

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 9 JANUARY 2008**

PRESENT Councillor Mrs Lord – in the Chair

Councillors Cameron, Mrs Cruse, Howells, Mrs Knight, Mrs Mason,
Miers, Walters

Mrs R Tranter – Assistant Clerk

APOLOGIES Councillors Cruse, Parker, Miss Stanley, Mrs Way

DECLARATIONS OF INTEREST

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

Councillor Mrs 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 no members of the public present at the meeting.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

**07/P/3032/F WIDCONIA, HEAVENS LANE, OFF LITTLE HALT,
PORTISHEAD**

Revised scheme for 2 replacement dwellings including garaging and access arrangements

The Committee were informed that permission has already been granted for the erection of a new dwelling and first floor apartment (05/P/1459/F refers). This current application is for 2 dwellings with only a narrow gap between and includes 4 parking spaces/garages. There have been objections from neighbours whose main concerns are –

- The narrow private lane is not suitable for construction traffic.
- Should the development be approved a condition should be applied to ensure the section of unfinished road surface outside the development is tarmaced.
- There are discrepancies with the building line shown on the site plans and the artist's impression.
- The proposed balcony will cause loss of privacy to neighbouring properties unless privacy panels etc are provided.

Members also noted that there is a Tree Preservation Order on the mature Beech tree within the site.

RECOMMENDATION

No comment but would ask that the neighbours' concerns about the narrow access to the site be taken into account when North Somerset Council consider the application.

07/P/3062/F LAND ADJACENT TO WYNDHAM WAY, CONFERENCE AVENUE AND SHEEPWAY, PORTISHEAD

Erection of 17 no dwellings and 22 no. flats with associated access, parking, open space and landscaping

The Committee noted that this application is the second of two applications for this pocket of land at the entrance to the town. The earlier application was for employment use and the one now before the Committee is for residential use. The Chairman read from an email from the District Councillor for the ward which has been submitted to North Somerset Council.

RECOMMENDATION

Portishead & North Weston Town Council brings to the attention of the Planning Officers its understanding that the whole of the Vale area of land was originally designated as employment land. The town's employment land areas are being nibbled away for residential use, which in turn results in increased traffic on the town's roads and demands on the infrastructure. Portishead desperately needs this employment land.

Object to the planning application on the following grounds –

- This land is identified for Employment Use and there is no supporting evidence that the applicants have offered it for such development at a commercially competitive valuation. Currently employment land is being taken up and developed rapidly in the town.
- There is no indication that the applicants have offered an alternative area of residential land equivalent size and value as compensation for the loss of this site.
- There is no evidence that the cap on residential development numbers on either the Ashlands or East Quays will be adjusted downwards to compensate for the additional numbers that this development will provide.

07/P/3089/RM TRINITY ANGLICAN METHODIST PRIMARY SCHOOL, LAND OFF MARJORAM WAY, VILLAGE QUARTER, PORTISHEAD

Amendment to reserved matters of scale and external appearance for the alteration of the front elevation of the Primary School pursuant to outline

The Chairman informed the Committee that the amendment to reduce the height of the roof on the front elevation, thereby reducing heat loss, was necessary in order to achieve a BREAM rating of "Excellent".

RECOMMENDATION

No comment.

07/P/3120/RM PHASE 2, AREA 4, AREA MCC, ASHLANDS, PORTISHEAD

Reserved matters of external appearance, siting, design, means of access and landscaping for 69 no. dwellings and associated car parking

The Chairman discussed the location of the site within the whole Ashlands development. The units comprise –

- 7 x 2 bed flats,
- 44 x 3 bed houses,
- 18 x 4 bed houses.

The Committee noted that the 69 units have a total of 162 parking spaces, including garages with most houses.

Members thought that the house types were bland with uninteresting fenestration.

RECOMMENDATION

Object to the planning application on the following grounds –

- Eco rating is only “Good” not “Very Good”.
- Bland fenestration on properties, particularly on smaller properties.
- Parking is insufficient and not in line with current guidelines

**07/P/3130/F LAND ADJACENT TO AND UNDERNEATH ROYAL
PORTBURY DOCK ROAD AND MARSH LANE, PORTBURY**

Creation of cycle route underneath and adjacent to Portbury Dock Road and Marsh Lane linking existing cycle route

The Chairman advised the Committee that a presentation on these proposals had been given to the previous council by Mr Jonathan Gall, North Somerset Council’s Cycling Officer. Members discussed the merits of the revised cycle route and the implications on the railway line. It was also noted that the application site is outside the Portishead town boundary.

