

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON SATURDAY, 9 OCTOBER 2004**

PRESENT

Councillor Mrs Bickley – in the Chair
Councillors Johnston, Mrs Lord, Mrs Mason, A McMurray,
J McMurray, Miers*, Rigby
* arrived during the presentation

Richard Keogh (Westmark)
Roger Goodliffe (Acanthus Ferguson Mann)

APOLOGIES

Councillors JH Clark, JS Clark, Mrs Cruse, Ms Griffiths, Pasley,

PUBLIC PARTICIPATION

Standing Orders were suspended while members of the public spoke about aspects of the Landmark building, 04/P/1992/RM.

Mr Wilks of Beach Road East asked why the decision was being made now. The infrastructure for the town was inadequate and residents needed time to absorb the new inhabitants. This project does not reflect the character and needs of Portishead. Harbour Road is one of the busiest roads.

Mr Fry of Nore Road asked why the building was needed and how the outline plan came to be agreed. The density and height are over the agreed values. He later asked about the ownership of "Parish Wharf".

Mr White of Gardner Road said that although the master plan showed a landmark feature, the increase over the modest building shown will be more intrusive. The view of the town and church from the lock gates will be interrupted; from the A369 the East Wood skyline will be interrupted, residents need to enjoy the view of the south end of the dock. He did not feel there was a need for the building to be prominent in the more distant views from the M5. Amending the original proposal gave time for more thought, perhaps to hold a competition as happened for the new library.

Mr Chivers of South Road spoke on behalf of fellow residents, whose views over Portishead will now focus on the new building. At least the power station chimneys had brought employment.

Mr Adamson of Drakes Way asked why the building could not be put in the Ashlands.

Mr Keogh and Mr Goodliffe then gave a presentation to councillors and public. Westmark were in the process of purchasing this particular site, with its outline permission, from Crest Nicolson. The Masterplan showed a building across the whole southern end, this design considerably reduced the mass and footprint, providing more open space and views into the dock.

NSC officers would have liked an even taller building but after listening to councillors' and residents' concerns the architects had reduced the height of both sections and amended the

materials and “sail” colour; there was still ongoing discussion about curving the sail edge. Balconies now had glass panels, the central portion would be a slightly contrasting colour brick, not cedar. The commercial area of 3,000 sq.ft was kept, this would be the first of the dockside commercial usages to be planned. The number of apartments was reduced to 55. The semi-basement parking, with the podium on top, provided an average of 1.5 spaces/apartment, in excess of that required.

Shadow studies showed that no residential buildings would be affected – this was one of the reasons for the landmark location – any shadow is mostly over water.

A question was raised about the value of the lower building, a single tower would be more distinctive. The reply was that it was needed to define one elevation of a public square planned for the east side.

Some buildings become a landmark by virtue of their use – a town hall. The difficulty was to design a residential building that made a statement. Their decision was not to be avant-garde: to fit in, but be distinctive from the rest of the fairly traditional development and not provide a lower massive building across the whole site, as shown in the Masterplan.

Observations from councillors included a report that at recent meetings most members of the Gordano Society were against the proposals and amendments.

Some members of the committee thought the amendments were an improvement, but still not the best design. The flat roof would be very visible from higher parts of the town. Parking on Harbour Road meant that it was sometimes difficult for large/emergency vehicles to get through.

A comparison with Barton Hill was refuted with the comment that the materials and design were of a higher quality.

Councillors recognised that most residents did not have all the background information needed to judge the application within its expected setting of the East Quay buildings.

The chairman said that the long delay between agreement of the Masterplan and the detailed implementation of its component parts meant that many of those involved at the preliminary planning stage were no longer around to explain the reasoning behind the concepts.

The committee thanked Mr Keogh and Mr Goodliffe for their presentation and the public for their questions and interest.

DECLARATIONS OF INTEREST

Councillor Mrs Lord

- Personal interest in Planning Application 04/P/2245/F
10 The Precinct, Portishead
Proposed change of use to betting office. Proposed single storey rear extension.
Installation of 3 satellite dishes and shop front alterations
Reason - Member of the Justices Betting and Gaming committee.

Standing Orders were resumed.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

The Committee considered first the application amendment for Site 'L', the landmark building at Harbour Road which was of interest to the public who had attended the meeting.

PLANNING APPLICATION AMENDMENTS

04/P/1992/RM SITE 'L', LAND NORTH OF HARBOUR ROAD, PORTISHEAD

Submission of Reserved Matters of external appearance, siting, design, means of access and landscaping for the erection of 65 flats, A3 use to the ground floor and car parking pursuant to Outline Planning Permission 00/P/1846/O

(Amendment dated 27 September 2004, comprising –

- Apartments reduced to 55;
- Alteration to east building 7 floors (in addition to semi-basement);
West building 12 floors (in addition to semi-basement);
- Elevation drawings in AO format and rendered black/white. Details of materials also included.

