

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 8 APRIL 2009**

PRESENT Councillor Mrs Knight – in the Chair

Councillors Mrs Cruse, Howells, Mrs Lord, Mrs Mason, Miers

Mrs Tranter – Deputy Clerk

APOLOGIES Councillors Cruse, Pasley, Parker, Walters, Mrs Way

DECLARATIONS OF INTEREST

Councillor Howells

- Personal interest in Planning Application 09/P/0303/O – Land at 2 Queens Way, Portishead
Outline planning permission for the erection of a dwelling with the access and layout not reserved for subsequent approval
Reason – acquainted with the applicant

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

Councillors 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 present who wished to address the Committee.

SECTION 1 – TO BE CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

09/P/0303/O LAND AT 2 QUEENS WAY, PORTISHEAD

Outline planning application for the erection of a dwelling with the access and layout not reserved for subsequent approval

The Committee discussed this item in some detail. Reference was also made to the development under construction alongside the proposed site. It was noted that there were currently two objections from neighbours on the North Somerset Council IDOX who were concerned with additional loss of light and privacy to their properties.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal constitutes a cramped form of back-land development which would be detrimental to the living conditions of neighbouring residents. The proposed property will have an overbearing impact, will overshadow and overlook the neighbouring properties, particularly those on Nore Road.

The Planning Chairman will advise the District Councillor of the Town Council's objections to the application.

09/P/0327/F HOMEFIELD, 10 ST MARYS ROAD, PORTISHEAD

Erection of 5 no residential dwellings

Members noted that this application was very similar to the previous application which had been granted permission (06/P/1811/RM). It was also noted that there had been one objection. As approval already exists for a development

RECOMMENDATION

No comment.

09/P/0332/F 19 POLDEN ROAD, PORTISHEAD

Erection of 2 no two storey extension to both front and west side elevations

The extension proposed is very large. Members were concerned that the property could be split into two dwellings. Parking arrangements were also discussed.

RECOMMENDATION

Object to the planning application on the following grounds –

- Out of character with the surrounding properties.
- Overdevelopment of the site.
- Overbearing on the neighbours.
- Insufficient parking for the size of house in an already congested road.

09/P/0345/F 68 MENDIP ROAD, PORTISHEAD

Erection of a single storey side extension

The Committee discussed the unusual layout of the surrounding properties. There had been one objection from a neighbour who was concerned with overlooking and loss of views.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overbearing effect on the neighbours, particularly 70 Mendip Road.

09/P/0369/F 49 DENNY VIEW, PORTISHEAD

Erection of first floor side extension, rear first floor balcony and loft conversion with 6 roof-lights

Members discussed the proposals. No objections had been logged on North Somerset Council's IDOX. It was noted that some neighbouring properties also had extensions.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/0373/F 5 MANOR CLOSE, PORTISHEAD

Enlargement of 2 no rear first floor windows

Members discussed the enlargement of the windows. It was noted that other properties had also applied for similar work which had been refused. There had been an objection from a neighbour in Downleaze concerned with overlooking of his property. The neighbour confirmed that a condition had been placed on the properties in Manor Close as part of the planning permission (97/P/1225/F) to protect the privacy of neighbours.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed replacement windows would have a detrimental effect on the living condition of the occupiers of the adjoining properties. The condition imposed on the size of the windows by North Somerset Council when the properties were built should be retained.

09/P/0397/ADV UNIT 4 WYNDHAM WAY/OLD MILL ROAD, PORTISHEAD

Display of 2 no internally illuminated projecting signs 2 no internally illuminated fascia signs

The Committee discussed this site briefly. This was to be the first of four retail units.

RECOMMENDATION

No objections.

09/P/0400/ADV 21-23 HIGH STREET, PORTISHEAD (MACKAYS) 09/P/0401/F

Erection of a ramp to main entrance in High Street alterations to main High Street. Elevations and installation of external air conditioning. Advertisement consent.

The Committee were pleased to see improved access to the property. The external air conditioning unit on the roof of the rear of the shop should not affect the appearance. There had been no objections to the application.

RECOMMENDATION

No objections.

09/P/0403/F FORMER ST JOSEPH'S SCHOOL, WEST HILL, 09/P/0404/LB PORTISHEAD

Demolition of single storey buildings within the cartilage of listed buildings. Subdivision of list building into 4 no extra care suites and associated works

Erection of 32 close care suites with ancillary accommodation plus new courtyard of 4 no extra care cottages and 6 no extra care suites and conversion of existing Listed Building into 4 no extra care suites together with associated car parking and landscaping

The Chairman read out the objection from the occupier of 45 Nore Road which raised concerns about a number of issues –

- Scale and density of building.
- Removal of trees within the site.
- Disruption during construction.
- Loss of winter sunshine.
- Inadequate parking facilities within the development.
- Boundary Wall Act.
- Unsuitable design for a Conservation Area.

A letter from the Police was also read out which raised some issues with security and access through the development. Apparently the developer was in discussion with the Police about improvements which could be made to address these shortfalls.

The Committee discussed the presentation which had been made by the developers at the March Planning Committee Meeting. The alterations which have been made to the original application (08/P/1962/F) addressed the concerns made by the Town Council. The developers had looked carefully at the site to improve sight lines so that the development was not so overbearing to neighbours.

RECOMMENDATION

No objections to the planning application. However if the application is approved the following conditions should be included within the permission –

- All construction traffic is contained within the site as both West Hill and Nore Road are very busy roads and quickly get congested.
- Road cleaners during the construction period are enforced.
- Restricted hours of work shall apply to protect the amenities of nearby residents during the construction.

