

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 8 MARCH 2003**

PRESENT

Councillor J Johnston – in the Chair
Councillors J S Clark, Daws, M Johnston, Pickering,
Mrs Mason

APOLOGIES

Councillor Mrs Bickley, Brine, Mrs Cruse, Pasley
Walters

PUBLIC PARTICIPATION

There were approximately 12 members of the public present.

Standing orders were suspended to allow five members of the public to address the Committee. Their comments are summarised as follows: -

03/P/0061/RG3 – Mr Keith Simpson, 5 Lipgate Place – spoke of issues relating to the boundary fence arising from various stages in planning and the changing boundary line. He had studied the previous proposals, but the most recent plan is evidently not yet available in the library. He was advised that one complaint has now been addressed in the current plan – the provision of a one metre path between the houses and the playing field.

Mr Simpson further raised the matter of the tree planting near 1 Lipgate Place and the future height the trees may attain was a matter for concern.

Mr Justin Templer (St Joseph's School Governor) confirmed that the governors took into account the recommendation of the DfES about fencing the field when deciding the type of fence to be erected.

03/P/0256/F – 107/109 Nore Road, Portishead. Mr Paul Spencer and Mrs Jean Norris addressed the meeting and made the following comments: -

- The application is a departure from the present development and area.
- The proposed dwelling will dominate the skyline as seen from the coastal path and obscure completely the protected wooded escarpment at the rear.
- It will cause traffic problems in the area.

Councillor Walters had also submitted a written comment that North Somerset Council Planning Officer gave reasons for refusal of the planning application.

Two other letters of objection from Mr and Mrs Harris, handed in before the meeting made the additional points: -

- There is already plenty of new development in East Portishead.
- Approval will establish a precedent.
- Need in the town is for low cost starter homes.
- There are no footpaths in the area of the proposal and this will generate traffic.

Certificate of Lawfulness – Clay Pigeon Shoot at Weston Lodge Farm

Cllr Daws spoke as a member of the public.

The main points were: -

- Shooting has intensified in the last four years. Last year there was shooting on 71 days including Armistice Day – with up to 7,000 shots per day and shooting had been recorded up until 10.00pm

Standing Orders were resumed.

DECLARATIONS OF INTEREST

Councillor Daws

- Personal interest in Clay Pigeon Shooting at Weston Lodge Farm
Reason – close to home property (within earshot).

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

03/P/0061/RG3 ST JOSEPH'S SCHOOL, BRISTOL ROAD, PORTISHEAD

Additional information showing fencing and planting

The Committee discussed the proposed railings fronting the building and considered the railings to be unnecessarily high as there was also a 2.4m fence between the front railings and the school, thus making them primarily a decorative feature. They are proposed as a 1.8m fence but suggestions were made that it should be 1.2m (4feet) high.

The Committee eventually agreed that the fence be approved as presented, but that an alternative of 1.2m railings be raised at Town Council.

The 2.4m boarded fence at 1 and 2 Lipgate Place and the provision of an access path 1m wide were noted. The potential heights of the proposed trees were also considered and the Committee took the view that responsibility for their upkeep and control of hedges and trees should permanently remain the responsibility of the District Council.

The provision of the 1m access path was welcomed and the inevitability of the 2.4m fence was accepted arising from the DfES recommendation.

Recommend APPROVAL but subject to paragraph two above.

03/P/0194/F 2 NORE ROAD, PORTISHEAD

Erection of a new 3 bed dwelling in the garden of the existing property

Councillor Walters written comment opposing the application was noted. The Committee were divided, some considered it an over-development and some members thought it was reasonable. However

Recommend REFUSAL.

03/P/0196/F 111 HIGH STREET, PORTISHEAD

Conversion of existing coach house and store garage to a residential unit

The Committee was told that the building was an old smithy. They viewed the site from the Folk Hall and thought it to be appropriate use provided the existing elements are retained.

Recommend APPROVAL.

03/P/0199/F HARBOUR ROAD, PORTISHEAD

Infrastructure road, connecting the Vale Development with Harbour Road

The Committee noted the report of the present progress and viewed the plans.

Recommend APPROVAL.

