

**INFORMAL MEETING OF
PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE, 8 JUNE, 2002**

PRESENT Councillor M Johnston in the chair

Councillors Brine, Mrs Bickley, J S Clark, Pickering

As only five members were in attendance the meeting was inquorate and proceeded on an informal basis.

APOLOGIES Councillors Mrs Cruse, Mrs Haysom, Mrs Mason, Pasley, J Johnston

Mrs Fiona Jenkins, a partner of Arthur Llewellyn Jenkins was in attendance for planning application 02/P/1001/F, the proposed furniture store fronting Wyndham Way.

PLANNING APPLICATIONS

02/P/0995/0 LAND AT REAR OF 214 DOWN ROAD, PORTISHEAD

Erection of one dwelling with garaging and access to Seaview Road.

The Committee discussed this item at length. It was felt that the proposed property should align and be of similar proportions to the neighbouring houses in Sea View Road.

Recommend REFUSAL as the site is too small as proposed. However, the Committee would be mindful to approve the application if the plot's depth was increased by at least a further 5 metres.

02/P/1001/F LAND OFF WYNDHAM WAY, PORTISHEAD

Erection of retail furniture showroom.

Although this development will result in the loss of a potential 350 office based jobs, it may make a far greater compensating contribution to the town's future wellbeing, by providing a major unit of the comparison goods' shops necessary for a viable shopping area and a well balanced attractive town.

The Committee generally liked the building proposed.

Recommend APPROVAL subject to the following: -

- The frontage to Wyndham Way could be improved if the coloured panels were replaced with another brick panel and glazed area. Alternatively it could be divided into vertical 'slices' to provide 'windows' for the room sets. If appropriate, similar 'slices' could go in the NW wall (overlooking the rhyne).
- The side and rear walls of the building should have additional screen planting as they will eventually be facing the linear park with its walkway.
- The car park should have improved landscaping, perhaps replacing boundary car spaces and using the additional space provided to form widened central bays with stands of trees.

02/P/1076/F

TYM BA LYN, NORE ROAD, PORTISHEAD

4 bedroom dwelling.

The proposed house is fairly large and replaces one of the row of small chalet bungalows, typical of this part of Portishead. (The 'Sea Lanes' application considered two months ago is another in the same row).

The site is sloping towards the sea. The house below will not be affected by the proposal and behind is the service road, the row of mature beech trees and gardens of houses on Nore Road. The remaining houses in the row should not be affected, but their scale is different.

The Committee discussed the question of looking for a replacement on the same scale as these original small holiday bungalows or accepting that a transition is taking place and permit a building of an appropriate size for the site. This point needs to be resolved as the 'Sea Lanes' application was amended as it was out of scale with its chalet style neighbours and the Nichols Road application was also refused for similar reasons.

The Committee considered that such changes were appropriate and

Recommend APPROVAL.

02/P/1055/F

**16 HIGH STREET, PORTISHEAD
(CHINESE RESTAURANT)**

Removal of Condition 2 from application 0651/92 and 95/1828.

(Condition 2 refers to: - "no hot or cold food and drink shall be taken away for consumption off the premises").

Application for the takeaway cites the existence of 3 parking areas. When the 'Cabstand' scheme is completed all three will disappear, thus the only parking will be elsewhere in the town. (Note: there will be traffic lights and a pedestrian crossing outside the chinese restaurant.)

Recommend REFUSAL of removal of condition 2.

02/P/1085/F

GORDANO GATE, PORTISHEAD

Erection of new building to contain offices and car storage.

The meeting noted the major improvement to the scheme and its reflection of the design of the office on the opposite corner of the roundabout. The meeting was still not happy with the large mostly blank wall on the Wyndham Way elevation. They would wish to see panels inserted to relieve it – perhaps in contrasting brick or a stone, with designs in bas-relief.

Recommend APPROVAL subject to the above.

02/P/1123/F **267 DOWN ROAD, PORTISHEAD**

Detached garage.

The Committee agreed that the garage was overlarge and prominent for the site and would be visually obtrusive.

Recommend REFUSAL

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

02/P/0960/F **4 SEAVIEW ROAD, PORTISHEAD**

Proposed rear extension.

Provided there are no valid objections from No. 6.

Recommend APPROVAL.

02/P/0979/F **26 TYDEMAN ROAD, PORTISHEAD**

Conservatory.

