

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON THURSDAY 8 MAY 2008**

PRESENT

Cllr Lord – in the Chair
Councillors Cameron, Hazelton, Howells, Mrs Knight,
Miers, Parker, Mrs Mason, Mrs Way, Walters

Mrs Tranter – Assistant Clerk

APOLOGIES

Councillors Pasley, Miss Stanley

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal Interest in 08/P/0857/F 43/45 High Street, Portishead
Erection of a 3 storey building comprising 3 retail units, 3 offices and 3 flats and a 3 storey building providing a further 13 flats with access, parking and landscaping following demolition of 2 no 2 storey retail/office buildings
Reason – Member of the Chamber of Trade
- Personal Interest in 08/P/0886/F and 08/P/0888/ADV 29-31 High Street
Installation of ATM cash machine
Reason – Member of the Chamber of Trade

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

Councillors 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 11 members of the public present.

Mr Cliff Freeman of Freemans Home Entertainment Centre at 47 High Street, Portishead spoke against the application 08/P/0857/F to develop 43/45 High Street for the erection of a 3 storey building comprising 3 retail units, 3 offices and 3 flats and a 3 storey building providing a further 13 flats with access, parking and landscaping following demolition of 2 no 2 storey retail/office buildings. His main concerns were –

- The overdevelopment of the area and the high density levels, including 3 storey buildings which will affect light and amenity of the area both to the High Street and Victoria Square at the rear. In addition Mr Freeman informed the Committee that he was entitled to the driveway and has a right of access across the land. The applicant would have no right to block this access. Therefore security of the site proposed in the application was complete fabrication.
- Access. A survey had been carried out and a total of approximately 50 vehicles per weekday (9am-5pm) were currently using the access for commercial business ie 100 crossings per day. Only 4 parking spaces were proposed within the development

which is totally insufficient and the business will be seriously impaired. It will also lead to illegal parking on the High Street.

Mr Freeman concluded that to infill a commercial site with residential development was inappropriate.

Ms J Rowcroft, 66a High Street, Portishead also spoke against the same development. She agreed with all the previous points made and also added that she was shocked at the height of the buildings proposed which would dwarf the High Street and the density of the units within the development site.

Mrs C Stockham, 75 Woodhill Road, Portishead spoke next concerning an application at Oakwood, Woodlands Road, Portishead (08/P/0884/F) for the erection of a double garage within the East Wood Conservation Area. She understood the item had been dealt with as a delegated item and wished the Committee to reconsider the application which will affect the character of the road and was an inappropriate development. Mrs Stockham also mentioned a previous application for the relocation of the same property within the plot which had been granted retrospective permission by North Somerset Council.

Clerk's Note: The Chairman addressed the Committee and it was agreed that members would re-examine this application during the meeting.

Mr Andrew Hill, owner of Ashbury's Estate Agency, 49 High Street, Portishead asked to make a few comments in support of the application 08/P/0857/F to develop 43/45 High Street for the erection of a 3 storey building comprising 3 retail units, 3 offices and 3 flats and a 3 storey building providing a further 13 flats with access, parking and landscaping following demolition of 2 no 2 storey retail/office buildings. He pointed out that Freemans' parking spaces for their own vehicles would not be affected by the application. The main benefit to the community is that the retail units proposed would be set back 12 feet further into the site and this would alleviate the current congestion on the narrow pavement which currently exists at this point on the High Street.

Mr McCormick of McCormick's Bistro, 43 High Street, Portishead added that he would experience problems with his business as he would have to relocate whilst building work was in progress and it could result in the business closing.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

Clerk's Note – with the agreement of the Committee the agenda order was amended to accommodate the members of the public.

PLANNING APPLICATIONS

08/P/0857/F 43/45 HIGH STREET, PORTISHEAD

Erection of a 3 storey building comprising 3 retail units, 3 offices and 3 flats and a 3 storey building providing a further 13 flats with access, parking and landscaping following demolition of 2 no 2 storey retail/office buildings

The Committee discussed this application in some detail. Generally members did not consider the development at the front of the site to be a problem and welcomed the additional pavement width which resulted from setting the retail outlets further back into the site.

However there were concerns with the density, height, and lack of parking and access for the proposed offices and residential flats to the rear of the site.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Lack of parking within the site. It is totally unrealistic to assume that 13 flats will produce less than 13 cars.
- Contravenes Policy T/6 of the North Somerset Replacement Local Plan as an inadequate area is provided for the parking of vehicles waiting to load and unload forcing traffic/delivery vehicles and refuse vehicles onto the High Street.
- We understand the security of the site is endangered as the applicant does not own part of the site and will not be able to install the proposed security gates.
- Loss of light/sunlight to properties in Victoria Square and adjoining properties.
- Loss of business premises/ relocation whilst development is in progress.
- Any difficulty in access will impinge on the business at no 47 High Street (Freemans Home Entertainment Centre).

