

PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE
10 AUGUST 2002

PRESENT Councillor J Johnston – in the Chair

Councillor Mrs Bickley, Brine, M Johnston, Mrs Mason, Pasley,
Pickering

APOLOGIES Councillors Mrs Cruse, J H Clark, J S Clark

DECLARATIONS OF INTEREST

Councillor Mrs Bickley – Application No. 02/P/1747/TPO – Beech House, Lake Road,
Portishead

PLANNING APPLICATIONS

02/P/1515/F 1 SEVILLE COURT, PORTISHEAD

Two storey rear extension.

The Chairman reported that Crest were not happy with such changes. The Committee noted the rear faced NW and the extension would make the back area of no. 2 gloomy and would be even more so if no. 3 carried out a similar extension in the future. The Committee

Recommend REFUSAL due to loss of amenity of no. 2. (NB – If NSC are minded to approve the application, the Town Council would wish the french doors to retain their present appearance).

02/P/1577/PDT LAND ADJACENT TO DRAINAGE DITCH, OFF HARBOUR ROAD, PORTISHEAD

New telecoms mast for Vodaphone.

The Committee noted that this application was a re-submission of planning application 2/P/0047/PDT.

The Committee were concerned that a mast in the proposed location would be intrusive and diminish the ambience of Waterside Square, an important District Centre public feature.

Recommend APPROVAL, but would prefer to see it sited nearer the existing, and proposed, Harbour Road industrial and warehouse area.

02/P/1590/F 11 KINGS ROAD, PORTISHEAD

Erection of two bedroom bungalow and integral garage.

The Committee had concerns about the application and felt the bungalow and garage should be set further back on the site to avoid no. 9 looking out on a blank wall within a short distance. A hip on the front roof elevation would further assist this objective. The Committee were also concerned about vehicles reversing on to the road fairly close to the Hillcrest Road junction.

Recommend APPROVAL, subject to the above points being considered.

02/P/1638/F THE OLD BRICKYARD, BRISTOL ROAD, PORTISHEAD

New vehicular access to a development site. Alternative to road access included in previous planning consent.

The proposed access is potentially much safer than the existing and the Committee thought there should only be one vehicular access. Therefore consideration should be given to closing the existing access road and re-routing traffic through the proposed access with a pedestrian only walkway at the existing position.

Recommend REFUSAL.

02/P/1639/F 8 STOKE ROAD, PORTISHEAD

Change of use from Class A1 Shop to use Class A3, Hot Food Takeaway (pizza) with low level extractor duct.

The Committee acknowledged there there would be limited demand for A1 use on the site and agreed with the Chairman's comment that the flue would be less obtrusive if positioned at the rear. The Committee were reassured by the undertaking given by the applicant that the noise and smell levels would be maintained at a low level and ask that any necessary steps are taken to ensure this is done

Recommend APPROVAL

02/P/1695/RG4 GORDANO SCHOOL, ST MARY'S ROAD, PORTISHEAD

Demolition of existing school sports changing rooms and construction of new changing rooms, staff office and new ramped access and extension to existing car park.

The Committee were very pleased with the proposals and noted the much improved parking and access facilities.

Recommend APPROVAL

02/P/1739/F PLOT B, GORDANO GATE, BUSINESS AND DISTRIBUTION DEVELOPMENT, PORTISHEAD

Construction of a single storey children's day nursery with associated car parking.

The Committee noted the changes in design from a previous application and the slight increase in size.

Recommend APPROVAL

02/P/1738/F LAND ADJACENT TO NORWOOD LODGE NURSING HOME, NORE ROAD, PORTISHEAD

Erection of three storey house and detached garage with ancillary accommodation over. (Amended design of approved plans 02/P/0598).

The Committee noted the changed treatment to the external finishes and considered it more appropriate.

Recommend APPROVAL

The following application was received too late to be included on the Agenda

**02/P/1785/ADV 1ST PORTISHEAD SCOUT HQ, STATION ROAD,
PORTISHEAD**

Directional Freestanding Sign

The Committee considered the size of the proposed sign to be unacceptable. They thought a sign less than 1m length would be more appropriate.

Recommend REFUSAL

Concern was also expressed at other large signs which have appeared in several places in the town without any permission having been sought.

**DELEGATED PLANNING APPLICATIONS FURTHER CONSIDERED BY THE
PLANNING COMMITTEE**

02/P/1541/F PLOT AT 286 DOWN ROAD, PORTISHEAD

Erection of single dwelling and garage.

This application has already been approved in principle by the Town Council, when considering the removal of the public conveniences on this plot of land and the relocation of the bus shelter. The Committee considered the plans were appropriate to the site.

