

**PORTISHEAD & NORTH WESTON TOWN COUNCIL  
PLANNING COMMITTEE  
ON WEDNESDAY, 5 NOVEMBER 2003**

**PRESENT** Councillor Rigby – in the Chair

Councillors J S Clark, Miss Griffiths, Mrs Lord, \*Mrs Mason, Walters,  
Johnston

\*Mrs Mason arrived at 7.30pm

**APOLOGIES** Councillors Mrs Bickley, Mrs Cruse, Gething, Pasley

**PUBLIC PARTICIPATION**

There were approximately 30 members of the public present.

Councillor Johnston left the meeting prior to public participation commencing.

Standing orders were suspended to allow members of the public to address the Committee on the planning applications 03/P/2643/F and 03/P/2644/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 landscaping scheme; and associated works.

Mr W Black, 49 Woodhill Road, made the point that he thought residents had a distinct disadvantage as against the developer who had had months to prepare their application package. Residents had in fact only recently been notified of the application. Mr Cox confirmed that he had only received his notification from North Somerset Council on Monday 3 November 2003. Councillor Walters addressed the points that were made and explained that the Town Council was only given 21 days in which to submit their response. Residents would have another opportunity to make their objections known by also attending the forthcoming Town Council Meeting on 12 November 2003. Questions on the reasons for dual applications being submitted by the developer and possible timings for the item being dealt with by North Somerset Council were also answered.

Mr Paul Williams of RPS, and the agent for the developer Meadgate Homes spoke in support of the application. He pointed out that the proposed site was a brownfield site and whilst local planning policy and PPGs recommended 25-30 houses per hectare the proposed density was only 17 per hectare. The majority of the trees would be protected and essential works would be carried out to other trees within the site. Distances between properties and existing properties would be above guidelines. Mr Williams confirmed the developer was in discussion with North Somerset Council officers for funding towards education and public open space and also addressing highway and conservation issues. This site was a prime location and the 14 houses proposed would be large, within large plots, which would fit in well within the surrounding area.

Myra Burroughs, Woodclose, Woodlands Road, had concerns with the trees within the site. Although the developer had said that the trees would be preserved she understood that 21 trees in Pier Road and 9 in Woodlands Road would be felled.

Mr Peter Orme, Woodbank, Woodlands Road wished to make three points –

- Would dispute that the site was a brownfield site;
- That the Government guidance of 30 houses per hectare does not apply to a site such as this;
- That there is no reason to demolish the three existing houses.

Doreen Wallace 75 South Road, Portishead spoke concerning the increased traffic that the site would generate on already busy roads. There had already been a huge increase in volume of traffic using the roads from the nearby Port Marine development.

Mr T Thom, Woodclose, Woodlands Road had two main concerns –

- This was one of only a few of Conservation Areas within Portishead and should be preserved. The development of this area would endanger other similar areas eg the old putting green site in Esplanade Road.
- There was a restrictive covenant on the land to prevent development.

Mr Llewellyn, Oakwood, Woodlands Road said out that the existing two houses facing Woodlands Road had between them 4 entrance/exits. The proposals would increase the number of houses to four, but would not increase the number of access points out on Woodlands Road.

Mr Carter, Broadwater, Woodlands Road, Portishead pointed out that there would however be an additional 11 houses using the exits, which in turn would mean another 17/18 cars.

Standing orders were resumed.

## **DECLARATIONS OF INTEREST**

Councillor J S Clark

- Personal interest in Planning Application 03/P/2643/F and 03/P/2644/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 landscaping scheme; and associated works  
Reason – acquainted with one of the landowners.

Councillor Johnston

- Prejudicial interest in Planning Application 03/P/2643/F and 03/P/2644/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 landscaping scheme; and associated works
- Reason – close relative of one of the landowners.

Councillor Walters

- Personal interest in Planning Application 03/P/2643/F and 03/P/2644/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 landscaping scheme; and associated works  
Reason – acquainted with at least one of the landowners.

### **Declaration by member who serves on both the Town Council and District Council**

“Councillors Walters stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently

known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council”.

## **SECTION 1 – CONSIDERED BY PLANNING COMMITTEE**

### **PLANNING APPLICATIONS**

#### **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 landscaping scheme; and associated works

#### **03/P/2644/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 landscaping scheme; and associated works

The two applications above were taken out of order at the beginning of the agenda, due to the attendance of concerned residents and were dealt with together.

Members discussed the applications at some length. Their main concerns were –

- Traffic problems with added volume in both directions on narrow roads with already dangerous junctions;
- Loss of amenity.

The Committee could not recognise the area as a brownfield site. Members also considered that the three existing properties fit in happily within the conservation area whereas demolition and erection of 14 properties would be intrusive and visually impair this area.