The Committee would also comment that North Somerset Council has recently included Roath Road Car Park into a regulative order so that overnight parking is restricted. This application, and the recent application for 62 High Street (08/P/0673/F), if granted permission, would substantially increase the demand for such parking.

08/P/0884/F OAKWOOD, WOODLANDS ROAD, PORTISHEAD

Erection of a double garage

This application was previously dealt with as a delegated item. Following a representation from a member of the public in public participation the Committee agreed to review the application at the meeting.

The Chairman explained the history of the site and the applications which had been received to date. The most recent retrospective application for the re-siting of an approved dwelling house had been approved by North Somerset Council. This application sought to build the new double garage at a different location within the plot which is closer to the road. Members discussed the new location and its relationship to Eastwood.

RECOMMENDATION

Object to the application on the following grounds –

- The garage will have an unnecessary overbearing impact on the adjoining East Wood and is within the Conservation Area.

08/P/0846/O GRANGE FARM, 176 HIGH STREET, PORTISHEAD

Outline application for the demolition of buildings and redevelopment of site for residential purposes including conversion of existing barn and creation of vehicular access (appearance, landscaping, layout and scale all reserved for subsequent approval)

The Chairman reminded members that a presentation had been made concerning the proposal to develop Grange Farm at the Planning Committee Meeting in February 2008. The only difference to the plans now submitted was the exclusion of the farm house from the application.

Members discussed a number of points –

- Welcomed the provision of parking within the site.
- Access onto St Peters Road with provision for footpath and cyclepath.
- Applicant is claiming land is derelict but it is a working farm.
- The various statements which have been produced, in particular the Ecological Statement.

RECOMMENDATION

Object to the planning application on the following grounds –

- This area is an important gateway to the town and this application is therefore contrary to Policy ECH/1 of North Somerset Council's Local Replacement Plan, as the rural nature will be destroyed.
- Contrary to Policy GDP/3 Promoting Good Design and Sustainable Construction, Paragraphs i, ii, iv and viii.
- The Ecology Report is, we consider, inadequate as it does not mention badgers which are known to have a presence on the site.

The Committee would also comment that should permission be granted for this outline development access from St Peter's Road should be legally secure.

08/P/0781/F FORMER ST JOSEPH'S RC SCHOOL, WEST HILL, PORTISHEAD

Erection for 34 no. close care suites and ancillary accommodation comprising of 4 no extra care cottages and 6 no. extra care suites with associated car parking and landscaping

08/P/0782/LB FORMER ST JOSEPH'S RC SCHOOL, WEST HILL, PORTISHEAD

Demolition of single storey outbuildings, sub division of listed buildings into 4 no extra care suites

Both of the applications relating to the Former St Joseph's School were dealt with together. Members discussed the Listed Building and recognised that a number of the old classrooms/outbuildings were to be demolished. The Committee agreed that the part of the site which is accessed from West Hill was acceptable. It was the lower site served from Nore Road which was of concern. This site is sloping and there would be problems with overlooking, in particular 45 and 47 Nore Road. Some members thought the buildings out of keeping with the adjoining properties whilst other members welcomed the more modern architecture. Members much preferred this design and use of the land to the previous plans submitted.

The number of parking spaces within the site, including some underground spaces, was noted. It was difficult to ascertain how many spaces would be required but it was thought that more should be provided as 40-50 members of staff would be employed and there is limited parking

off site on both West Hill and Nore Road. West Hill in particular is a narrow road on a bus route.

The Committee agreed that they do not object in principle to the development of this site. However

RECOMMENDATION

Object to the planning application on the following grounds –

- Overlooking of the existing houses 45 and 47 Nore Road.
- Concerns that the old stone wall which is within the environs of a listed building (Nore Road access) is rebuilt.
- Query that the parking provision is adequate within the site. With this type of development, besides the staff, there are many professional and medical visitors, as well as family and friends of residents.
- As there are entrances to the site on both West Hill and Nore Road there are concerns that the route could be used as a rat run.
- The design on Nore Road is not in keeping with adjacent properties.
- The application should be subject to a S106 agreement.

08/P/0778/F 149 HIGH STREET, PORTISHEAD

Change of use of existing dwelling to 3 no flats

It was noted that the applicant is the same as for the previous application to develop the whole of the gyratory area. Members discussed the route of the Oil Pipeline and parking issues.

RECOMMENDATION

No objections but would comment that the site should be self sufficient in its parking allocation as no other parking is available in the area. The current proposals are insufficient.

08/P/0886/F 29-31 HIGH STREET, PORTISHEAD

Installation of ATM cash machine

08/P/0888/ADV 29-31 HIGH STREET, PORTISHEAD

Display of 1 no. Illuminated fascia sign

Both of the applications above were dealt with together. The Chairman explained that this item had been brought to the Committee because of the number of other ATMs in the High Street Area. It was noted that use of the proposed ATM would be chargeable. Members discussed the detailed location and agreed it was not intrusive. Some members thought that the competition was commendable and the committee had no power to regulate competition.

