

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 8 MAY 2004**

PRESENT

Councillor Mrs Bickley – in the Chair
Councillors JS Clark, Mrs Cruse, Johnston, Mrs Lord,
Mrs Mason, Rigby

There were 20 members of the public present. Councillor Daws attended for part of the meeting but did not participate.

APOLOGIES

Councillors Gething, Ms Griffiths, Miers, Pasley

PUBLIC PARTICIPATION

Standing orders were suspended to allow members of the public to address the Committee on the following applications -

04/P/0804/F - 115 High Street

Mr Crees spoke on behalf of his mother at 101A High St. There is no objection to the principle of development of this site, but it is within a Conservation Area. The 3 blocks are over-development, the materials and colour not appropriate. There is inadequate parking and potential traffic problems at the entrance, opposite Church Road South; there is already parking on the highway from local commercial premises. The developer's view that the apartments will be suitable for a mixture of young and old is unrealistic, considering the limited amenity space that is available.

Mrs Singer of 113 High Street, referred to inaccuracies in the plans, which did not show that her kitchen and bathroom lean-to forms part of the boundary wall. Building A, only 10' away from her garden, will have an overwhelming effect on her property. The bulk, height and materials of the development do not "enhance the Conservation Area".

Mr Howe of 105A High Street referred to the fact that the plans did not show his house. The buildings will completely shade his rear windows and garden from any sunlight. Although the buildings are sunk a little into the ground, the windows on the 3rd storey and first floor entrances will affect neighbours' privacy. The proposed exterior finish is out of character with the surrounding buildings.

04/P/0817/RM - 43 Combe Avenue

Mr Leaker, speaking on behalf of residents in Combe Avenue and Combe Fields, confirmed that a petition had been raised against the proposed building. This application was almost identical to the previous one that had been withdrawn. The design was inappropriate for the site, the mass of the building on its Combe Avenue frontage was out-of-scale with nearby houses. He produced a computer-generated image that depicted "a large white box". A pitched roof would reduce the bulk. The balconies would overlook neighbouring gardens.

04/P/0839/F - Land at 48 Woodhill Road

Mr Humphreys of 1 The Knoll spoke about the difficult sight lines for traffic exiting from this plot, trees will have to be removed. Concerned that NSC had not enforced a replanting

scheme on the site, after previous felling. Design is almost identical to previously withdrawn scheme. He asked that the Town Council again recommend refusal.

Mrs Stockham 75 Woodhill Road, said that the rear fence and trees could be seen from Nore road, the site was highly visible. The 4/5-way junction already creates problems; the house will break up the view of the line of trees. The character of a once wooded slope will be lost. Proposed shrubs at the front will need to be kept low to allow visibility.

04/P/0967/F - 63 Woodhill Road

Mrs Stockham reminded the committee that the original condition was for the garage to provide 2 spaces and another 2 in a small bay off Battery Lane. It did not appear that the garage was being used. A retaining wall had not been rebuilt in its original position, thus destroying the character of this part of Battery Lane. This proposal used the back garden of the Coach House to provide parking for others. Enforcement of the original approval was needed.

Standing orders resumed.

DECLARATIONS OF INTEREST

Councillor D Rigby

- Personal interest in Planning Application 04/P/0804/F
Land at 115 High Street, New development of 24 homes for elderly and the young
Reason - The site was visible from his upstairs windows.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

The committee considered first those applications which were of interest to the public who had attended the meeting.

04/P/0804/F REAR OF 115 HIGH STREET, PORTISHEAD

New development of 24 homes for elderly and the young (includes amendment for revised layout and orientation)

The committee noted that this application is within the Court Farm Environs Conservation Area. The application also includes the replacement of the existing Town Council's bus shelter with a new stone constructed shelter under a Section 106 agreement.