The Committee voted unanimously to

Recommend REFUSAL as the development is contrary to PPG.3., PPG.15 and Local Plan Policies HOU/2, HOU/15, T/11, NE/6, ENV/1, T/5, T/13, R/1, CON/12 and CON/13.

Councillor Johnston rejoined the meeting.

#### **03/P/2512/MP                    THE ASHLANDS, PORTISHEAD**

Phase Masterplan and design statement –Area 2, Phase 1

Following a lengthy discussion the Committee

Recommend REFUSAL for the following reasons –

- Serving this development by a road using a level crossing across the railway is contrary to Policy T/1 because present rail policy is to insist on a bridge or underpass to obtain road/rail separation.
- The roads should be designed to be safe at the statutory 30 mph and for access for emergency vehicles.

- The design will not create an attractive high quality living environment and is contrary to PPG.3.
- The housing density is too high (The average density figure for Area 2 equates to 38 dwellings/ha).

**03/P/2563/F                    25 HERON GARDENS, PORTISHEAD**

Single storey rear extension incorporating dining and kitchen extension, first floor extension above garage incorporating bedroom with en-suite

This building is in a prominent location on the main road of the estate. Members were concerned at the large blank wall on the front first floor extension.

Recommend REFUSAL. The front first floor extension will have an unacceptable effect on the street-scene. Would suggest that a window be provided on the front elevation at first floor height.

**03/P/2598/F                    LAND OPPOSITE 62 LOWER DOWN ROAD, PORTISHEAD**

Erection of 2 bedroom bungalow and garage

Members noted that the land was at present a garden and there was insufficient detail on the levels of the surrounding land. Members were concerned at the over-development of the site and that the proposed patio windows would overlook the adjoining property at 5 Willow Close causing a lack of amenity.

Recommend REFUSAL.

**03/P/2680/RM                THE OVAL, THE ASHLANDS, PORTISHEAD**

Public Open Space (4)

The Committee discussed the general layout of the area and the planting scheme. Members were concerned at the lack of play equipment within the area and would prefer to see more active equipment for children up to the age of eight years provided, similar to that provided recently by the Town Council at Heaven's Field.

Recommend REFUSAL.

**03/P/2683/RM                THE ASHLANDS, PORTISHEAD**

Structural Open Space (G) North

Members discussed the various type of planting within the area and the responsibility for maintenance.

Recommend APPROVAL subject to assurances that the density of the planting is sufficient to screen noise from the adjacent employment land.

**03/P/2708/F                    HILLTOP, 268 DOWN ROAD, PORTISHEAD**

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

Members noted that this application was a re-submission and that the ridge line had been reduced.

Recommend APPROVAL.

There being no further business the meeting closed at 9.05pm

## **SECTION 2 – DELEGATED DECISIONS**

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
03/P/2441/F	2 St Peter's Road, Portishead	Two storey side extension	No objections	Approval
03/P/2462/F	Albion Chemical Distribution The Old Brickworks, Bristol Road, Portishead	Retrospective application for a single storey temporary modular office building	No objections	Approval
03/P/2465/RG3	Highdown Junior School Down Road, Portishead	Roofing over of existing courtyard	No objections	Approval
03/P/2510/F	2 Pineroft, Portishead	Extension of single storey side and rear extension	No objections	Approval
03/P/2546/F	19 Glenwood Rise Portishead	New porch in white UPVC with a glass roof	Would have preferred a porch of this size to have been designed and built specifically for the house not a factory bolt on extension	Refusal
03/P/2556/LB	Greenfield Farm, St Mary's Road, Portishead	Convert dilapidated barn into self contained annexe to main house	The barn is as the rear of the property and should not affect other neighbours. Noted the use of the original stone and the use of 'old' roof tiles.	Approval
03/P/2564/F	158 Slade Road, Portishead	Rear single storey extension , porch extension to front of property	No objections	Approval
03/P/2565/F	21 Beach Road West, Portishead	Extension to rear bedroom in roof and single storey rear extension	No objections	Approval
03/P/2577/F	23 White Lodge Park,	Bedroom and bathroom, first	No objections	Approval – subject to no

