

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
HELD ON SATURDAY, 8 APRIL 2006**

**PRESENT** Councillor Johnston – in the Chair,  
  
Councillors J.H.Clark, J.S.Clark, Mrs Lord, Mrs Mason, Miers.

**APOLOGIES** Councillor Mrs Bickley,

**PUBLIC PARTICIPATION**

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

Mrs S Haysom, Purbeck Lodge, Beach Road West, addressed the committee raising her concerns over the state of the beach erosion, Spartina grass, mud banks and associated dredging activities in the Channel. In response Councillor J.H.Clark said that in his NSC representative capacity on the Bristol Port Company Board he has raised this topic when discussions have occurred over the planned dock expansion plans.

Mrs Haysom also made comments relating to 33 Beach Road West (06/P/0087/F), particularly relating to the proposed 'summer house' in the rear garden which neighbours thought was possibly proposed to be used as a secondary residence. Were planning safeguards in evidence to prevent this?

**DECLARATIONS OF INTEREST**

Councillor Mrs Lord

- Personal interest 06/P/0736/F 1 Beachcliff, Beach Road West, Portishead.  
Erection of a 5 bed, 2/3 storey dwelling  
Reason - designated land / building plot is visible from her residence.

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

“Councillors J.H.Clark and Johnston 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**

**06/P/0579/F                    5 HOLLIS CRESCENT, NORTH WESTON, PORTISHEAD**

Erection of 2 terraced houses attached to no 5 Hollis Crescent.

Committee made the following observations:

Proposed roofs were higher than the existing 'attached' property; loss of privacy to No 4; pedestrian access only therefore vehicular on-street parking which could cause congestion in the cul-de-sac.

Recommend REFUSAL: roof heights inconsistent with neighbouring property, access / parking issues, loss of privacy to neighbour.

**06/P/0582/F                    31 MERLIN PARK, PORTISHEAD.**

Erection of first floor side extension.

Committee thought that the neighbouring No 29 was too close resulting in a possible loss of light to an obscured glass (bathroom) window; however

Recommend APPROVAL.

**06/P/0589/F                    THE DOCKS, HARBOUR ROAD, PORTISHEAD**

Change of use from vacant land to Public Right of Way with boardwalk across south-west end of dock.

Committee liked the proposal albeit expressing a slight concern over the lifespan of the wood.

Recommend APPROVAL.

**06/P/0661/F                    14 GLENWOOD RISE, PORTISHEAD**

Erection of a two storey side extension and rear conservatory.

Members noted that this is a resubmission. Application 06/P/0661/F was refused earlier this year.

Recommend REFUSAL; insufficient changes to the previous refusal from North Somerset Council.

**06/P/0668/RM                AREA A, EAST DOCKSIDE, PORTISHEAD**

Development of 80 residential units with associated parking and associated works.

Committee noted that there appeared to be no indicated Eco-rating in the documentation. There was an allocated average of 1.35 parking spaces per unit, with one space for visitors with no apparent overspill available nearby. There was however praise for the design of the units.

Recommend REFUSAL for the above reasons.

**06/P/0704/F                    37 FORESTER ROAD, PORTISHEAD**

Erection of a two storey side extension and rear conservatory following demolition of existing side extension.

Committee noted that there may be a loss of light to neighbouring properties as a consequence of the proposal utilising the boundary of the 2 properties.

Recommend APPROVAL.

**06/P/0736/F**

**1 BEACHCLIFF, BEACH ROAD WEST, PORTISHEAD**

Erection of a 5 bed, 2/3 storey dwelling

Members noted that an earlier application for two houses on this site (05/P/2174/F refers) was refused by both the Town Council and North Somerset Council. Notification has now been received that the application is to go to appeal.

Committee (some) noted the possible undermining / destabilising of the sea defence wall plus the consequences to the SSSI & RAMSAR designation in this area. However:

Recommend APPROVAL.

**06/P/0738/F**

**BRIXTONE COTTAGE, BRISTOL ROAD, PORTISHEAD**

Conversion of garage to residential accommodation with the insertion of 2 dormer windows to the front and rear elevations

The Committee noted that this site is within the Green Belt. A planning application 05/P/2906/F for conversion of existing garage and extension to form self-contained granny flat was refused by Town Council in January 2006 and was later withdrawn by the applicant.

Recommend REFUSAL; this is development by stealth in the Green Belt.