The chairman drew members' attention to the Conservation Area policy, ECH/3 in the emerging replacement Local Plan. "*Development will be permitted provided that it preserves or enhances the character or appearance of the area, and; ... other elements of the townscape... that make a positive contribution to the quality of the area's character and appearance.*" Policy H/3 on Residential densities states that "*between 30 and 50 dwellings/hectare will be expected... Greater intensity of development ... town centres... where this is compatible with the nature of the site. Higher density ... must not adversely affect the character of Conservation Areas*". Members noted that the developer estimated the site to be 0.26 hectares, thus 12/13 dwellings could be expected, although more could be included for a suitable site. After discussion of the points raised by the spoken and written representations the Committee

Recommend REFUSAL on the grounds of over-development; the inappropriate style of the buildings in a Conservation Area; the loss of privacy and overbearing effect of the design on near neighbours. Contrary to policies ECH/3 and H/3 in the 2nd Deposit Local Plan.

04/P/0817/RM LAND ADJACENT TO 43 COMBE AVENUE, PORTISHEAD

New house reserved matters 03/P/0111/O

The Committee noted that this application is a resubmission and the original application 03/P/3196/RM was approved by Town Council but later withdrawn by the applicant.

Most agreed that this was a modern, interesting design, but not in this position. After discussion of the points raised both by letter and by Mr Leaker, the detail of which had not been appreciated by councillors when the first application was considered, a majority voted to

Recommend REFUSAL because of the overbearing effect at the end of the Combe Avenue cul-de-sac and the proposed plans are out of proportion with neighbouring properties. A pitched roof would allow some glimpses across the valley.

04/P/0839/F LAND AT 48 WOODHILL ROAD, PORTISHEAD

Resubmission of planning application 03/P/0665/F for the erection of a dwelling and formation of vehicular access

Members noted that this application is within the Woodhill Road Conservation Area and that the previous application was refused by Portishead Town Council but later withdrawn by the applicant prior to a decision by North Somerset Council.

After discussion the committee agreed that the previous decision was still appropriate and to

Recommend REFUSAL on the same grounds as before, emphasising the traffic problems at the junction and the detrimental effect on the remaining woodland.

Noted that after the creation of the original Tree Order, enforcement of replanting following felling did not appear to have been carried out, and that there was now an indication from North Somerset that some of the trees were no longer worthy of retention.

04/P/0967/F 63 WOODHILL ROAD, PORTISHEAD

Increased parking to 4 spaces from 2 and improving security and general appearance of the site's off-street parking on Battery Lane by increasing the height and width of wall as constructed

This application is within the Woodhill Conservation Area. Noted that in order to retain the unique character of Battery Lane, changes to accesses are subject to Article 4 Directions requiring planning approval. The Committee were informed that the cutting away of the garden to the Coach House to create a 4 space bay, and building of a lower wall at the rear, had already been undertaken. This application therefore seeks to ameliorate works carried out without permission. No other parking spaces along the lane were 2 cars deep, these tandem spaces will be difficult to use. It was agreed to

Recommend REFUSAL. The cutting into the garden represents an undesirable change to the character of Battery Lane and the original condition of providing 2 garage spaces and 2 off-

street spaces should be enforced. The additional manoeuvres needed for tandem parking are unacceptable on this narrow lane.

The committee adjourned for a short break

Councillor Rigby left the meeting.

04/P/0808/O 1 CHARLTON VIEW, PORTISHEAD

Outline planning permission for 3 / 4 bed detached house with double garage

Recommend APPROVAL but note that this open site will need a sympathetic development so as not to be unduly obtrusive on the street scene.

04/P/0831/F 5 RANCHWAYS, PORTISHEAD

Extensions and alterations

Members noted that this application is a resubmission of application 03/P/0478/F refused by both Town Council and North Somerset Council in April 2003.

The Committee recognised that although these changes create a large building, our previous concerns had now been addressed and

Recommend APPROVAL.

04/P/0885/O 52/56 DOWN ROAD, PORTISHEAD

To erect two dwellings to the rear of 52-56 Down Road

The Committee noted that this application is a resubmission of 03/P/2745/O for three dwellings which was refused by NSC in December 2003.

The Town Council had previously thought that 3 single-storey buildings would be acceptable, therefore

Recommend APPROVAL for two single-storey dwellings.

04/P/0889/F LAND TO REAR OF 32 HIGH STREET, PORTISHEAD

Residential development for 3 dwellings and associated parking/garages

Agreed that the design was sympathetic to the High Street, but concerned about the loss of potential retail space and the ability of cars to turn and go out forwards within the site.

Recommend APPROVAL subject to Highways approval.