03/P/0256/F 107 NORE ROAD/109 NORE ROAD, PORTISHEAD

Demolition of two existing dwellings and erection of 14 no. apartments and under-croft car park

The North Somerset Council's Planning Officer's report analysed the issue very thoroughly. Councillors discussed the proposal and considered it to be an overly large 4 storey building completely out of keeping with the area.

Recommend REFUSAL.

03/P/0259/F 7 SLADE ROAD, PORTISHEAD

Change of use from private dwelling to a children's day nursery – occupancy 45 children. (Open hours 7.30am – 6.30pm Monday – Friday.)

Councillors were generally opposed to the change of use, but felt the greatest problem was the setting down and collecting of 45 children by parents etc and the unacceptable obstruction that would cause on the overcrowded Slade Road, especially at busy times.

Recommend REFUSAL.

03/P/271/RG3 THE RETREAT, NEWHAVEN ROAD, PORTISHEAD

Erection of six flats (outline application)

There was some concern by councillors about the possibility of overcrowding, on this special open space with woods at the lower end. Councillors in general were not very happy with the scheme, but by a majority of one

Recommend APPROVAL.

03/P/0345/O LAND AT HOMEFIELD, ST MARY'S ROAD, PORTISHEAD

5 no. two storey houses and garages with access from The Paddock

It was recognised that the access is an easy extension of the existing road. The main concern of the councillors (as was also expressed by Cllr Walters written comments), is the positioning and possible design of the houses as three had potential to be built with windows overlooking the existing houses in The Paddock.

Recommend APPROVAL provided care is taken with full planning to avoid the situation above.

03/P/0458/F 16 NICHOLS ROAD, PORTISHEAD

Demolition of retirement home and erection of two 4 bedroom houses and garages

The Committee was concerned about the loss of amenity for No 14 Nichols Road which has three windows on facing elevation. The problem could be improved by siting the nearest house a little further into the plot. Cllr Walters written comments were noted.

Councillors considered the houses too big for the site. After discussion

Recommend APPROVAL with consideration of amenity of no 14 Nichols Road.

OTHER ITEMS FOR DECISION

PUBLIC INQUIRY – SHIPWAY FARM, PORTBURY

The Committee agreed that the Town Council should support Portbury and Easton- in-Gordano Parish Councils in their opposition to Bristol Port Company's appeal against the refusal of North Somerset Council to give planning permission for car storage at Shipway Farm. The Committee also point out that the farm extends across the strip of land linking the valley with the coast and this would be reduced significantly, with possible adverse effect on the SSSI, AONB and the coastal RAMSAR site to the north of the farm.

Recommend that the Town Council should support both Portbury and Easton-in-Gordano Parish Councils in their opposition to Bristol Port Company's appeal against the refusal of North Somerset Council to give planning permission for car storage at Shipway Farm.

**APPLICATION FOR A CERTIFICATE OF LAWFULNESS
LAND AT WESTON LODGE FARM VALLEY ROAD, PORTISHEAD
CLAY PIGEON SHOOTING**

The Committee noted that this application is proper to Weston-in-Gordano Parish Council but is very close to the boundary with Portishead.

The Chairman pointed out that the exceptional value of the valley in environmental terms (reference the item above) equally applies to this environmentally harmful activity.

Recommend APPROVAL that a Certificate of Lawfulness be issued subject to: -

- 28 days/year between the hours of 10.00am and 4.00pm
- Strict control should be exercised and a register be kept.

SECTION 2 – DELEGATED ITEMS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

03/P/0176/F 15 GLENWOOD RISE, PORTISHEAD

To change main house roof from a flat roof to a pitched roof

This application is for the fourth of five flat-roofed houses to apply for a change to pitched roof. The proposal is a great improvement.

Recommend APPROVAL.

03/P/0248/F 64 HILLSIDE ROAD, PORTISHEAD

Proposed 3 storey rear extension and balcony with dormer window in roof space.

The rear elevation will be attractive.

Recommend APPROVAL subject to no valid objections from the neighbours.

03/P/0282/ADV 2 THE PRECINCT, PORITHEAD

Fascia sign and projecting signs.

The new fascia sign also spans the doorway of the property (Lunn Poly). It is an improvement and is permission for 5 years.

Recommend APPROVAL.

03/P/0306/F 38 BEACH ROAD WEST, PORTISHEAD

Two storey rear and side extension dormer windows in roof.

