

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 2 JULY 2008**

PRESENT Councillor Mrs Knight – in the Chair

Councillors Mrs Cruse, Cruse, Hazelton, Howells, Miers, Parker,
Miss Stanley*, Walters

Mrs Tranter – Assistant Clerk

*Councillor Miss Stanley arrived at 7.35pm

APOLOGIES Councillors Cameron, Mrs Lord, Mrs Mason, Pasley, Mrs Way

DECLARATIONS OF INTEREST

Councillor Hazelton

- Personal interest in Planning Application 08/P/1323/F
Land adjoining 16 Roath Road, Portishead
Erection of a dwelling following demolition of existing garage and car port
Reason – Development site is within sight of home address.

Councillor Miss Stanley

- Personal interest in Planning Application 08/P/1436/F
Unit 1 & 2 Portishead Business park, Old Mill Road, Portishead
Change of use from food warehousing to a depot (premises for the purchase of hire of
new or used heavy and general construction plant and equipment
Reason – Employed by the company which is also the agent for the application.

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

Councillors 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.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

08/P/1196/F 19 CLEVEDON ROAD, PORTISHEAD

Erection of a two storey rear extension, insertion of first floor window to the front elevation and alterations to front porch

Members discussed the location of the site and the proposals. It was also noted that there was one objection from a neighbour.

RECOMMENDATION

No objections.

08/P/1257/O SITE ADJACENT TO WYNDHAM WAY, CONFERENCE AVENUE AND SHEEPWAY, PORTISHEAD

Outline permission for the erection of offices with associated car parking 84 spaces, vehicle manoeuvring and landscaping with details of access, layout and scale not reserved for subsequent approval

The Committee noted that an earlier application had been approved with conditions (07/P/2669/O refers). This revised plan had been submitted as the prospective purchaser/leasee required additional parking within the site. The application was discussed in some detail with various points being made including the following –

- Scale of the building;
- Access to the offices;
- Parking and additional vehicle movements to and from the development; and
- Reduction in trees screening the building.

RECOMMENDATION

No objections but would comment that the existing splitter island on Conference Avenue, outside the entrance to the development, will inhibit larger vehicles from turning safely.

08/P/1323/F LAND ADJOINING 16 ROATH ROAD, PORTISHEAD

Erection of a dwelling following demolition of existing garage and car port

Members noted that an earlier application (08/P/0318/F refers) for the same site but for the erection of two flats had been withdrawn by the applicant. The Committee discussed the comments submitted to North Somerset Council on the earlier application. Some members considered that the development would tidy up the area. However there were still concerns with the parking arrangements and the development of the site in such a narrow road.

RECOMMENDATION

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Loss of parking in a very busy, narrow road and creation of more car usage; together with
- North Somerset Council's recently introduced regulations in the adjacent car park.
- The proposed use of render is out of keeping with the surrounding street scene of Victorian, stone houses.

However if North Somerset Council is minded to grant permission the Town Council would ask that natural stone be used on elevations.

08/P/1405/F

19 HILLCREST ROAD, PORTISHEAD

Erection of a single storey front extension, two storey side extension and single storey rear extension following demolition of existing rear conservatory. Erection of single storey rear extension at lower ground floor level to create garden room with decking area above.

Members discussed the location and the possible effects of the development on the neighbours. No objections from the neighbours had been received.

RECOMMENDATION

No objections.

08/P/1413/F

130 HILLSIDE ROAD, PORTISHEAD

Erection of a rear conservatory

The Committee noted that no objections had been received from neighbours. It is also believed that this application is retrospective.

RECOMMENDATIONS

No objections.

08/P/1423/F

17 GARDNER ROAD, PORTISHEAD

Erection of a three-bed detached dwelling with integral garage and associated works

The Committee discussed the proposed development, part of which is within the Conservation Area. Some members thought that the proposal was overdevelopment of the site. It was reported to the Committee that North Somerset Council were likely to refuse the application.

RECOMMENDATIONS

Object to the planning application on the following grounds –

- Overdevelopment of the site.
- Detrimental to the street scene.
- Damaging to the Woodhill Road Conservation Area.

08/P/1436/F

**UNIT 1 & 2, PORTISHEAD BUSINESS PARK,
OLD MILL ROAD, PORTISHEAD**

Change of use from food warehousing to a depot (premises for the purchase or hire of new or used heavy and general construction plant and equipment)

The Committee discussed the location which is close to the Town Centre. Some members had concerns that it would increase the number of heavy vehicles approaching and turning on Wyndham Way. However it was generally felt that the proposed use would increase employment in the area compared with the existing warehouse usage.

RECOMMENDATIONS

No objections.

Councillor Miss Stanley asked that her abstention from voting on this application be recorded in the minutes.

OTHER PLANNING MATTERS

TREE APPLICATION ADMINISTRATION

The Chairman explained that the Tree Warden, on behalf of the Town Council was dealing with all the tree applications received from North Somerset Council. The responses are detailed and the feedback from North Somerset Council's Tree Officers is that the comments submitted are greatly appreciated. The Chairman added that she would like to place on record the thanks of the Council.