RECOMMENDATION

Objections to the planning application on the following grounds –

- There are sufficient ATMs within a short distance on the High Street.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated powers were noted.

There being no further business the meeting closed at 9pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0662/F	Burwood 36 St Mary's Road Portishead	Conversion of existing detached house into two self contained dwellings; erection of a two storey rear extension with dormer in roof, increase in height of roof to front of dwelling and creation of front dormers (Amendment to previously approved application 07/P/2461/F)	No comment.
08/P/0686/F	25 Halletts Way Portishead	Erection of single storey front porch/extension following demolition of existing one	No objections – subject to no valid objections from neighbours.
08/P/0705/LB	29 Woodhill Road Portishead	Change of use from 3 flats to one dwelling with installation of window and doors to ground floor rear elevation, vent to first floor front elevation. Internal alterations to include raised floor, remove some internal wall and replace fire surrounds.	No objections – subject to no valid objections from neighbours.
08/P/0730/F	18 Burlington Road Portishead	Erection of rear conservatory	No objections – subject to no valid objections from neighbours, particularly no 16 Burlington Road.
08/P/0732/F	80 Eastcliff Portishead	Installation of flue through roof to rear elevation	No objections – subject to no valid objections from neighbours.
08/P/0738/F	17 Brackenwood Gardens Portishead	Erection of a rear conservatory	No objections - subject to no valid objections from neighbours.

08/P/0760/F	18 Heron Gardens Portishead	Erection of first floor extension to side of house	No objections – subject to no valid objections from neighbours
08/P/0780/F	1 Norewood Grove Portishead	Erection of a first floor side extension	No objections – subject to no valid objections from neighbours.
08/P/0802/F	7 South Avenue Portishead	Erection of a two storey side extension with rear balcony and conversion of garage to living accommodation	No objections – subject to no valid objections from neighbours.
08/P/0803/F	39 Combe Avenue Portishead	Erection of side extension following demolition of garage	No objections – subject to no valid objections from neighbours.
08/P/0816/F	223 Down Road Portishead	Removal of boundary hedge at rear of property (Ranchways) and erection of 1.8m high timber fence and double 2.1m high gates	No objections – subject to no valid objections from neighbours.
08/P/0820/F	40 Brampton Way Portishead	Rear white UPVC conservatory	No objections subject to no valid objections from neighbours
08/P/0827/F	11 Denny Close Portishead	Erection of a single storey extension	No objections – subject to no valid objections from neighbours.
08/P/0829/F	15 Queens Road Portishead	Replace rear flat roof at first floor level with tiled hipped roof	No objections – subject to no valid objections from neighbours.
08/P/0842/F	8 Ranchways Portishead	Erection of replacement garage	No objections – subject to no valid objections from neighbours.
08/P/0853/F	Crosswinds Kingsway Portishead	Erection of support decking/steps and porch	No objections – subject to no valid objections from neighbours.
08/P/0867/F	4 Mendip Road Portishead	Erection of a single storey attached garage. Erection of a front porch. Creation of a vehicular access into Mendip Road	No objections – subject to no valid objections from neighbours.
08/P/0877/F	Lakemead House Battery Lane Portishead	Installation of new window to south side elevation of dwelling	No objections – subject to no valid objections from neighbours.

08/P/0889/F	15 Tansy Lane Portishead	Loft conversion to include installation of 4 no. roof lights to rear elevation and 1 no roof light to front elevation. Enlargement of window to side elevation.	No objections – subject to no valid objections from neighbours.
08/P/0893/F	181 Badger Rise Portishead	Erection of a two storey side extension following demolition of attached garage, construction of hard surfacing and alteration to access	No objections – subject to no valid objections from neighbours.
08/P/0894/F	22 Gaunts Close Portishead	Erection of a two storey side extension and a front porch	No objections – subject to no valid objections from neighbours.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0398/F	17 South Road Portishead	Erection of two storey side extension and conversion of roof-space with erection of rear dormer <i>(Amendment dated 7 April 2008 comprising – alteration to roof design)</i>	The Town Council welcome the amendment.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/0602/F	56 The Deans Portishead	Oak x 1 25% Crown reduction	This tree was viewed from the adjoining allotment. The tree is a mature Oak, one of several in The Deans

			<p>covered by TPOs. It is some distance from other large trees and makes an important landscape contribution. The tree is in good form and condition with evenly spread growth. It appears to have had a limited amount of surgery in the past. It compares well with the other Oaks in The Deans some of which have become deformed due to previous tree surgery.</p> <p>The tree is at the bottom of a garden, is some distance from adjoining houses and does not overhang the houses.</p> <p>The works seem to be excessive and unjustified given the size and position of the tree and could result in a loss of landscape value. It would be ill advised in any case to carry out any works this late in the year at the start of the bird nesting season.</p> <p>Object to the works as proposed.</p>
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