This is the end house and the conservatory will be almost invisible. (There is already a 2 metre wall alongside). No. 30 already has a conservatory.

Recommend APPROVAL.

02/P/0981/F **30 BEACH ROAD WEST, PORTISHEAD**

Single storey extensions and roof alterations.

The alterations should improve the appearance and should not affect No. 32.

Recommend APPROVAL.

02/P/0998/F **9 GAUNT'S CLOSE, PORTISHEAD**

Erection of a conservatory 2950 mm (w) by 3250 mm (l) by 3750 mm (h) to rear of the above property.

The neighbour is happy with the application.

Recommend APPROVAL.

02/P1024/F **103 MERLIN PARK, PORTISHEAD**

Erection of conservatory at rear of above property.

The neighbour at 101 is happy with conservatory.

Recommend APPROVAL.

02/P/1025/F 70 NORE ROAD, PORTISHEAD

Two storey side extension.

This is a sympathetic extension of an old Portishead house, which will have minimal impact on the Nore Road scene. The neighbouring house should not be affected.

Recommend APPROVAL.

02/P/1043/F 138 MERLIN PARK PORTISHEAD

Proposed second storey extension to side and single storey to rear.

The neighbours should not be affected.

Recommend APPROVAL.

02/P/1051/F 52 MENDIP ROAD, PORTISHEAD

Single storey side extension/loft conversion.

The alterations should look alright and neighbours are evidently happy. Would like to see dormer reduced in height by 150mm to leave an unbroken ridge line.

Recommend APPROVAL.

02/P/1060/F 1 HIGH VIEW, PORTISHEAD

First floor bedroom extension over rear kitchen.

The plan is not clear on the existing side elevation. However provided there are no valid objections from 5 Tower Road.

Recommend APPROVAL.

02/P/1108/F UNIT 1 – 3 PORTISHEAD BUSINESS PARK, PORTISHEAD

Installation of oil tank farm to the front of unit and new fire door to the rear.

The only significant item in the application is the small tanks site for edible oil outside Unit 3. The tanks will be screened.

Recommend APPROVAL.

02/P/1135/F 18 SPRINGFIELD ROAD, PORTISHEAD

Proposed loft extension.

This application will break up the oppressively large sloping roof and improve the appearance. The applicant is thinking of putting a hip on the front of the dormer which will improve it further. It should not affect the neighbours.

Recommend APPROVAL.

02/P/1137/F

1 NIGHTINGALE RISE, PORTISHEAD

First floor side extension.

Only No 3 will be affected. Provided no valid objections

Recommend APPROVAL.

02/P/1143/F

27 ALBERT ROAD, PORTISHEAD

Side and rear extension to form study, cloakroom and dining room.

The application will only affect no 26 who should not see it with the present hedge in place.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

02/P/0607/F

27 HIGH VIEW, PORTISHEAD

Erection of two storey side extension and single storey rear extension.

(Amendment dated 16 May 2002, comprising a reduction in length of proposed first floor extension by 2 metres from the rear elevation. Proposed front elevation set back by 0.5metres [allowing ridge height to be lowered].)

Although the original application did not seem to affect the neighbour, the amendment is less oppressive and an improvement.

Recommend APPROVAL.

02/P/0714/F

1 COTSWOLD CLOSE, PORTISHEAD

Erection of two storey side extension.

(Amendment dated 8 May 2002, comprising the single storey garage is to be widened by 1.2 metres and window to be inserted on the rear of the garage.)

These alterations should not make any significant difference and will be more practical.

Recommend APPROVAL.

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

02/P/1016/TPO

CLARENCE HOUSE, HIGH STREET, PORTISHEAD

Works to trees – Fell to ground beech tree. The tree is unsafe (dying) and suffering from a fungal infection.

Would prefer to see the diseased Beech tree replaced with another tree, rather than shrubbery, as this is the entrance to the car park.

Recommend APPROVAL.

02/P/1057/TPO

COLSTON COTTAGE, 41 WEST HILL, PORTISHEAD

Work to trees – 30% balanced crown reduction to a variegated maple and copper maple.

This work is acceptable.

Recommend APPROVAL.

OTHER PLANNING MATTERS

PLANNING APPEAL

01/P/2315/F

LAND AT 71 NORE ROAD, PORTISHEAD

Construction of access and car parking space for 2 vehicles at front of property.

It was 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 also noted that a written statement has been submitted and a copy of the appeal decision requested.

There being no further business the chairman closed the meeting.