee and Councillor Walters advised members that they had attended a meeting with Portbury and Easton-in-Gordano Parish Councils which had been held to discuss the proposed Biomass Energy Plant in Royal Portbury Dock.

At the meeting it had been agreed that a joint letter would be drafted which would be sent to a number of Government Agencies and North Somerset Council highlighting the traffic problems already experienced by residents at Junction 19. This congestion would be exacerbated by increased traffic movements entering and leaving the planned Biomass Plant, to be built in Royal Portbury Dock.

The draft letter from Portbury Parish Council and an amended version by Councillor Walters were considered by the Committee. It was felt that the three page letter from Portbury Parish Council was too lengthy and should be condensed.

RECOMMENDATION

Councillors Howells and Mrs Lord should prepare an amended letter, in conjunction with Councillor Walters, which would be circulated electronically on Monday 12 October to all members and will be presented at the Town Council to be held on 14 October 2009.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the Chairman closed the meeting at 8.50pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1366/F	5 Channel View Crescent Portishead	Erection of single storey rear extension and construction of a pitched roof to workshop	No objections – subject to no valid objections from neighbours.
09/P/1375/F	8 Quantock Road Portishead	Conversion of loft including construction of dormers to the front and rear elevations	No objections – subject to no valid objections from neighbours.
09/P/1378/ADV	Unit 1 Old Mill Road Portishead	Display of 2 no. internally illuminated fascia signs	No objections.
09/P/1382/ADV	113 Avon Way Portishead	Retrospective application for an illuminated shop sign	No objections – subject to no valid objections from neighbours.
09/P/1433/F	75 Charlcombe Park, Portishead	Proposed conservatory	No objections – subject to no valid objections from neighbours.
09/P/1468/F	32 Hollis Avenue, Portishead	Erection of two storey side extension and a single storey rear extension	No objections – subject to no valid objections from neighbours.
09/P/1480/F	Unit 31 Kestrel Court Harbour Road Portishead	Change of use of Unit 31 from workshop (Class B) to personal training studio (Class D1)	No objections.
09/P/1492/F	29 Quantock Road Portishead	Erection of a two storey front extension and conversion of loft to create first floor level including construction of 3 no dormers to front and rear	No objections – subject to no valid objections from neighbours.

elevations

PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1102/F	22 Nore Road Portishead	Demolition of existing garage. Erection of rear conservatory and front porch. Alterations to the roof to include front and rear dormers and hip to gable end extension. Erection of detached garage to front. <i>(Amendment dated 12 August 2009 for alteration to roof design)</i>	No objections subject to no valid objections from neighbours.

PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1349/TPO	7 Charlcombe Rise Portishead	Pine x 2 – Remove lowest branch on righthand tree looking towards the Severn Estuary from no 7) and dead wood to both trees	No objections to dead wood both trees, However because of access problems the Town Council would prefer that the Tree Officer decides upon removal of the lowest branch.
09/P/1316/TPO	4/5 Chaplains Wood Nore Road Portishead	Works to 29 trees	RECOMMENDATION No objection except: <ul style="list-style-type: none"> • Object to the felling of tree 28, tag 278. Either further evidence of ill health of tree is needed or works similar to the neighbouring trees carried out. • Object to removal of ivy.

			<i>Clerk's Note: Full report available in office.</i>
09/P/1323/TPO	45 Sally Hill Portishead	Lime – Crown lift to 3.5m. Crown thin by 5%	<p>The tree is one of the line of trees along Leighview Road that form the historic landscaping for the power station. It is vital that any works carried out do not detract from the overall impact of this important group of trees.</p> <p>The proposed works are in sympathy with this objective and should provide more light into the garden and rear of the house.</p> <p>RECOMMENDATION</p> <p>No objections</p>
09/P/1327/TPO	309 Nore Road Portishead	Mature Cherry – 20% reduction in height	<p>The tree is at the top of the garden where it adjoins Devonshire Drive. The works seems sensible and necessary given its location.</p> <p>RECOMMENDATION</p> <p>No objection.</p>
09/P/1415/WT	67 Woodhill Road, Portishead	<p>Works to trees –</p> <ul style="list-style-type: none"> • T1 Western Red Cedar – Crown reduce by 25% • T2 Yew – Crown reduce 	<p>T1 is a medium sized tree in the front garden with significant landscape value on Woodhill Road. It is however close to the house and heavily shading a front window. The proposed works will provide more light while retaining the shape of the tree.</p> <p>T2 is in the rear garden. It is not visible from either Woodhill Road or Battery Lane so the</p>

			<p>proposed works will have little impact on the Conservation Area.</p> <p>RECOMMENDATION</p> <p>No objection.</p>
09/P/1452/TPO	28 Highfield Drive Portishead	<p>Works to trees –</p> <ul style="list-style-type: none"> • Beech x 1 - Fell 	<p>This is one of 4 substantial Beech trees that form the boundary between 26 and 28 Highfield Drive. This is the third application for works to these trees in the past two years.</p> <p>In the previous application consent was given for crown reduction to this particular tree in line with work to the other three trees.</p> <p>This tree appears to have had significant crown reduction and is now showing signs of stress with significant die-back. It is close to the rear of the property at 26 and is also close to T4 which is to the rear and its removal would probably assist T4 to develop into a better specimen tree.</p> <p>RECOMMENDATION</p> <p>No objection.</p>

OTHER PLANNING MATTERS – FOR INFORMATION

08/P/2424/F 24 HIGH STREET, PORTISHEAD (LARSONS)

The development proposed is the change of use from internet café (Use Class A1) to mixed use internet café and hot food use (A3)

It was noted that notification has been received that the Appeal on the above application has been allowed. A full copy of the decision is available in the office.