

PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE 8TH SEPTEMBER 2001

PRESENT Councillor J Johnston – Chairman

Councillors Mrs Bickley, Brine, J S Clark, Mrs Cruse, M Johnston,
Mrs Mason, Pasley

APOLOGIES Councillors J H Clark, Pickering, Walters

Mr Paul Lillycrop the architect from APT Design Architects was in attendance for the items on Charlcombe Bay Caravan Park. One member of the public was also present.

Standing orders were suspended to enable Mrs Catherine Stockham of 73 Woodhill Road, Portishead to speak on the proposed provision of car parking at 63 Woodhill Road.

The points made were: -

- With 5 cars on the forecourt it would look like a used car lot. The maximum should be four.
- The parking provision in Battery Lane (two lockups and one space) should remain as part of the property.
- There is concern about the safety of the vaults under the front garden of the adjacent property (No. 61).

The Chairman advised Mrs Stockham that the application was not on the agenda for the meeting and therefore would not be discussed.

Standing orders were resumed.

PLANNING APPLICATIONS

**01/P/1624/RM CHARLCOMBE CARAVAN PARK, DOWN ROAD,
PORTISHEAD**

Residential Development of 80 dwellings and associated roads and sewers (Scheme 'A')

**01/P/1625/RM CHARLCOMBE CARAVAN PARK, DOWN ROAD,
PORTISHEAD**

Residential Development of 80 dwellings and associated roads and sewers
- (Scheme 'B')

Mr Paul Lillycrop explained that the house types and general layout were determined by the developers using standard plans. APT's role was to adjust the layout and modify the finishes of the two developers' styles so as to achieve a coherence and unification across the site. The only difference between Scheme 'A' and 'B' was the alteration of one house to a slightly different design. Both plans were therefore dealt with by the Committee together.

The discussion raised many points and Paul Lillycrop gave explanations and noted comments made. These included: -

- Roof colours: Would not wish to see uniformity. Paul Lillycrop confirmed there would be variations across the site, usually by having small groups in a single colour.
- There was an absence of small starter or retirement homes (not housing association units). Could a group (perhaps a terrace of apartments) be incorporated?
- The eight housing association units were in two short, inward facing, terraces. Could they be realigned to form a single terrace facing the view?
- Parts of the road layout will be steep and it will be necessary to provide grit bins at these points. They should be incorporated.
- The Committee wished to see a public footpath from the road network at the top of the site linking with the south side public space and footpath.

The Committee Recommended APPROVAL, but wished the following points noted: -

- A diversity of wall and roof colours across the site.
- Possible realignment of the housing association units into an eight house terrace, facing the sea.
- Consideration of provision of low cost starter/retirement units.
- Provision of footpath from upper site to south side open space.
- Grit bins provided where appropriate.

The discussions on the four phases of Port Marine were preceded by a special meeting held on site with the developers and the architects on the 6th September, 2001. A presentation was made for each phase by the architect and discussed with the councillors. Explanations for particular features in the designs or positioning were given in answer to councillors questions. Mark Hallett, Development Executive of the Port Marine Development explained that a major determinant of the rate of development on the site was the availability of skilled labour and currently, craftsmen were being brought in from South Wales to supplement the local labour force. It was also said that the next waterfront phase would be identical but mirror image of Phase 9.

**00/P/1875/RM PHASE 9 – FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Erection of 65 waterside apartments with associated undercroft parking.

This is a U shaped building facing the dock with the left wing at 7 storeys and the right at 8 storeys. Total accommodation is 7 apartments with one bedroom; 45 with 2 beds; 13 with 3 beds.

The Committee briefly discussed a few further points

Recommend APPROVAL.

**00/P/1877RM PHASE 7A (PHASE 17) – FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Erection of 32 dwellings with associated parking (Park Crescent).

Site is behind Central Park on a curved and falling site. The scheme is a stepped, curved crescent mainly three storeys with a varied elevation and irregular roofline.