## **PLANNING APPLICATION AMENDMENTS**

**06/P/0492/F**

**80 EASTCLIFF, PORTISHEAD**

Rear white UPVC conservatory (amendment dated 23 March 2006, comprising – increase in size of conservatory)

Neighbour's objection has been withdrawn; therefore:

Recommend APPROVAL.

**06/P/0087/F**

**33 BEACH ROAD WEST, PORTISHEAD**

Conversion of a single residential dwelling to 2 apartments including side and rear extensions, raising of roof and conversion of roofspace. Excavation of land to front of dwelling to form utility/store at basement level

(Amendment dated 23 March 2006), comprising –

- A reduction in the length of the rear extension from 4 metres to 2 metres;
- Removal of new window in the side (eastern) wall of the proposed extension;
- Removal of the proposed 'garage link' between numbers 31 and 33)

After some consideration the committee thought that the proposed amendments were insufficient to warrant approval, therefore:

Recommend REFUSAL; previous reasons for refusal were mostly still valid.

## **OTHER PLANNING MATTERS**

### **INFILL DEVELOPMENTS**

This item has been referred from last months Town Council meeting, March 15<sup>th</sup> 2006.

Concerns have been raised about the increasing number of planning applications being received for Infill Developments. The suggestion has been made that this matter should be brought to the attention of North Somerset Council by a member of the Town Council addressing the North Area Committee during the 'Parish Voice' session.

The committee considered that this matter was best postponed to allow a fuller discussion in the presence of the Planning Committee Chairman.

**Resolved** defer item for discussion until Saturday May the 13<sup>th</sup> 2006.

There being no further business the meeting concluded at 10.50am

## **SECTION 2 – DELEGATED DECISIONS**

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
06/P/0399/LB	Moor Farm, Portbury	Conversion of 2 redundant farm buildings to separate dwellings and conversion of 1 farm building with partial demolition of garage to Moor Farm House	This application is just outside the Portishead Boundary. Noted and no objection.	-
06/P/0472/F	32 Denny View, Portishead	Erection of a single storey side extension to form replacement garage and utility room	No objections	Approval
06/P/0474/ADV	Brackenwood Gardens, Nore Road, Portishead	Display of free-standing sign, 4 no. 6.6m flag poles, 3 no wall mounted signs and acrylic lettering on side of showroom (Retrospective)	No objections	Approval
06/P/0556/F	256 Down Road, Portishead	Erection of a single storey rear extension	No objections	Approval
06/P/0610/F	97 Down Road, Portishead	Extend existing boundary fence to boundary line on one side of plot to rear garden and replace hedge with timber fencing	The realignment of the fence will tidy up this area.  No objections	Approval
06/P/0636/F	75 Brampton Way, Portishead	Erection of single storey rear extension including pitched roof over new extension and garage	An earlier application was approved in 2004. This application is very similar.  No objections	Approval

06/P/0713/F	14 Ashdown Road, Portishead	Erection of a single storey side extension	This extension is close to the boundary. No objections	Approval - subject to both new windows being obscure glass and non-opening.
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### PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0302/F	Springfield Cottage, St Mary's Road, Portishead	Erection of a two storey side extension <i>(Amendment dated 3 April 2006, comprising –</i> <ul style="list-style-type: none"> <li>• <i>Retain existing first floor window on east side elevation)</i></li> </ul>	No objections	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
06/P/0469/TPO	5 Oak Drive, Portishead	Works to trees – <ul style="list-style-type: none"> <li>• Norway Maple x 1 30% balanced crown reduction (cut back to clear side elevation of no 4). Crown thin by up to 20%</li> </ul>	No objections	Approval

		<ul style="list-style-type: none"> <li>Beech x 1 – 25% balanced crown reduction, lift to increase head room by 2m</li> </ul>		
06/P/0654/F	103 The Downs Portishead	Works to trees – <ul style="list-style-type: none"> <li>Ash x 1 – Reduction of large branch overhanging fence</li> </ul>	No objections	Approval

## **OTHER PLANNING MATTERS – FOR INFORMATION**

### **PLANNING APPEALS**

**05/P/2051/F**

**20 HIGH STREET, PORTISHEAD**

Change of use of ground floor only from retail shop to estate/letting agent. New glazing to side elevation

**05/P/2174/F**

**1 BEACHCLIFF, BEACH ROAD WEST, PORTISHEAD**

Erection of 2 dwellings with detached garages

It was noted that notification has been received of Appeals to the Planning Inspectorate on behalf of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the above applications. It was also noted that written statements have been submitted and a copy of the appeal decisions requested.