	Portishead	floor extension		valid objections from neighbours
03/P/2534/F	14A Old Mill Road, Portishead	New business unit in connection with vehicle/plant storage	No objections	Approval
03/P/2625/ADV	Princess Christian Nursey, Godano Gate, Serbert Road, Portishead	Advertisement consent	This application is retrospective. The free standing sign does not look unduly prominent and illumination should not cause a problem in this location	Approval
03/P/2588/F	17 Bristol Road, Portishead	Replacement of garage with garage and playroom	No objections	Approval – subject to no valid objections from neighbours
03/P/2602/F	24 South Road, Portishead	Conversion of house to a one bed basement and 3 bed maisonette	No objections	Approval – subject to no valid objections from neighbours
03/P/2603/F	Phase 8A, Port Marine Portishead	Erection of 37 dwellings with associated car parking and landscaping	No objections  <i>Clerk's Note: The area covered by this application previously housed Powergen's equipment and was never included within the Masterplan, although it was part of the reserved matters application (00/P/1876/RM). For administration reasons it has therefore been necessary to issue a "Full Application".</i>	Approval
03/P/2609/F	Journey's End, Quarry Road, Portishead	Two storey side extension	No objections	Approval
03/P/2619/F	39 Hillside Road, Portishead	New roof and other alterations	No objections	Approval – subject to no valid objections from neighbours

## PLANNING APPLICATIONS AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/1929/RM	Ashlands, Portishead	Submission of reserved matters for external appearance, siting, means of access and landscaping for the installation of pumping stations 1 and 2 as part of foul drainage strategy, and electricity sub station, pursuant to outline planning approval 00/P/1944/OT2 ( <i>Amendment dated 26 September 2003 change in layout of the pumping station compound</i> )	No objections	Approval
03/P/1951/F	Lake Grounds, Portishead	Construction of patio and terracing to tea rooms; part conversion of boathouse to restaurant; relocation of hut serving pitch and putt golf ( <i>Amendment dated 29 September 2003 comprising –</i> <ul style="list-style-type: none"> <li>• <i>Deletion of security fence around boat house</i></li> </ul>	Whilst the Town Council welcomes the removal of the security fence around the boat house the amendment does not address the other concerns which the Town Council has with the original planning application	Refusal
03/P/1992/O	Wyndham Way, Portishead	Non-food retail development including car parking, highway alterations ( <i>Amendment dated 10 October 2003 comprising a revised transport assessment</i> )	No objections  Other Comments	Approval



			<ul style="list-style-type: none"> <li>• Noted that the traffic survey was carried out during school holidays and would therefore underestimate the peak flows between 4 --6pm Friday 26<sup>th</sup> July.</li> <li>• Not always clear how many actual parking spaces will be provided "Total" given as 177, but then another 14 for special needs (does this now include parent/pushchairs spaces) see section 4.1.2 and 8.1.3.</li> <li>• Would suggest that any predictions for 2015 cannot be made by applying a percentage increase. There are too many unknowns, the Ashlands development with access from Quays Avenue, will impact on traffic flows along Wyndham Way.</li> <li>• Relieved that 2005 prediction s do no increase queues at proposed traffic lights.</li> </ul>	
03/P/2151/F	28 Halliwell Road, Portishead	Demolition of existing timber framed chalet and provision of two dormer bungalows with basement garages		

		<p><i>(Amendment dated 10 October 2003 , comprising</i></p> <ul style="list-style-type: none"> <li>• <i>Street scene elevation</i></li> <li>• <i>Revised block and floor plans)</i></li> </ul>	<p>The street scene does not show elevation/ position of 30 Halliwell Road.</p> <p>The amendments do not affect the original decision made by the Town Council to refuse this application</p>	Refusal
--	--	--	---	---------

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>RECOMMENDATION</b>
03/P/2424/TPO	Charlcombe Bay Caravan Park	Pines: Various works to two groups of trees	Believe the felling of tree shown as no. 5 on schedule is not necessary. However no objections to other work.	Approval
03/P/2429/WT	1 The Knoll	TPO 312: Sycamore: Reduce lower canopy	No objections	Approval
03/P/2430/WT	1 The Knoll	TPO 337;Sycamore: Remove stem epicormic growth	No objections	Approval
03/P/2432/TPO	Fircliff, 3 Fircliff Park	Various works to trees	Understand that some of this work is retrospective. No objections	Approval.
03/P/2586/TPO	2 Nore Road, Portishead	Works to Oak tree <ul style="list-style-type: none"> <li>• Crown lifting of low canopy over pavement and road to 2 - 4 metres in height</li> <li>• Remove all dead branches from canopy</li> </ul>	No objections	Approval
03/P/2646/TPO	5 Fircliff Park Portishead	Remove secondary fork coming towards 27 The Knoll	Can see no justification for the work. This is a very large ash which has already been heavily trimmed over the garden of 27 The Knoll and	Refusal

			very little is now overhanging. Further trimming could unbalance the tree.	
--	--	--	--	--

## **OTHER PLANNING MATTERS - FOR INFORMATION**

### **PLANNING APPEALS**

#### **02/P/2402/F            LAND AT 2 KINGS ROAD, PORTISHEAD**

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

#### **03/P/1245/F            LAND AT 175 BADGER RISE, PORTIHSEAD**

Erection of a two storey side extension

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