

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
ON WEDNESDAY, 7 FEBRUARY 2007**

PRESENT

Councillor Mrs Lord – in the Chair

Councillors Mrs Bickley, Howells, Johnston, Mrs Mason,
Miers, Pasley, Miss Way

Mrs R Tranter – Assistant Clerk

APOLOGIES

Councillor J H Clark, Mrs Cruse, Gething, Walters

PUBLIC PARTICIPATION

There were two members of the public present.

Standing orders were suspended to allow both members of the public to address the Committee about Planning Application 07/P/0096/F, Land to the rear of 115 High Street, Portishead.

Mrs G Singer, 113 High Street, Portishead, read out a statement about how the proposed development would affect her property. Mrs Singer acknowledged that dwellings proposed to the rear of her property had been reduced by one and would be moved further away from her boundary, however she still had a number of concerns including the following –

- The enclosing effect and outlook from her property, particularly the loss of sunlight into her sunroom which lets light into her kitchen;
- Loss of light because of the proposed landscaping with trees;
- Three businesses sharing the site with residential properties is not compatible. The nature of these businesses involves deliveries of stone, coffins etc often by large, long lorries. Also numerous visits by florists, visitors, and funeral corteges and frequent washing of the undertaker's vehicles etc. These uses will conflict with demands for car parking and access for residents.
- The blocks of maisonettes will be too close to the boundary and are not sympathetic to the surroundings. Their appearance is more align to a conference centre.
- The development did not enhance the Conservation Area.

Mr S Howard, 105a High Street, Portishead, informed the committee where his property was in relation to the development site as it was not shown on the site plan. Mr Howard pointed out the number of applications that there had been over the years and that the impact of this application on the surrounding properties has not altered. Reference was also made to the conclusions of the various Inspectors who had dealt with the appeals, primarily that no buildings should be in excess of 2/3 storeys. His main concerns were –

- Overbearing effect on the surrounding properties;
- 69 properties per ha is still too high a density in a Conservation Area;
- Overlooking of adjacent properties;
- Buildings very close to the west boundary ;
- Views of the site will dominate Court Farm Conservation Area;

- Insufficient parking and highway issues with the only entrance/exit on a bend on to the High Street.

Standing orders were resumed.

DECLARATIONS OF INTEREST

Councillor Johnston 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

The following application was taken out of order as it was of interest to the members of the public present at the meeting.

07/P/0096/F LAND TO THE REAR OF 115 HIGH STREET, PORTISHEAD

Erection of 13 residential units

The Chairman informed the Committee of the history of the site and read out the Town Council's previous comments to the earlier application (06/P/1595/F refers). It was agreed that the main difference with the new application submitted was the removal of a semi-detached property, moving the remaining dwelling further from the west boundary and alterations to parking. Members agreed that the concerns of the Town Council had not been addressed by this new application and the same response should be sent to North Somerset Council. The residents at the meeting had also contributed some new and very valid comments and these would also be added to the response.

RECOMMENDATION

Object to the planning application on the following grounds –

- Loss of amenity value for neighbouring properties on High Street. The proposed landscaping will cut light from their properties.
- Three storey buildings constitute overdevelopment in a conservation area. (See Inspector's comments from a previous appeal).
- Incompatibility with the adjacent conservation area and listed buildings therein; does not enhance it.
- Highway issues associated with residents and other commercial, office and business users on this site. Conflict between demands of car parking for residents and space for delivery vehicles and assemblage of funeral processions (funeral director).

Commend the comments of North Somerset Council's Conservation Officers except that realigning of the house will further conflict with business users.

The Committee also note that there will be an issue of overlooking the school playing area.

Both members of the public left the meeting before the next item at 7.55pm.

**06/P/2773/RM LAND OFF MAJORAM WAY, VILLAGE QUARTER,
PORTISHEAD**

Reserved matters pursuant to outline planning permission 00/P/1844/OT2 for housing development, primary school, open space provision and associated infrastructure on land off Marjoram Way

(Amendment dated 16 January 2007 comprising -

- Revised design has provided all the school/community accommodation (including the community hall) on the ground floor.
- The roof has been redesigned to address the above revised single storey arrangement. The only 2-storey building will be the main school hall that stands in the centre of the building.
- With the introduction of additional ground floor space the whole of the school building has been moved further south towards the railway line.
- The revised position of the sports pitches has made it possible to move the Multi-use Games Area an additional 5 metres away (making the total separation distance of 35 metres) from residential properties.
- A new dedicated footpath now links the parking area with the school building.)

The Chairman advised the committee that they would be discussing the amendments to the planning application and not the original plans submitted. There was a lengthy discussion on the merits of the new plans and problems with access, parking and the positioning of the MUGA. The amended more usable area for the community room was welcomed. It was also noted that further amendments were expected.

RECOMMENDATION

No objections to the school building and welcome the eco friendly design. The Committee would also comment that the building should conform to the highest levels of energy and water conservation.

There are however grave concerns for the following –

- Only 14 parking spaces within the site;
- The narrow road serving the school with only an informal one-way system proposed.

The Committee also comment that any alteration to the position of the MUGA should take into account the amenity of the residents and visibility of the area.

07/P/0032/F UNIT ONE, OLD MILL ROAD, PORTISHEAD

Demolition of existing building and construction of retail development together with associated car parking, servicing and landscaping

The application and various consultation documents available on North Somerset Council's website were discussed in some detail. Some members were concerned at the loss of valuable employment land whilst others welcomed the development of the land and the additional parking it would provide close to the town centre.

RECOMMENDATION

No objections – but would comment that railings and landscaping are retained or replaced by similar.