Although it was agreed that the scheme had its merits – the retention of views by reducing the Masterplan footprint - and the committee appreciated that changes had been made to address our previous concerns, the vote was 4 to 3 to:

Recommend REFUSAL on the grounds of not adhering to the Masterplan in respect of the height.

PLANNING APPLICATIONS

04/P/2241/0 LAND ON STATION ROAD (SOUTH SIDE OF HARBOUR ROAD), PORTISHEAD

New build construction of a library facility, office accommodation

Recommend APPROVAL.

04/P/2245/F 10 THE PRECINCT, PORTISHEAD

Proposed change of use to betting office. Proposed single storey rear extension. Installation of 3 satellite dishes and shop front alterations

Councillor Lord left the meeting, took no part in the discussion and did not vote.

It was noted that a 2-storey retail unit would be lost although Stanley Leisure propose to relocate from the High St. Opening hours would be 8am – 10pm.

Recommend REFUSAL, the change of use is not complementary to the existing retail outlets in the Precinct.

Requested that the existing steel shutters be removed.

04/P/2262/F 28 FALCON CLOSE, PORTISHEAD

Rear single and double storey extension

Recommend APPROVAL.

04/P/2396/F 2 BEACH ROAD WEST, PORTISHEAD

Erection of 3 bed house

Recommend REFUSAL. The highway access is on an awkward, busy junction. Filling in this garden would be detrimental to the general amenity of the area adjacent to a Conservation Area.

Councillor J McMurray left the meeting.

04/P/2343/O LAND ADJOINING 26 ST MARY'S ROAD, PORTISHEAD

Erection of bungalow and garage (Outline)

Recommend REFUSAL. Detrimental to the character of the road and rural footpath.

**04/P/2345/RM 4 ACRE SITE, LAND ADJOINING ADJACENT TO
72 BRISTOL ROAD, PORTISHEAD**

B1 office development complete with associated parking

The committee regret the loss of the residential and light business element as originally proposed. The site may be more vulnerable to anti-social behaviour if it is purely office blocks.

Noted that highways issues have been addressed by re-alignment of the road and increased visibility into the site. The design is bland; some variation in brick and tile colours would improve the appearance.

The planning chairman had raised some issues with the senior planning office but had had no response to date -

- the proposed cycle slots are not favoured by cyclists who prefer a rigid stand; no changing/shower facilities provided
- Provision of refuse enclosures and cycle facilities for each building
- No location shown for external heating units other than for the 3-storey block
- Despite the rural outlook no outside amenity areas shown, e.g. benches.
- Bristol Road frontage is not as attractive as Town Council had hoped
- Concerned that the mixed shrub bed at the site entrance may grow too tall, hindering visibility; deceptive elevations showing trees where none noted on plans.
- Public access alongside the rhyne would provide a "safe route to school", avoiding the busy Bristol Road

Recommend APPROVAL provided that the above points are resolved to the satisfaction of councillors

04/P/2478/F

WYNDHAM WAY, PORTISHEAD

Class A1 (Non food) retailing outlet, Class 3 (Drive-thru), Restaurant, car-parking, Highway alterations and ancillary works

Noted that the external highway changes are apparently compatible with the Cabstand works and approved by NSC Highways. However the traffic route for the proposed food outlet is not well-differentiated inside the site and the footpath access shown along the front of the warehouse unit is not clearly defined as coming from the Wyndham Way footpath. The view of a 15' wooden fence surmounted by another 15' white building block is not attractive to anyone coming along Wyndham Way into the centre of town.

Recommend APPROVAL

Councillor Johnston left during this discussion.

Councillor Miers left the meeting.

04/P/2411/F 126 SLADE ROAD, PORTISHEAD

Erection of two storey side extension to include replacement integral garage and granny annexe. Erection of conservatory to the rear

Recommend REFUSAL

The ridge height of the extension as shown, appears to be higher than the adjoining roof and will be very dominant at this point in the street scene. Any extension should be less obtrusive.

04/P/2481/F

8 MAYSFIELD CLOSE, PORTISHEAD

Single storey rear extension

Recommend REFUSAL, overbearing effect on neighbour.

The extended utility room with balcony over, plus conservatory is some 23' beyond the existing rear wall.

OTHER PLANNING MATTERS

The planning committee felt that it would be beneficial if councillors could be briefed by a planning officer on the Masterplan before any more detailed proposals came forward. The clerk to be asked to arrange this in view of comments made during discussion of 04/P/1992/RM.