Accommodation comprises apartments: 6 with one bedroom; 6 with 2 bedrooms. Houses: 8 with 2 bedrooms; 6 with 3 bedrooms; 6 with 4 bedrooms. Total 32 dwellings.

One Councillor did not like the broken roofline and would have preferred a more formal crescent.

Recommend APPROVAL.

**00/P/1879/RM PHASE 6 – FORMER POWERGEN SITE
STATION ROAD, PORTISHEAD**

Erection of 43 dwellings with associated parking.

This group of buildings is at the junction of Leigh View Road and Pier Road. It comprises a 5 storey apartment block and houses with three terraces below. Total accommodation: - 14 with 2 bedrooms; 8 with 3 bedrooms; 21 with 4 bedrooms.

The Committee discussed a few minor points and

Recommend APPROVAL.

**01/P/1721/F PHASE 15 (FISHING VILLAGE) - FORMER POWERGEN
SITE, STATION ROAD, PORTISHEAD**

Erection of 104 units and associated parking including 12 ‘affordable’ (housing association units).

This plan now consists of 104 dwellings

The scheme is in 2 areas: -

- Foregate: straddling the loop road and including the affordable housing group.
- The Barbican: between the quay and the rear escarpment is a cluster of 7 irregular blocks of between 3 and 10 units.

A few points were discussed.

Recommend APPROVAL.

**01/P/1507/O ST PETER’S FORMER SCHOOL, HIGH STREET,
PORTISHEAD**

Demolition of old school building with façade retained. Provision of new health and leisure centre.

The use of the public access lane for vehicles (including lorries and delivery vehicles) was questioned.

Recommend APPROVAL subject to resolution of access problems.

**01/P/1597/F THE ROYAL HOTEL, PIER ROAD,
PORTISHEAD**

Change of use of the existing building from public house to office use (Class B1).

**01/P/1636/F THE ROYAL HOTEL, PIER ROAD,
PORTISHEAD**

Change of use from public house to a single residential dwelling.

Both the applications above were dealt with together.

A number of points were raised: -

- It is a listed building and change of use would probably involve internal alterations.
- With a population (and boat crews) in excess of 4,000 on its doorstep in the near future, and the nearest public house being the White Lion, it would seem perverse to close the present facility at this time.

Recommend REFUSAL on grounds of loss of an amenity.

PLANNING APPLICATION AMENDMENTS

**01/P/1210 PORTISHEAD OFFICE PARK, WYNDHAM WAY,
PORTISHEAD**

Erection of 6 no. two storey office buildings (within 4 blocks) with associated car parking and landscaping.

(Amendment dated 16th August 2001, comprising re-positioning of buildings to avoid conflict with trees and improve relationship with neighbouring property)

There was a discussion and the following points were made: -

- The current amendment (slight repositioning of 2 blocks and minor changes to landscaping) were considered to be acceptable.
- The lack of a presence at the roundabout, a focal point in the town, was again considered. A third floor, even if an undercroft car park, would be satisfactory if a larger office is not possible.
- A centre section 3rd floor or other architectural feature might suffice.

The Committee's conclusion was:

We welcome an office complex and therefore Recommend APPROVAL. However, the building should have a significance. Our previous comments re Conference Avenue should be noted.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

01/P/1437/F 16 CAPENOR CLOSE, PORTISHEAD

Single storey extension at the front and side of the house and conversion of garage into study/lounge.

The extension is similar to several other extensions in the road. Neighbours are quite happy.

Recommend APPROVAL.

**01/P/1467/RG3 PORTISHEAD PRIMARY SCHOOL,
SLADE ROAD, PORTISHEAD**

Proposed three bay Elliott temporary classroom unit.

No objections – Recommend Approval.

Clerk's Note: The Chairman and Vice Chairman of the Town Council dealt with this application because of the short time scale given for response to North Somerset Council.

01/P/1492/F 3 SOUTH AVENUE, PORTISHEAD

Granny annexe.

Need to ensure that the extension is back from the boundary to avoid guttering being over neighbour's property.

Recommend APPROVAL.