A similar extension is being carried out on the other end property. The extension should not effect the neighbour and the new elevations should be an improvement.

Recommend APPROVAL.

03/P/0328/LDP 4 GALINGALE WAY, PORTISHEAD

Certificate of lawfulness – Proposed extension

The applicant states that a lawful development certificate should be granted for this proposal as the development is a modest extension to a house on a sizeable plot not exceeding 70 cubic metres volume or 4 metres in height.

There is insufficient information available. The drawing as submitted is not to scale shown and is not fully dimensioned, therefore it cannot be checked. Also the drawings are incorrect, the rooflight shown in section does not appear on the elevations.

In our opinion a development of this size will need to have full planning permission. (Our calculations are for external measurements approx 3.5m x 4.25m x 5.5 m = 81 cu metres which is more than the 70 cu m allowed for permitted development).

03/P/0356/F 25 BRISTOL ROAD, PORTISHEAD

First floor extension above existing and a single storey rear extension.

The neighbour at 23 Bristol Road is some distance away and should not be greatly affected.

Recommend APPROVAL subject to no valid objections from 23 Bristol Road.

03/P/0360/F

35 HERON GARDENS, PORTISHEAD

Extension of existing garden wall at the side of the house, adjacent to the highway.

This is a retrospective application. The extension to the garden wall is small – it hardly warrants an application.

Recommend APPROVAL.

03/P/0365/F

10 BEECHWOOD ROAD, PORTISHEAD

Proposed demolition of existing dwelling and erection of single detached dwelling.

The boundary line is unchanged so there is some error on survey plan. The application is for a rebuild with some internal adjustments.

Recommend APPROVAL.

03/P/0371/F

17 WOODHILL ROAD, PORTISHEAD

Private garage with gardener's store and toilet and alteration to rear entrance.

With the rear wall demolished a parking bay will be provided in front of the garage, similar to the neighbours. If it is not already intended, would prefer to see the last 2 metre side wall demolished, between 15 and 17, enabling cars easier access to the parking bays

Recommend APPROVAL.

03/P/0379/F

54 MENDIP ROAD, PORTISHEAD

Loft conversion with dormer to rear elevation.

The ridge line is unbroken and therefore the loft conversion will not show on the front elevation.

Recommend APPROVAL.

03/P/0390/F

**APPLEBY'S FISH & CHIPS, 1 THE TRIANGLE,
WEST HILL, PORTISHEAD**

Single storey rear extension.

The existing roof has an unsafe, rusting, fire escape ladder at the rear which is to be removed. The plans show no replacement steps and if these are necessary as a fire escape to the first floor flat then they should be replaced.

Recommend APPROVAL subject to the above comment.

03/P/398/F

80 DOWN ROAD, PORTISHEAD

Proposed garage

The space to the boundary looks less than shown on the plan. Vehicles will need to reverse out onto Down Close although the road is very quiet.

Recommend APPROVAL.

03/P/0414/F **17 HILLCREST ROAD, PORTISHEAD**

Loft conversion and dormer window to the front elevation

This extension should not affect the neighbours. The homes opposite are higher and will look over the top of the dormer. Evidently there is to be a room each side of the hallway and this should have been on the plans.

Recommend APPROVAL.

03/P/0418/F **LAND AT 3 HILLCREST ROAD, PORTISHEAD**

Proposed replacement dwelling and detached garage with modified access

This plan is virtually identical to the previous application 02/P1770/F approved by Town Council but later withdrawn. The three dormers have been replaced with large Velux rooflights.

Recommend APPROVAL.

03/P/0426/F **5 DRAKES WAY, PORTISHEAD**

Proposed side extension to bungalow and extend roof ridge over existing

The extension should be almost invisible and should not affect any neighbours.

Recommend APPROVAL.

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

02/P/0050/RM **UNIT 1, GORDANO GATE BUSINESS PARK,
SERBERT WAY, PORTISHEAD**

Erection of two storey office building, with associated car parking
(Amendment dated 12 February 2003, comprising a revision to the proposed fire escapes)

The original design for the fire escapes was a part of the building. The actual structure built is not in accordance with either the original plan or the amendment and is even less attractive because the lower point of the roof – shown unsupported in the amendment - is now supported with diagonal braces. The escapes as built do not look part of the building, they look more like an afterthought.