Recommend APPROVAL

02/P/1579/F SITE 2, QUAYS AVENUE, GORDANO GATE, PORTISHEAD

Erection of 2 storey offices with basement car park.

This application is a re-submission of Planning Application 02/P/0063/F. The proposed building now has a pitched roof, better fenestration and is a considerable improvement. The Committee welcomed the changes.

Recommend APPROVAL.

02/P/1756/F 12 TOWER ROAD, PORTISHEAD

Two storey extension to side of property.

The Committee considered that the blank wall as proposed would be much improved if relieved with a simple relief panel or contrasting string courses.

Recommend APPROVAL

02/P/1770/F 3 HILLCREST ROAD, PORTISHEAD

Replacement dwelling and garage.

The proposed house will be similar in size and design to 1 Hillcrest Road (approved about two years ago), but it has a steeper pitched roof. The site is about 10 feet below road level and almost invisible from all directions.

Recommend APPROVAL.

**02/P/0460/RM LAND BETWEEN HARBOUR ROAD CABSTAND AND
FORMER BRISTOL – PORTISHEAD RAILWAY LINE,
PORTISHEAD**

Submission of Reserved Matters for the erection of shops and residential apartments including external appearance, siting, design and means of access pursuant to Outline Planning Permission number 01/P/0474/O for new district centre. (Amendment dated 10 July 2002, comprising a re-positioning of the rear façade of the building 600mm away from the Waitrose car park and associated changes to create smaller flats than first proposed.)

The Committee noted that the amendment was necessary due to engineering difficulties.

The front to rear dimensions of the flats are reduced, all the rooms are smaller.

Recommend APPROVAL.

02/P/1328/F PARISH WHARF ESTATE, STATION ROAD, PORTISHEAD

Erection of 3/4 storey building to provide 67 sheltered apartments including house manager's apartment, car park and communal facilities. (Submission of reserved matters pursuant to outline planning permission 01/P/0474/O) (Amendment dated 31 July 2002, comprising revisions to design.)

The main changes are the provision of 9 gable features on the elevations which break up the bland appearance of the previous design. Also the finishes are varied particularly on the NE and NW elevations which were long plain walls and now have varied materials and tones. The internal effects are minimal, many lounges are now larger and there are more balconies. There are however no more car parking spaces.

The Committee observed that the Town Council's previous comments about uninspiring elevations had been noted and welcomed the much improved appearance.

Recommend APPROVAL of building modifications but would prefer to see several more visitor parking spaces.

**DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING
CHAIRMAN**

02/P/1546/F 28 LEIGH VIEW ROAD, PORTISHEAD

Installation of conservatory.

There is a fairly high wall between nos. 28 and 28a. The neighbour is not concerned by the proposed conservatory.

No objections – Recommend APPROVAL.

02/P/1561/F 17 WOODHILL ROAD, PORTISHEAD

Private garage with gardener's store and toilet and alterations to rear entrance.

These alterations are useful additions. A little more forecourt would be useful.

Recommend APPROVAL.

02/P/1605/F 7 REDCLIFFE CLOSE, PORTISHEAD

Conservatory at rear.

The neighbours are happy with the plans.

No objections – Recommend APPROVAL.

02/P/1607/F WYNDHAM, BATTERY LANE, PORTISHEAD

Extension to form new kitchen, lounge and bedroom.

The neighbours have no objections.

Recommend APPROVAL.

02/P/1632/F 51 HILLCREST ROAD, PORTISHEAD

Two storey rear extension.

The neighbours are not concerned by the extension.

No objections – Recommend APPROVAL.

02/P/1656/F 109 BRAMPTON WAY, PORTISHEAD

First floor extension above the garage to existing house to form additional bedroom accommodation.

Neighbour has no objections.

Recommend APPROVAL.

02/P/1660/F 37 THE PADDOCK, PORTISHEAD

Single storey extension.

The neighbour's property is 2.5m higher than no 37. The neighbour will therefore not be affected and has no objections to the extension.

Recommend APPROVAL.

02/P/1679/F 115 AVONWAY, PORTISHEAD

Installation of galvanised security shutters.

There is already an existing security shutter on another shop in the rank

No objections – Recommend APPROVAL.

02/P/1693/F 21 WATERSIDE PARK, PORTISHEAD

Extensions and alterations.

The neighbours quite happy with the alterations.

No objections – Recommend APPROVAL.

02/P/1694/F WEST HILL POST OFFICE, 46 WEST HILL, PORTISHEAD

Divide property into two dwellings one containing the Post Office.

There is room for three cars on the drive and no significant external alterations.

No objections – Recommend APPROVAL.

02/P/1708/F 10 GLEBE ROAD, PORTISHEAD

Detached garage.

