

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
REPORT OF PLANNING COMMITTEE  
7 SEPTEMBER 2002**

**PRESENT** Councillor J Johnston - in the Chair  
Councillors Mrs Bickley, J S Clark, M Johnston, Pasley, Pickering,  
Mrs Mason

**APOLOGIES** Councillor Mrs Haysom, Walters

District Councillor Greenham was also in attendance.

**DECLARATIONS OF INTEREST**

Councillor Mrs Bickley

- Personal interest in Planning Application No. 02/P1888/TPO – Works to Trees at Beech House, Lake Road, Portishead  
Reason – Acquaintance of applicant by virtue of membership of Portishead Community Safety Action Team

Councillor Pasley

- Personal interest in Planning Application No. 02/P1888/TPO – Works to Trees at Beech House, Lake Road, Portishead  
Reason – Acquaintance of applicant by virtue of membership of Portishead Community Safety Action Team

**PLANNING APPLICATIONS**

**02/P/1803/F OAK LODGE, KINGSWAY, PORTISHEAD**

Demolition of existing bungalow and erection of one 4 bedroom detached house.

This application is on a similar scale to the two existing buildings and should not require the extensive excavations associated with the previous application. The Moorish style was also noted and on a minor point, the Committee thought that this should be replicated in the top floor glazed balcony doors.

Recommend APPROVAL.

**02/P/1805/F 2 BATTERY ROAD, PORTISHEAD**

Subdivision of property to form four 3 bedroom flats alongside 2 existing one bedroom flats. No external changes to the building.

It was noted that almost all the changes are internal and the building's appearance will be little altered. There should be adequate parking available in the grounds.

Recommend APPROVAL.



The Committee noted the provision of some small flats, generally liked the scheme and noted the retention of the garage workshop (with access) at the rear of the site. The loss of the garage forecourt competition in the town was regretted.

Recommend APPROVAL.

## **PLANNING APPLICATION AMENDMENTS**

### **02/P/1449/F            3 THATCHERS CLOSE, PORTISHEAD**

Erection of single storey rear extension.

(Amendment dated 9 August 2002, comprising reduction in length of the extension by 2 metres, reduction in height of the extension by 0.3m and the replacement of the mono-pitched roof with a pitched roof.)

The amendment significantly reduces the length of the existing garage and the ridge roof lowers the application height to a more acceptable level. The need for a gutter probably on the neighbour's property was noted. However

Recommend APPROVAL.

## **PLANNING APPLICATIONS - WORKS TO TREES**

### **02/P/1788/TPO            156 MERLIN PARK, PORTISHEAD**

Works to trees – TPO 398 – Fell Copper Beech.

The Committee agreed that minor crown reduction 20/30% was justified but

Recommend REFUSAL of present application.

### **02/P/1791/TPO            CORNER OF NORE ROAD/DOWN ROAD, PORTISHEAD**

Works to trees covered by a preservation order – TPO 803.

Fell oak to protect foundations of new proposed dwelling and allow added light.

Lop beech and prune 50% and crown thinning – canopy of tree overgrown and access restricted.

The Committee noted that the three remaining trees at the back right of the site are a significant feature which should be retained. Would agree to a 25% crown reduction, but

Recommend REFUSAL of present application.

## **DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN**

### **02/P/1772/F            70 DOWN ROAD, PORTISHEAD**

Proposed conservatory.

Both neighbours are happy with the application.

Recommend APPROVAL.

### **02/P/1773/F            2 THE ROWANS, PORTISHEAD**

Extension to pitched roof and dormer to create additional bedroom and en suite shower.

Both neighbours are happy with proposals.

Recommend APPROVAL.

### **02/P/1816/F            44 WETLANDS LANE, PORTISHEAD**

First floor side extension over increased extension to ground floor.  
(Also amendment dated 19 August 2002, comprising reduction in length of part of the side extension nearest to the southern boundary.)

Neighbour at no 42 is concerned about insufficient parking for the property. Would wish to see provision of a turning/parking facility in front garden as part of the planning application.

Recommend APPROVAL subject to the above comment.

### **02/P/1839/F            71 DOWN ROAD, PORTISHEAD**

Conservatory.

No objections. Recommend APPROVAL provided no. 69 is not adversely affected.

### **02/P/1898/F            LAND AT HARBOUR ROAD TRADING ESTATE**

Open storage and repair of civil engineering plant and machinery, erection of 2.5m galvanised palisade fence, frontage landscaping bund and planting.

Most of the fence will be screened at the rear with shrubbery, trees and hedge. Much of the site already has a chain link fence so there is little change.

Recommend APPROVAL.

### **02/P/1901/F            23 THE GARSTONS, PORTISHEAD**

Two storey side extension to form kitchen/diner and first floor bedroom, utility and shower room to ground floor and alterations to drive.

These alterations should have no effect on the neighbours.

Recommend APPROVAL.

**02/P/1917/F                    95 HILLSIDE ROAD, PORTISHEAD**

Erection of new double garage.

Two storey side extension to form kitchen/diner and first floor bedroom, utility and shower room to ground floor and alterations to drive.

These alterations should have no effect on the neighbours.

Recommend APPROVAL.

**02/P/1937/F                    3 BEECHWOOD ROAD, PORTISHEAD**

Conservatory and utility room extension.

No objections. Recommend APPROVAL subject to no objections from neighbours at nos. 1 and 5.

**DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN**

**02/P/1767/F                    12 GLEBE ROAD, PORTISHEAD**

Construction of detached double garage in rear garden.  
(Amendment dated 28 August 2002, comprising reduction in height of proposed garage to 4 metres.)

A very welcome improvement.

Recommend APPROVAL.

**DELEGATED WORKS TO TREES APPLICATIONS AS REPORTED BY THE TREE WARDEN IN CONJUNCTION WITH THE PLANNING CHAIRMAN**

**02/P/1792/TPO                    134 HILLSIDE ROAD, PORTISHEAD**

Works to trees covered by Preservation Order – TPO 586  
T1-T8 – crown reduce all pine trees and deadwood canopies, prune away from house.

No objections. Recommend APPROVAL.

**02/P/1887/TPO            134 HILLSIDE ROAD, PORTISHEAD**

Works to trees covered by Preservation Order – TPO 586  
Sycamore – reduce by 20% and reshape crown.  
Various bushes to be trimmed.

No objections. Recommend APPROVAL.

**02/P/1888/TPO            BEECH HOUSE, LAKE ROAD, PORTISHEAD**

Works to tree covered by Preservation Order – TPO 435.  
Reduce beech tree by 20%, reshape crown and thin out crown.

This is necessary crown reduction.

No objections. Recommend APPROVAL.

**OTHER PLANNING MATTERS**

**STREET NAMING - CHARLCOMBE BAY**

The Committee noted the reasons for only one street name for the estate and

Recommend Charcombe Rise. The Committee also wished North Somerset Council to ensure that signs clearly indicate the house numbers on side roads.

**PLANNING APPEAL**

**02/P/0020/F            LAND AT 96 BROCK END, PORTISHEAD**

Erection of single storey side extension and front porch

The Committee noted that notification has been received of an Appeal to the Secretary of State, against the decision of North Somerset Council to refuse planning permission for the above planning application. It was further noted that a written statement has been submitted and a copy of the appeal decision requested.

There being no further business the meeting closed at 11.10am.