04/P/0888/F WIDCONIA/OFF NORE ROAD, PORTISHEAD

Demolition of existing bungalow and erection of three flats (3 storey)

Noted that other properties in the area are single dwellings and the access is next to a single width stretch of road.

Recommend REFUSAL. Over-development, a three-storey, three-apartment building is out of keeping in this area of single occupier houses.

04/P/0920/F LAND ADJACENT 2A GLEBE AVENUE, PORTISHEAD

Bungalow – one bedroom

The Committee noted that permission had already been granted for a detached double garage on this site (03/P/1204/F refers) in July 2003.

Recommend APPROVAL.

04/P/0966/F 128 HILLSIDE ROAD, PORTISHEAD

Two storey side and rear extension

Noted that the adjacent houses are all of the same design with a prominent garage at the front. Building over the garage will make this stand out even more. However a majority of the committee would

Recommend APPROVAL subject to no valid objections from neighbours.

04/P/0998/RM 2 SEAVIEW ROAD, PORTISHEAD

Erection of a 3 bedroom bungalow and garage

Outline permission was granted 03/P/0527/O refers in June 2003.

Noted that the proposed dwelling has a 50% larger footprint than the adjacent bungalow, giving very small boundaries to the sides and rear projecting bedroom. Any feeling of space will come from the garden of 6 King's Road.

Recommend REFUSAL over-development of the site.

04/P/1033/O 5 HONEYLANDS, PORTISHEAD

One dwelling house to be built in the garden of an existing dwelling house

Recommend APPROVAL.

04/P/1081/F KIMLEA, 15 HALLIWELL ROAD, PORTISHEAD

Demolition of existing dwelling and erection of 2 no detached dwellings, garages and associated works.

The Committee noted that a previous application (02/P/0893/F) for two slightly bigger houses was approved in 2002.

Recommend APPROVAL.

Councillor Mrs Cruse left the meeting

04/P/1088/F

WALNUT GROVE CLINIC, SLADE ROAD, PORTISHEAD

Extensions to existing clinic to create 2 additional treatment rooms disable access toilet and gymnasium

Noted that there will be a loss of three parking spaces. The schedule to policy T/6 (2nd Deposit Plan) would imply that more parking needs to be provided.

Recommend APPROVAL while noting a lack of compliance with parking schedule.

04/P/1103/F

HIGH STREET MOTORS, HIGH STREET, PORTISHEAD

Demolition of existing buildings and redevelopment to provide thirteen flats, thirteen parking spaces and boundary works

This is a resubmission of application 03/P/3200/F refused earlier this year. The number of apartments has been reduced by one.

Noted that the height of the smaller block had now been reduced

Recommend APPROVAL

APPOINTMENT OF VICE-CHAIRMAN OF PLANNING COMMITTEE

The chairman reported that she would be away for the last week of the next planning cycle. Unfortunately no-one present was able to take over for that time (27th May – 2nd June).

OTHER ITEMS FOR DECISION

**NORTH SOMERSET REPLACEMENT LOCAL PLAN
SECOND DEPOSIT DRAFT**

The committee considered the written and verbal reports from the chairman.

Recommendations

1. That none of the original objections be pursued.
2. The Town Council confirms its support for policies previously supported, whether or not amended. (Noted that RD/1 has now been deleted.)
3. The listing of Amenity Areas in Portishead & North Weston as listed in Appendix 6A and the schedule to CF/4 is incomplete. The Town Council to submit a comprehensive list in anticipation of the proposed review of Amenity Areas (\$5.30).
4. Consideration be given to the need for a day centre, possibly in a location already identified for community use, or elsewhere as sites become available.

Further observation We recognise that there are local difficulties in updating information due to the rapid development of residential and employment land in Portishead, but at each review of the Plan the completed sites for Housing and Employment etc should be removed from the Proposals map. For example Appendix 4 still includes the (completed) school, food store and sheltered apartments and Appendix 5 refers to the Charlcombe Bay site (H13) and the St Peter's school site both of which are now under construction.