Councillor Knight abstained from voting and asked that this be recorded in the minutes.

Clerk's Note: This recommendation would normally be ratified by the full Town Council at the meeting on 15 April 2009. However as this item appeared on the Agenda for the North Area Meeting to be held 9 April 2009 these comments were forwarded to North Somerset Council in advance of the meeting.

09/P/0432/F 104 NORE ROAD, PORTISHEAD

Erection of a two storey side and rear extension to existing bungalow to create ground floor extension and two balconies

It was noted that some neighbours had also extended their properties. There were no objections on North Somerset Council's IDOX.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/0454/F
09/P/0455/LB

THE GREY HOUSE, 49 NORE ROAD, PORTISHEAD

Change of use from dwelling with attached children's day nursery to a children's day nursery school with attached staff accommodation to include minor internal alterations

The Committee discussed the proposals. Some members expressed concerns that with the increase in size of the nursery school no further provision was being made for additional parking spaces. It was also felt that with the additional number of children within the school there would be a considerable increase in vehicles dropping off and collecting children. The Town Council would strongly object to a change of use to residential school.

RECOMMENDATION

Object to the planning application on the following grounds –

- No consideration has been given to the increased amount of parking at drop off and collection times on a very busy road on the brow of a hill.

In addition the Town Council would strongly object to a change of use to a residential school.

09/P/0465/F

31 LOWER DOWN ROAD, PORTISHEAD

Change of use from single dwelling to 3 no flats to include erection of a single and two storey side and rear extension with access off Lower Down Road and hard-surfaced parking area.

The ward councillor advised the Committee that the neighbour at no 1 Severn Road would be objecting to the application. Members felt that the extensions proposed would be overbearing and out of character with neighbouring properties.

RECOMMENDATION

Object to the planning application on the following grounds –

- The scale and design is out of keeping with the area and will set a precedent.
- Overbearing on the neighbours.
- Overdevelopment.

OTHER PLANNING MATTERS

NORTH SOMERSET CORE STRATEGY

An invitation for two councillors to attend a workshop on the Core Strategy, on 24th April 2009, had been extended by North Somerset Council. Unfortunately members present were unable to attend the workshop and it was agreed that the event would be brought to the attention of the full Town Council.

CHANGE TO PLANNING APPEAL PROCESS

The Chairman drew the attention of the Committee to changes in the planning application appeal process for householder development which will take place with effect 6 April 2009. In future the Planning Inspectorate has shortened the process to enable decisions to be reached more quickly.

This will mean that for appeals submitted against the refusal of permission for house extensions or other householder works the Town Council will no longer be able to comment at the Appeal Stage. The comments that the Town Council make to North Somerset Council on the planning application will be taken into account by the Appeal Inspector but no further comments from the Parish Council (or North Somerset Council) will be allowed. The Town Council needs to take this into account when making comments on any planning application.

NORTH AREA COMMITTEE DECISIONS

The Planning Chairman reported that there had been no significant applications approved or refused at North Area Committee which she wished to report further on.

However, Councillor Knight did report that one application which would be coming to the Town Council shortly would be a resubmission for Area 6 at The Ashlands. It appears that larger properties, overlooking the Conservation Area were not selling in the current economic climate. The developer was therefore proposing to submit an amended planning application to increase the number of homes, which currently stands at 95, by a further 26 properties. These homes would be “Affordable Housing” for the Sovereign Housing Association.

Members discussed this briefly and were disappointed that the original design concept of a farmhouse, rural area at the edge of the development was now being proposed for change. The Chairman confirmed that the application would be dealt with in the normal way and Town Councillors would have an opportunity to comment on the application at that time.

Councillor Mrs Cruse also suggested that members familiarize themselves with a walk in the same area, accessed from Sheepway, down towards the coast. The walk is being abused with planks being used to cross rhynes and enabling people to wander into the protected conservation area.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 9.00pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0264/LB	Portishead House 29 Nore Road Portishead	Proposed internal alterations	No objections – subject to no valid objections from neighbours.
09/P/0273/F	Site adjacent Wyndham Way/Conference Ave Portishead	Variation of Condition 15 of Planning Application 08/P/1775/F	The Town Council have no objections to the Variation of Condition 15 as long as the standard proposed and built to is Eco-Homes “Very-Good”.
09/P/0311/F	20 Highfield Drive, Portishead	Erection of a single storey side extension following the demolition of existing garage	No objections – subject to no valid objections from neighbours.
09/P/0384/ADV	12 Old Mill Road Portishead	Retrospective application for the display of a non-illuminated fascia board to side of building	No objections – subject to no valid objections from neighbours.
09/P/0393/F	37 Heron Gardens Portishead	Proposed first floor window to the front elevation	No objections – subject to no valid objections from neighbours.
09/P/0430/F	32 Pennant Place Portishead	Erection of a summerhouse (retrospective)	No objections – subject to no valid objections from neighbours.
09/P/0431/F	Middle Bridge Business Park Bristol Road Portishead	Change of use from office to dental training centre	No objections.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0361/TPO	3 Woodside Gardens, Portishead	30% Crown Reduction	No objection provided work is back to previous reduction

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

08/P/0673/F 62 HIGH STREET, PORTISHEAD

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

08/P/2220/F LAND AT 1 GLENWOOD RISE, PORTISHEAD

Erection of an attached dwelling

It was noted that notification had been received of Appeals to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the applications above. It was also noted that copies of the appeals had been requested.

RESPONDING TO THE CHALLENGE OF PROPOSED GROWTH IN NORTH SOMERSET

The letter from Councillor Nigel Ashton, Leader of North Somerset Council concerning the above was noted.