01/P/1503/O 21 HALLIWELL ROAD, PORTISHEAD

New dwelling and garage.

This is an outline application for a house to replace the existing small building.

No objections – Recommend APPROVAL.

01/P/1515/F 10 DOWNLEAZE, PORTISHEAD

Two storey side extension and single storey front extension.

Neighbour at No. 12 is also applying for virtually identical extension. Therefore the effect will be balanced.

Recommend APPROVAL.

01/P/1527/F 63 WOODHILL ROAD, PORTISHEAD

Convert existing nursing home into four flats and one house.

This is a very good design with 5 car spaces which meets government recommendations. Woodhill Road problems are mainly due to others not using the rear access for car parking.

No objections - Recommend APPROVAL.

01/P/1543/F 5 BATTERY ROAD, PORTISHEAD

Two storey side extension, dining room, kitchen, garage and bedroom and front porch extension.

Recommend APPROVAL

01/P/1555/F 111 BROCK END, PORTISHEAD

Addition of conservatory to rear of property (Retrospective).

The conservatory is on the large side, but alright if no valid objections from neighbours.

No objections – Recommend APPROVAL.

01/P/1576/F 12 DOWNLEAZE, PORTISHEAD

Two storey side extension, single storey rear extension.

Neighbour at No. 10 is also applying for virtually identical extension. Therefore the effect will be balanced.

Recommend APPROVAL.

01/P/1610/ADV ASHBURY'S 49 HIGH STREET, PORTISHEAD

2 No Glass Display boxes at 43 High Street and pole sign. Retrospective application for sign over office.

The display cabinets are front of Fowlers side entrance and will provide interest to a dull corner.

Recommend APPROVAL.

01/P1682/F 373A NORE ROAD, PORTISHEAD

Detached garage.

The garage will be below the level of the house and will not affect anyone. There are several other properties with similar garages in the area.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

00/P/1862/RM LAND ADJACENT TO THE VALE, (PORTBURY PARK), PORTISHEAD

Erection of 23 dwellings together with associated domestic garages and infrastructure. (Amendment comprising the receipt of landscaping details and a materials schedule).

The only trees to be removed are some very small, recently planted ones.

No objections – Recommend APPROVAL.

01/P/0257/F PLOT 6, GORDANO GATE, SERBERT ROAD, PORTISHEAD

Erection of warehouse building and associated offices with service yard and car parking.

(Amendment dated 27th July 2001, comprising reduction of parking spaces and this area used a landscape zone; cycle stands repositioned; and the elevation to Quays Avenue has been enlivened.)

Some improvements but the Town needs business park buildings on these high profile sites.

Recommend APPROVAL.

**01/P/0259/RG3 PORTISHEAD PRIMARY SCHOOL, STATION ROAD,
PORTISHEAD**

Construction of new primary school building and complex to include new access, car park, play areas, hard courts and grass playing field together with associated landscaping and boundary treatment.

(Amendment dated 30th July 2001, comprising redesigned school building and landscaped layout).

No objections – Recommend APPROVAL.

Note: This application was dealt with by the Chairman and Vice Chairman of the Town Council because of the short time scale given for response to North Somerset Council and as Councillor J Johnston is a governor of Portishead Primary School.

01/P/0869/F COLERIDGE HOUSE, ST MARY’S ROAD, PORTISHEAD

Two storey and single extensions to private detached dwelling.

(Amendment dated 5th July 2001, comprise a rear extension of the approved two storey proposal by 900mm together with an enlargement of the west facing kitchen window at ground floor level and the introduction of a matching window at first floor level to bedroom 4 over.

This is still a good extension and not very different from original design.

Recommend APPROVAL.

01/P/1016/F 4 BROCK END, PORTISHEAD

Erection of rear conservatory.

(Amendment dated 6th August 2001, comprising formation of hipped roof on side elevation adjoining boundary with attached neighbour.)

This amendment is an improvement.

Recommend APPROVAL.

There being no further business the meeting closed at 11.45am.