There being no other business the chairman declared the meeting closed at 12.35pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/0788/F	Portishead Quays Portishead	Surface and foul drainage infrastructure	Noted that the above ground structures for pumping stations A and B are minimal.	Approval
04/P/0797/F	7 Hillcrest Road Portishead	Garage Extension	No objections	Approval
04/P0811/F	16 Badger Rise Portishead	Two storey side extension including garage	No objections	Approval
04/P/0845/F	21 Bristol Road Portishead	Lower kerb to create access	No objections	Approval
04/P/0861/F	123 Eastcliff Port Marine Portishead	Installation of a conservatory to be attached to the rear of house at ground floor level with access via dining room	No objections	Approval
04/P/0867/F	13 Eastwood Place	<ul style="list-style-type: none"> • Single storey front extension to kitchen and living room • Loft/roof conversion to back of house, 2 bedrooms 	No objections. There is a similar extension at 11 Eastwood Place.	Approval
04/P/0894/F	119 Nightingale Rise Portishead	Bedroom extension over existing garage	No objections	Approval
04/P/0917/F	Former St Peter's School, High Street Portishead	Variations of 03/P/1179 to provide 54 sheltered apartments for the elderly including house managers accommodation, communal parking, landscaping and access	Noted that an additional apartment is to be provided, utilising the front lobby area. No objections.	Approval
04/P/0923/F	10 Brock End Portishead	Conservatory	No objections	Approval

04/P/0933/F	13 Albert Road Portishead	Garage and carport extension	The materials are to be in keeping with the existing. It is not clear if loft space above garage is to be used for living. No objections	Approval
04/P/0969/F	53 Wetlands Lane, Portishead	First floor rear extension onto approved single storey extension	No objections	Approval - subject to no valid objections from neighbours
04/P/0975/F	Brixstone Cottage, Bristol road, Portishead	Two storey extension to provide utility room and replacement kitchen. Additional bedroom with en-suite and bathroom	No objections	Approval
04/P/0991/F	21 Hillcrest Road, Portishead	Garage extension	No objections	Approval
04/P/0976/F	4 Beach Hill, Portishead	Erection of a single storey extension over existing ground floor	No objections	Approval – subject to no valid objections from neighbour
04/P/0999/F	Rear of 80 Down Road, Portishead	Proposed new dwelling	No objections	Approval
04/P/1001/F	11 Lynton Close, Portishead	First floor side and single storey rear extension	No objections	Approval
04/P/1003/F	12 Kings Road, Portishead	Erection of dormer window to the above property	No objections	Approval – subject to no valid objections from neighbours
04/P/1019/F	83 Eastcliff, Portishead	Conservatory	No objections	Approval – subject to no valid objections from neighbours
04/P/1028/F	3 Nichols Road, Portishead	Single storey extension to rear of lounge and single storey rear extension to utility room	No objections	Approval
04/P/1032/F	Journeys End, Quarry Road, Portishead	Conservatory at back of property	No objections	Approval – subject to no valid objections from neighbours

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/3218/F	62 Lower Down Road, Portishead	Erection of 2 bedroom bungalow <i>(Amendment dated 8 April 04 comprising redesign of proposed floor plan of dwelling and repositioning of dwelling away from boundary with 5 Willow Close)</i>	No objections	Approval
04/P/0269/F	4 Hillside Road, Portishead	Erection of single storey front extension, raise roof and extend roof over extension <i>(Amendment dated 19 April 2004, comprising – Hip feature to the west elevation roof)</i>	No objections	Approval
04/P/0540/F	7 Merlin Park Portishead	Erection of a first floor extension <i>(Amendment dated 14 April 04 comprising – Setting back the façade of the extension so that it falls in line with the front façade of the main dwelling. This amendment also means that the originally proposed gable feature of the extension has now been omitted from the proposal. The idea to minimise any prospective impact to the dwelling 9 Merlin park.)</i>	No objections, although the original design was more interesting.	Approval

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

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/1078/TPO	4 Fircliff Park, Portishead	Works to trees • Fell two Sycamore	No objections	Approval

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

03/P/2643/F LAND AT BRETWORTH, WHITEHAVEN AND OAKWOOD, PIER ROAD/WOODLANDS ROAD, PORTISHEAD

Demolition of existing houses and erection of 14 dwellings: Construction of new access points; Partial removal of trees; replacement landscaping scheme; and associated works

03/P/3028/F REAR OF 80 DOWN ROAD, PORTISHEAD

Erection of a detached dwelling

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