There are already several garages on Glebe Road. There are high trees behind.

Recommend APPROVAL.

02/P/1709/F 45 PORTLAND DRIVE, PORTISHEAD

Rear conservatory.

The neighbours are happy with application.

Recommend APPROVAL.

02/P/1720/F 29 UNDERWOOD ROAD, PORTISHEAD

First floor bedroom extension over existing first floor extension.

The neighbour has no objections. The property owner opposite has some concerns but these are not valid planning grounds (loss of view). The existing ground floor has a lateral extension at the front, would prefer to see the first floor extension without this.

Recommend APPROVAL subject to the final comment above.

02/P/1767/F 12 GLEBE ROAD, PORTISHEAD

Double garage at bottom of garden.

There are already several similar garages on Glebe Road. There are fairly high trees on lane behind.

Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

02/P/0849/F 63 BROCK END, PORTISHEAD

Replacement of existing garage with two-storey side extension. (Amendment dated 22 July 2002, comprising the conversion of the roof space to living accommodation, involving the insertion of two additional roof lights in the rear roof-slope and two roof lights in the front gable roof-slope.)

This amendment is for the addition of 4 small Velum windows and one gable window.

No objections – Recommend APPROVAL.

02/P2032/F 63 WOODHILL ROAD, PORTISHEAD

Conversion of existing nursing home into 4 flats and 1 house. (Amendment dated 5 June 2002, comprising a revised extension to the house incorporating a balcony and alteration of window to create a french door onto the balcony).

The neighbour at No 6 has objected to the proposed balcony. Following a visit to the neighbouring property the Planning Chairman suggests that an obscure side screen be fitted to the balcony to prevent overlooking of the neighbouring property.

Recommend APPROVAL subject to the fitting of an obscure side screen on the proposed balcony.

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

02/P/1497/TPO 20 THE ROWANS, ST MARY'S PARK, PORTISHEAD

Works to trees. 2 Hornbeam - reduce by 20%, 12 Lawson Cypress - reduce to 10 feet.

The reductions in size of the trees should be an improvement.

Recommend APPROVAL.

02/P/1499/TPO 13 FALCON CLOSE, PORTISHEAD

TPO 71 – Balanced crown reduction 25% and thin crown by 15% and remove dead wood

No objections – Recommend APPROVAL.

02/P/1521/TPO CHARLCOMBE PARK, (EXISTING TOP MOBILE HOME SITE) DOWN ROAD, PORTISHEAD

Works to trees - Group G17/G18 – the lopping of 14 and felling of 2 small Scots pines.

The coppice of young Scots pines probably need thinning in the interests of good arboreal practice. The work is being carried out prior to the installation of replacement static homes.

Recommend APPROVAL.

02/P/1530/TPO NOREWOD GROVE WOODLAND, PORTISHEAD

Ash Trees – Thinning crown and trim overgrown branches.

The trees are leaning and branches are seriously overhanging the boundary of 7 Nichols Road. The density of the trees is preventing the golden oaks from growing properly.

No objections – Recommend APPROVAL.

02/P/1568/TPO 40 HIGH STREET, PORTISHEAD (HSBC BANK LTD)

Tree works – thin crown of horse chestnut by 15%.

This application is for necessary thinning of the crown of the horse chestnut in the customer car park.

Recommend APPROVAL.

02/P/1645/TPO 2 VALLEY COURT, VALLEY ROAD, PORTISHEAD

Tree works – TPO 97/1579 - refers to crown reduction of between 20% and 30% on five trees. (Horse chestnut, beech, two hawthorns, copper maple.)

The majority of this application is satisfactory. However see no need for any reduction to the crown of the copper maple.

Recommend APPROVAL subject to the above.

**02/P/1648/WT ST PETER'S CHURCH, CHURCH ROAD NORTH,
PORTISHEAD**

Notice of proposed felling and or works relating to trees in a conservation area.

All the suggestions seem appropriate.

Recommend APPROVAL.

02/P/1747/TPO BEECH HOUSE, LAKE ROAD, PORTISHEAD

Tree works – TPO 435 – refers to 20% balanced crown reduction and lift crown slightly to increase headroom by 1.5m (Copper Beech).

This is necessary crown reduction.

No objections – Recommend APPROVAL.

OTHER PLANNING MATTERS

PLANNING APPEAL

01/P/2320/F 21 BEECHWOOD ROAD, PORTISHEAD

New conservatory together with all works.

It was noted that notification had been received of an Appeal to the Secretary of State, against the decision of North Somerset Council to refuse planning permission for the above planning application. It was also noted that a written statement had been submitted and a copy of the appeal decision requested.

There being no further business the Chairman closed the meeting at 11.30a.m.