Recommend REFUSAL of the amendment; the original design should be retained.

02/P/1085/F **GORDANO GATE, PORTISHEAD**

Erection of new building to contain offices and car storage.
(Amendment dated 9 January 2003 comprising alterations to the design of the entrance canopy and tower parapet detailing.)

This is a minor amendment but Town Council would still wish to see a more attractive elevation at this entrance gateway to Portishead.

Recommend APPROVAL.

02/P/2173/F 4 BEECHWOOD ROAD, PORTISHEAD

Erection of single storey rear extension and side conservatory.
(Amendment dated 11 February 2003, comprising removal of approved single storey rear extension and reduction in length of rear conservatory by approximately 1.5m.)

This amendment is really back to square one but with a slightly larger conservatory.

Recommend APPROVAL.

02/P/2218/F 123 MERLIN PARK, PORTISHEAD

Erection of single storey side extension and garage extension
(Amendment dated 21 January 2003 comprising increase in the length of the proposed garage extension from 3 to 4 metres.)

The amendment should make very little difference. The hedge at the rear screens it from the neighbours.

Recommend APPROVAL.

03/P/0079/F 23 BEACH ROAD EAST, PORTISHEAD

Erection of two storey side extension and replacement front porch
(Amendment dated 27 January 2003, comprising: -

- Removal of utility room window on the side elevation
- Alterations to porch window to full height detail

No objections to amendment but would still like to see front Velux window moved to side elevation.

Recommend APPROVAL.

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

02/P/2855/WT 9 KILKENNY PLACE, PORTISHEAD

Works to trees – 30 ft conifer tree – fell.

The tree is within 10 feet of the newly build conservatory and roots could cause damage.
There is another conifer right behind.

Recommend APPROVAL.

03/P/0169/CA EASTWOOD, WOODLANDS ROAD, PORTISHEAD

Works to tree within Conservation Area – to reduce height of English Oak by approx 15% and lateral spread by 30%. Remove any dead or damaged branching.

Wind damage has led to much branch loss in the last year. The aim is to reduce wind coverage and weight in crown for purposes of Health and Safety.

Recommend APPROVAL subject to works not being too severe.

03/P/0268/F THOREAUDENE, HEAVENS LANE, REDCLIFFE BAY, PORTISHEAD

Works to two Beech trees – thinning required approx 20%. Large heavy branches overhanging the neighbours' properties and gardens and are a danger to power lines and property.

The smaller tree needs no work. The four largest branches of the larger tree need reducing by 20%, maybe a little more. The rest of the tree needs no work except to a couple of very small branches on its trunk which are touching electric cables.

Recommend APPROVAL subject to the above comments.

03/P/0322/TPO 6 PINECROFT, PORTISHEAD

Works to tree - Corsican Pine – reduce back lowest forked limb and remove long thin branch on northern side back to similar point as forked limb to prevent mechanical damage to roof and chimney. This work will also prevent squirrels from entering house via tree branches.

Agree that some trimming is necessary. This should however be the minimum to clear tree from the area of the chimney and a possible chimney fire.

Recommend APPROVAL but the minimum possible.

03/P/0457/TPO 29 THE KNOLL, PORTISHEAD

Works to trees – Fell Chestnut.

The tree has a fungus. This fungus can lead to wind-throw and this tree is very large and overhangs the road – potentially very dangerous.

The tree needs to be felled but it should be replaced with a more suitable species for the location.

Recommend APPROVAL.

OTHER PLANNING MATTERS FOR INFORMATION

PLANNING APPEALS

02/P/1449/F LAND AT 3 THATCHERS CLOSE, PORTISHEAD

Erection of single storey rear extension.

02/P/1486/F

LAND AT HIGH VIEW, PORTISHEAD

Erection of two storey side extension and single storey rear extension

02/P/1607/F

LAND AT WYNDHAM, BATTERY LANE, PORTISHEAD

Erection of two storey side and rear extension

It was noted that notification had been received of three Appeals to the Planning Inspectorate, acting on behalf of the Office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the above applications. It was further noted that written statements have been submitted and copies of the appeal decisions requested.

There being no further business the meeting closed at 11.45am