It was also pointed out that the Tree Warden would be on holiday from September to December 2008. During this time Ward Councillors' assistance would be required with Tree Applications in his absence. In the meantime the Tree Warden, Jon Gething, would be circulating his comments on current applications so that Ward Councillors could get a feel for the type of response which they would need to make later in the year.

RECOMMENDATION

That the Clerk write to the Tree Warden thanking him for all the hard work which he undertook on behalf of the Town Council when dealing with tree applications in the Town.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 8.20pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/1169/F	62 Nore Road Portishead	Erection of a single storey extension to existing garage	No objections.
08/P/1171/LB 08/P/1173/F	33a Woodhill Road Portishead	Internal alterations to include the blocking up of 2 no internal doorways, removal of 1 no. internal door, removal of 1 no partition wall. Modifications to windows and doors to the front and rear elevation.	No objections.
08/P/1210/F	10 The Deans Portishead	Erection of a two storey side extension and front porch following demolition of outbuilding	No objections to the planning application – subject to no valid objections from neighbours. However would draw to the attention of North Somerset Council the proximity of the proposed extension and the tree in the adjoining neighbour's rear garden.
08/P/1215/F	2 Exeter Road Portishead	Erection of a rear conservatory	No objections subject to no valid objections from neighbours.
08/P/1229/F	66 Slade Road Portishead	Increase the height of the Avon Way boundary wall 1.9m with timber panelling infills between brick pillars	No objections.
08/P/1241/F	POS 16 and 17 The Ashlands Portishead	Landscaping of two open space areas including soft landscaping, tree planting, bonded gravel path, public art installation and a structural landscape strip	Welcome the planting scheme of mainly native trees and shrubs and the wildflower meadow mix as well. No objections.

08/P/1255/RM	Access Road Off Newfoundland Way Dockside Portishead	Submission of reserved matters of access road, pedestrian footpaths and ancillary finishing to serve Block Q and other phases at Dockside, Portishead	No objections.
08/P/1269/F	18 Slade Road Portishead	Erection of a single storey rear extension	No objections subject to no valid objections from neighbours.
08/P/1270/F	Albion Inn 15 Bristol Road Portishead	Form timber framed structure with clay tiles roof to front of building within external drinking area	No objections.
08/P/1295/F	67 Nightingale Rise Portishead	Erection of a single storey rear extension and a replacement conservatory	No objections – subject to no valid objections from neighbours.
08/P/1318/LDP	38 Charlcombe Rise Portishead	Certificate of Lawful Development for the proposed replacement of Juliette balcony with a standard balcony	No response required for this type of application.
08/P/1348/F	64 Hillcrest Road Portishead	Erection of a single storey side extension	No objections - subject to no valid objections from neighbours

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/1121/TPO	White Lodge Park Portishead	<ul style="list-style-type: none"> • Lime x 2 - Remove epicormic growth to 4m. • Lime x 1 - Remove epicormic growth to 4m, prune back from no. 24 to allow 4m clearance to adjacent young Plane. 	There are 3 large Lime trees and a very large Copper Beech forming an important group of trees in the grounds of this estate. The Plane is a much younger specimen and is being dominated by one of the Limes causing it to grow unevenly. The work proposed is removal of young growth at base

		<ul style="list-style-type: none"> • Copper Beech x 1 - Reduce laterals limbs growing towards 27 by approx 2m. 	<p>of trees and pruning to reduce proximity to houses. Pruning to the young \Plane to rebalance and to adjacent Lime to allow room for Plane to develop.</p> <p>The work is proportionate to the problems being address and will allow the young Plane to develop as part of the group.</p> <p>No objections.</p>
08/P/1129/TPO	11 Norewood Grove, Portishead	<ul style="list-style-type: none"> • Holm Oak x 1 – Crown thin 20-30% reduce weight of long laterals towards road. • Oak x 4 – Crown thin 20-30% remove low epicormic growth up to 15 feet. • Holm Oak x 1 – Crown thin 20-30% remove epicormic growth up to 15Feet and reduce branches overhanging neighbour’s garage. • Holm Oak x 2 – Crown thin 20-30% reduce end weight long laterals towards neighbours by 20% and crown lift to 3m from ground level. 	<p>This is a group of 8 mature Holm Oak forming an important part of landscape near Nore Road. The work proposed is to thin crowns and remove long laterals. This will improve the appearance of the trees while reducing the impact on neighbours.</p> <p>No objections.</p>
08/P/1137/TPO	31 Sally Hill Portishead	<ul style="list-style-type: none"> • Lime x 1 – 20% crown thin remove dead dying branches 	<p>This is another of the recurring applications for work to this important line of trees on Leigh View Road. The proposed work is to thin crown by 30%. This will increase light into the garden without changing the overall shape of the tree of its contribution to the group.</p> <p>No objections provided the overall shape of the tree is retained.</p>

OTHER PLANNING MATTERS

PLANNING APPEALS

07/P/3230/RM

LAND AT PARCEL LP, ASHLANDS AREA 4, PORTISHEAD

Submission of reserved matters of layout, 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

Notification has been received of an Appeal to Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decision of North Somerset Council to refuse planning permission for the application above. A copy of the appeal decision has been requested.