RECOMMENDATION

Portishead & North Weston Town Council note the safer route for those who wish to cycle. But comment that -

- The route for the proposed railway must be safeguarded by legally binding conditions, so that any permission for the railway bridges to be utilized is immediately rescinded once the track is needed for the railway re-opening.
- The financial cost of reinstating the route should not fall back on the railway.

07/P/3139/O SEVERN PAPER MILL, HARBOUR ROAD, PORTISHEAD

Residential development together with associated access, servicing and ancillary works including demolition of existing premises

07/P/3141/O

SEVERN PAPER MILL, HARBOUR ROAD, PORTISHEAD

Employment development comprising B1 office use together with associated access, servicing and ancillary works including demolition of existing premises

Both of the applications above were discussed together. The Chairman advised the Committee that this site was split between residential/employment land and was designated as such in the North Somerset Replacement Local Plan. This area had never been part of the East Portishead Action Area. The numbers of residential properties proposed is up to 135 dwellings and the office space proposed is 8,000 sq feet although both applications are only outline.

Members welcomed the employment development on part of this site and wish the whole site was to be used for employment land. No more houses are needed in Portishead.

RECOMMENDATION

07/P/3139/0 - Residential land

Portishead & North Weston Town Council deplore the loss of employment opportunity and question housing being provided in close proximity to an existing industrial zone. If the development is approved the Town Council ask that both Town and District Councillors be involved in S106 funding negotiations at an early stage, particularly because of further pressures on the infrastructure.

07/P/3141/O - Employment Land

Portishead & North Weston Town Council welcome the employment development and ask that Town and District Councillors be involved in S106 funding negotiations at an early stage, particularly because of further pressures on the infrastructure.

07/P/3149/F

**BLACK ROCK QUARRY, VALLEY ROAD,
WESTON-IN-GORDANO**

Variation of condition 3 of consent 06/P/2060/F to allow importation of materials beyond 01 February 2008 to enable planting of 30% of growing area

The Committee discussed this application which is outside the town boundary but has caused considerable problems for Portishead residents. It was noted that a number of complaints have been received by the town council office and ward councillors. There is a current enforcement case at North Somerset Council for this site.

RECOMMENDATION

Portishead & North Weston Town Council note that the increased vehicle movements have caused problems for residents and reluctantly accept an extension of 6 months beyond 1 February 2008 for the importation of materials, subject to the following –

- A wheel washer is installed within the site. (The existing arrangement of a slow moving road cleaning vehicle outside the site is hazardous).
- CCTV camera is installed to monitor movements to and from the site.

07/P/3166/F

STRUCTURAL OPEN SPACE A, ASHLANDS, PORTISHEAD

The application involves a structural open space (SOS A) on the north western side of the Ashlands. The area is dominated by soft landscape (tree, shrub and grass)

The location of this site within the development was discussed. Members noted the native landscaping proposed but felt unqualified to comment on whether the species were appropriate for the exposed location.

RECOMMENDATION

No comment.

07/P/3230/RM

LAND AT LP, ASHLANDS AREA 4, PORTISHEAD

Submission of Reserved matters of layout, scale, external appearance, means of access and landscaping for the erection of residential development of 33 no. dwellings with associated parking, roads, drainage, landscaping and private amenity space pursuant to Outline Planning permission 00/P/1844/OT2

The Chairman advised the Committee on the location of this parcel of land. The density is lower than some other applications and close to a Public Open Space. There are 33 dwellings proposed all with 4/5 bedrooms. They vary in height between 2:2 ½:3 storeys. Concern was expressed by members that the Eco rating is barely “Good” and not “Very Good”. Also the provision of double length garages, which are more likely to be used for storage than parking, will lead to more cars being parked on the narrow roads of the development.