07/P/0162/F 114 HIGH STREET, PORTISHEAD

Erection of a single storey side extension to provide an extended stock room. Relocation of existing external stairs and formation of enlarged walk way to roof of extension

It was noted that one parking space would still be available following the addition of the extension.

RECOMMENDATION

No objections.

07/P/0186/RM VILLAGE SQUARE, ASHLANDS, PORTISHEAD

Submission of reserved matters with details of layout, scale, appearance, access and landscaping for erection of 1 no. 2 storey, and 1 no. 2 storey dwellings and 1 no. 3 storey block comprising 3 flats over 2 no. commercial spaces, garage, parking and landscape

The Committee noted the location of this relatively small application. The inclusion of 2 commercial spaces was welcomed.

RECOMMENDATION

No objections and welcome the commercial spaces within the application.

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 8.55pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/3023/F	Newlands Close	Provision of additional resident's car parking	No objections but would comment that – <ul style="list-style-type: none">• Some arrangements need to be made to ensure that there is no blocking of roadways by parking the cars displaced by this scheme – perhaps some sort of permit system for unused spaces in the Close.• Careful realigning of yellow lines.
06/P/3039/F	1 Hill Gay Close Portishead	Two storey rear extension	No objections.
06/P/3061/F	Parish Wharf Centre Harbour Road Portishead	Advertisement banner for Barrett's Development	This application is misleading for the following reasons – <ul style="list-style-type: none">• The site address is incorrect and should read Portishead Youth Centre.• The site plan is also incorrect since it highlights North Somerset Highway Land and not the area shown in the photograph which is the Youth Centre boundary fence. Therefore until the application is amended the Town Council make no comment.
06/P/3056/F	54 Merlin Park Portishead	First floor extension over existing garage and conversion of rear part of garage into additional living accommodation	Object to the planning application on the following grounds – <ul style="list-style-type: none">• Loss of light to side windows of no 52 Merlin Park.
07/P/0011/F	8 Woodhill Park Portishead	Rear White UPVC conservatory	No objections - subject to no valid objections from neighbours.

07/P/0027/F	Co-Op Store Wyndham Way Portishead	Single storey extension to form a kiosk. All materials to match existing	No objections.
07/P/0051/F	3 Sage Close, Portishead	Two storey front extension to create new playroom and en-suite shower-room. New single storey porch extension	No objections.
07/P/0077/F	Land at The Ranch Ranchways Portishead	Erection of a detached dwelling with detached garage	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • That this application has access onto Weatherly Drive. The Town Council's previous response of approval was dependant on no such access. Weatherly Drive is a busy commuter route from the town also serving the Police Headquarters. This application will set a precedent as no other property has direct access on to this road.
07/P/0081/F	Land adjacent 62 Lower Down Road	Erection of two bedroom bungalow	Note that permission was given in 2003 (03/P/3218/F refers). No objections.
07/P/0139/F	20 Leighview Road Portishead	Two storey side and single storey rear extension	No objections – subject to no valid objections from neighbours.
07/P/0158/F	2 The Bramleys Portishead	Two storey rear extension	No objections – subject to no valid objections from neighbours.
07/P/0161/F	31 Down Road, Portishead	Erection of a two storey side extension	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • The extension is too large and overbearing on the next door property – a bungalow. • Loss of garage/parking space.
07/P/0174/F	16 Leighview Road Portishead	Erection of a two storey side extension and a single storey rear extension	No objections – subject to no valid objections from neighbours.

07/P/0193/F	13 Denny View, Portishead	Erection of a single storey rear extension. Erection of a rear conservatory. Loft conversion to include rear dormer. Removal of chimney stack	Object to the planning application on the following grounds – <ul style="list-style-type: none"> The conservatory has glass on three sides and will therefore affect the privacy of the immediate neighbours.
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PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO	LOCATION	PROPOSAL	RECOMMENDATION
06/P/2986/F	74 West Hill Portishead	Extension to existing garage and erection of wind turbine <i>(Amendment dated 30 January 2007 –</i> <ul style="list-style-type: none"> <i>Change in pitch of garage roof;</i> <i>Removal of wind turbine.)</i> 	This amendment does not address the concerns of the Town Council. Objections – the garage is still too close to boundary.
06/P/3061/ADV	Youth Centre Harbour Road Portishead	Advertisement Banner for Barrett's Development <i>(Amendment dated 30 January 2007 –</i> <ul style="list-style-type: none"> <i>Comprising amended site location plan</i> 	Object as the banner is too distracting to traffic at a <u>very</u> busy junction. <i>Note: The amended site plan still mentions Leisure Centre.</i>

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
06/P/2972/TPO	26 White Lodge Park Portishead	Works to trees – <ul style="list-style-type: none"> Pine x 1 -Fell 	Object to the planning application on the following grounds –

			<ul style="list-style-type: none"> This is an attractive and unusual landscape tree which should be preserved. Some limbs look to be too long for their modest girth and could be selectively removed. Our Tree Warden sees no justification for felling.
07/P/0023/TPO	Unit 61 Charlcombe Park Down Road Portishead	Works to trees – <ul style="list-style-type: none"> Pine Trees x 5 – Fell 	Following a meeting on site between PNWTC's Tree Warden, Councillor Gething and NSC Tree Officer – Object to the planning application as it stands. Would agree to the felling of one tree only to benefit the remaining three.

OTHER PLANNING MATTERS – FOR INFORMATION

PLANNING APPEALS

06/P/1718/F 102 NORE ROAD, PORTISHEAD

Demolition of existing garage and erection of two storey side extension, increase roof height to allow for loft conversion, dormer window to front and rear and balcony to first floor rear extension

It was noted that notification has been received of an Appeal to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the application above. It was also noted that a copy of the appeal decision has been requested.