There being no further business the chairman closed the meeting at 12.55pm

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/2079/F	43 Lower Down Road Portishead	Two storey side extension with integral garage and vehicular access	This two storey extension is about 0.25m from the boundary. On balance this large extension and excavated drive will be detrimental to the street scene.	Refusal
04/P/2175/F	12 Kings Road Portishead	Erection of dormer window		Approval subject to no valid objection from neighbour over the minor degree of overlooking of ground floor
04/P/2233/F	48 Mead Road Portishead	Proposed extension to provide accommodation for dependant relative	No objections	Approval
04/P/2237/F	26 Brampton Way Portishead	A two storey side extension, front porch and rear conservatory	No objections	Approval – but suggest the first floor side elevation should be in materials to match existing
04/P/2258/F	302 Down Road, Portishead	Conservatory extension	No objections	Approval – subject to no valid objections from neighbours
04/P/2259/LB	Fomer Coach House Fedden Village Nore Road Portishead	Retention of stone panels and existing windows which are to be re-glazed incorporating leaded lights to the front on the ground floor level and	No objections	Approval

		replacement of door on the first floor (rear) with dormer window		
04/P/2272/F	1A Meadows Close Portishead	Proposed conservatory	No objections	Approval subject to no valid objections from neighbours concerning overlooking to sides
04/P/2319/F	66 Combe Avenue Portishead	Proposed two storey side extension	No objections	Approval
04/P/2358/LB	The Windmill Public House Nore Road Portishead	Retiling of the old windmill reusing existing clay Bridgewater plain tiles	No objections	Approval
04/P/2365/F	51 Nore Road Portishead	Retention of garage extension	No objections	Approval
04/P/2375/F	153 Heron Gardens Portishead	First floor side extension and single storey rear extension	No objections	Approval subject to no valid objections from neighbours
04/P/2443/F	59 Slade Road Portishead	Alterations and two storey extension	The minor alterations to this application have not addressed the concerns of North Somerset Council to this development	Refusal

PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
03/P/2024/F	Wheelers Garage 141 High Street Portishead	Redevelopment of petrol station – demolition of all existing buildings and development of ten apartments with car parking spaces and associated works <i>(Amendment dated 28 September</i>	No objections	Approval

		<p>2004, comprising –</p> <ul style="list-style-type: none"> The amendments propose to link the above building at the Wheelers Garage site with approved building on the adjoining site at High Street Motors) 		
04/P/0797/F	7 Hillcrest Road, Portishead	<p>Single storey front and side extension to existing garage (Amendment dated 15 September 2004 comprising – Revised roof design of ground floor extension along the side of the property, to be hipped)</p>	No objections	Approval
04/P/1569/RM	2 Seaview Road Portishead	<p>Submission of reserved matters for siting, external appearance, design, means of access and landscaping pursuant to outline planning approval –3/P/0527/O for the erection of a 3 bedroom bungalow and garage (Amendment dated 24 September 2004 comprising –</p> <ul style="list-style-type: none"> Reposition dwelling to 4.4 metres back from Seaview Road to provide parking spaces Reduction in size of bedroom 1 at the rear of the property) 	No objections	Approval
04/P/1893/F	Jasmine Cottage 63 West Hill Portishead	<p>Demolition of existing wall and replacement on new boundary line with timber fence and new pitched roof to garage (Amendment dated 2 September</p>	This amendment addresses	Approval

		<i>2004 comprising erection of 1m high stone faced wall in lieu of proposed 1.2m high timber fence)</i>	the concerns of the Town Council.	
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WORKS TO TREES APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN IN CONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	COMMENT	RECOMMENDATION
04/P/2170/TPO	7 Manor Close Portishead	Ash x 1 – height reduction 20%	The current height of the tree would seem to be appropriate. Would only want to see a height reduction if that would lead to a more shapely specimen.	-
04/P/2307/TPO	Charlcombe Caravan Park Down Road Portishead	<ul style="list-style-type: none"> • G17 -Pines x 4 – Fell • G17 – Sycamore x 1 • G17 –Pines x 2 – Remove large boughs in vicinity of Plot 43 	The three pines next to Plot 44 are very close to the house so understand resident’s concern. Permission should not be given for houses so close. Once planning permission is given it is very difficult to argue the case. The Sycamore is out of place in this group. Removal will help remainder of group to develop. The other changes are relatively modest.	Approval subject to 5/6 replacement trees being planted in G18 area.
04/P/2308/TPO	The Grange High Street Portishead	Fell 6 Lawson Cypress	These conifers are overbearing the garden and house. The only reservation	Approval

			is regards replanting with silver birch. There are no others in the garden as far as can be seen and Copper Beech would be more appropriate, although they are larger and longer lived.	
04/P/2312/TPO	126 Hillside Road Portishead	Sycamores x 2 – Pruning to reduce canopy size	A previous application was refused for the felling of these trees. This work seems a reasonable alternative.	Approval
04/P/2374/WT	Craigmore, Woodlands Road, Portishead	Works to trees <ul style="list-style-type: none"> • Laurel (Not protected as shrub) • T2 – Yew Lift the crown by approx 15% 	No objections	Approval