RECOMMENDATION

Object to the planning application on the following grounds –

- Eco- Rating should be “Very Good” in line with current policy.
- Concern that so much parking is in double length garages which are notoriously under used for parking.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 8.50pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2925/F	6 Merlin Park Portishead	Erection of first floor side extension and convert rear section of garage into utility room	No objections - subject to no valid objections from neighbours.
07/P/2931/F	6 Blacknore Point Portishead	Erection of dormers to front and rear elevations. Retention of rear conservatory.	No objections – subject to no valid objections from neighbours.
07/P/2958/F	22 Capenor Close Portishead	Erection of first floor level and basement, extensions to the front, rear and side elevations to include 7 no. roof-lights to the north elevation and three roof-lights to the south elevation. Erection of 9 single attached garage	No objections – subject to no valid objections from neighbours.
07/P/2994/F	2 Woodhill Road Portishead	Erection of a new house with basement garage and access following demolition of detached garage	Object to planning application on the following grounds – <ul style="list-style-type: none"> • Overdevelopment of the site; • Detrimental to the street scene. Also the application does not address the concerns of North Somerset Council’s refusal dated 20 February 2007 (06/P/3034/F refers).
07/P/2995/F	73 Eastcliff Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.
07/P/3013/ADV	Premier Travel Inn Gordano Gate Wyndham Way Portishead	Display of one internally illuminated totem sign	No objections in principle, but the height should not exceed that of the current sign.

07/P/3024/F	Oakwood Woodlands Road Portishead	Retrospective planning application for the re-siting of the approved house	No objections.
07/P/3036/F	20 Pennant Place Portishead	Installation of satellite dish on side elevation	No objections – subject to no valid objections from neighbours.
07/P/3037/F	4 Hillside Road Portishead	Retrospective application for erection of raised decking to rear of property	No objections – subject to no valid objections from neighbours.
07/P/3040/F	8 Frobisher Avenue, Portishead	Erection of two storey side extension	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • The proposed bay window for the master bedroom does not address the concerns of the previous refusal.
07/P/3076/F	18a Hillcrest Road, Portishead	Erection of a detached garage after conversion of existing integral garage to living accommodation	No objections – subject to no valid objections from neighbours.
07/P/3094/F	54 Merlin Park Portishead	Erection of first floor side extension over existing garage and conversion of rear part of garage into living accommodation.	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • Loss of lights to side windows of no 52 Merlin park.
07/P/3100/F	3 Woodhill Avenue Portishead	Erection of a two storey side extension and loft conversion incorporating roof-lights to front and rear	No objections subject to no valid objections from neighbours.
07/P/3113/F	66 Hillside Road Portishead	Erection of a two storey extension consisting of workshop with conservatory over	No objections subject to no valid objections from neighbours.
07/P/3116/F	Plot 5 Charlcombe Park Home Site Down Road, Portishead	Erection of a shed	No objections – subject to no valid objections from neighbours.
07/P/3124/F	7 Ranchways Portishead	Erection of a two storey side extension	No objections – subject to no valid objections from neighbours

07/P3142/F	10 Clayton Close Portishead	Erection of single storey front extension	No objections – subject to no valid objections from neighbours
07/P/3162/F	14 Bailey Court Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2600/F	19 Albert Road Portishead	Erection of a two storey side/rear extension and a detached garage at rear (Amendment dated 30 November 2007 comprising amended plans dwg no 1001/05/07/019 AB)	No objections - subject to no objections from neighbours.
07/P/3013/ADV	Premier Travel Inn Gordano Gate Wyndham Way Portishead	Display of 1 internally illuminated totem pole <i>Amendment dated 12 December 2007 comprising –</i> <ul style="list-style-type: none"> • <i>Relocation of sign</i> 	No objections.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/2938/F	Colston Cottage 41 West Hill Portishead	Works to trees – <ul style="list-style-type: none"> • Copper Maple – Fell • Hazel – Reduce 1.5m (60% reduction) 	Felling the Maple will have a major impact on the landscape value of the garden and it seems unjustified to sacrifice this mature tree for the sake of a smaller immature specimen. Removing the Hazel will improve

		<ul style="list-style-type: none"> • Weeping Pear – Reduce crown by 10% 	<p>the space around the Maple. The Weeping pear would benefit from some pruning.</p> <p>Object to the felling of the Maple. No objections to other work.</p>
07/P/3053/WT	28 Woodhill Road, Portishead	<p>Works to trees –</p> <ul style="list-style-type: none"> • Leylandii x 8 – Fell 	<p>The trees are in poor condition being close together and having suffered from repeated pruning. Their landscape value is low and they detract from the street scene by obscuring all views of an attractive Victoria residence. Their removal and replacement by low growing native shrubs will improve the street scene and enhance the landscape and biodiversity of the locality.</p> <p>No objections.</p>