

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON 11 JANUARY 2010**

- PRESENT** Councillor Howells in the Chair
- Councillors Cruse, Mrs Cruse, Mrs Knight, Mrs Mason, Miers, Walters
- Mrs R Tranter – Deputy Clerk
- APOLOGIES** Councillors Mrs Lord, Pasley, Mrs Way

There was one member of the public present.

The Chairman thanked members for attending the meeting which had been rescheduled because of the adverse weather conditions on 6 January 2010.

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 09/P/2075/F
Land at 240 Down Road, Portishead
Erection of new dwelling with attached garage
Reason – Membership of Church Council of the Methodist Church. The Church is adjacent to the application site.

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

Mr B Scruby a resident of 7 Queens Road, Portishead spoke against the planning application 09/P/2075/F at 240 Down Road, Portishead, for the erection of a new dwelling with attached garage. However, Mr Scruby commented that he thought that events had overtaken his objection since the property with the attached garage was already being built. The original application for a car port had been approved in 2009 (09/P/1390/F refers).

Mr Scruby's main concern was with the erection of a garage over the public sewer which could result in problems for residents in the future. He had spoken to the North Somerset Council Planning Officer dealing with the application, Building Control, Wessex Water and the NHBC, about these concerns. However it seems that as Wessex Water had given the go ahead for the over build of the sewer little more could be done by either North Somerset Council and the NHBC. Finally Mr Scruby explained that a previous application for a 4 bedroom house had been

refused by North Somerset Council and dismissed at appeal but with the footings now in place for the garage, a bedroom could be added on the first floor in the future and the applicant would get the four bedroom property he had originally wanted.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

Clerk's Note: With the agreement of the Committee the Chairman altered the order of the meeting to accommodate the member of the public present.

09/P/2075/F LAND AT 240 DOWN ROAD, PORTISHEAD

Erection of new dwelling with attached garage

The Chairman addressed the Committee giving a potted history of the site and explained that North Somerset Council had considered that the amendments proposed to the already approved application warranted this new application. Councillor Walters clarified the position whereby the NHBC can override Local Authority Building Regulations.

Members discussed the proposal in some detail and considered the application to be planning by stealth. Some members felt that a garage would not be used as such and could force extra cars on to Queens Road, although it was acknowledged that a parking space is proposed in front of the garage.

RECOMMENDATION

Object to the application on the following grounds –

- Overdevelopment of the site.
- Detrimental to the visual amenity and street scene.
- The earlier application 09/P/1390/F is as big as the site will bear.

The Town Council also have concerns about a permanent building over the public sewer. This garage could be used for domestic purposes to the detriment of parking in the vicinity.

09/P/1936/RM BLOCK K, NEWFOUNDLAND WAY. PORTISHEAD

Submission of reserved matters for the access, appearance, landscaping, layout and scale for the erection of 31 apartments and 9 townhouses with associated parking pursuant to outline planning permission 94/0348 (extended under outline permission 00/P/1846/O)

This application had been deferred from the December meeting. Due to time constraints the Planning Chairman and Deputy Clerk had forwarded a response on behalf of the Committee to North Somerset Council as follows –

RECOMMENDATION

No objections in principle to town houses replacing the previously approved flats, but the Town Council would not expect an increase in density on other parts of the development yet to be finalized.

09/P/2066/9/F BLOCK N, DOCKSIDE, PORTISHEAD

Erection of satellite dishes at plots 1/2/3

The Chairman advised the Committee that these applications had been brought to the Committee as they were the first applications in this part of the development for satellite dishes. He confirmed that the dishes were of standard size. Members noted that Permitted Development Rights had been withdrawn from this part of the development.

RECOMMENDATION

No objections.

09/P/2071/F 387 NORE ROAD, PORTISHEAD

Erection of two storey side/rear extension and alterations to roof including the addition of dormers to front elevation

Members noted this large extension. There had been no objections to the application by the neighbours.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/2080/F 6 REDCLIFFE CLOSE, PORTISHEAD

Proposed two storey side extension and replacement of garage

Members noted the proposed works and that there had been an objection from the neighbour. The neighbour was concerned at looking from their property at a large blank wall.

RECOMMENDATION

No comment.

09/P/2087/F COSTA COFFEE, 56 HIGH STREET, PORTISHEAD

Continued use premises as mixed A1/A3 coffee shop without compliance with condition 3 of Planning Permission 08/P/2222/F to allow opening hours between 0700 – 1900 Mon to Sat inclusive and 0800 – 1800 on Sundays and Bank Holidays

The Committee discussed this application and noted that the shop is already operating longer hours than is currently conditioned.

RECOMMENDATION

No objections.

The Town Council is unaware of any complaints from local residents due to noise from either inside or outside the premises.

09/P/2089/F

56 LOWER DOWN ROAD, PORTISHEAD

Erection of single storey rear and side extensions. Dormer roof extensions to the front and rear elevations. Erection of a double detached garage following demolition of the existing garage

There have been several applications for work at this property. The last application was refused by both the Town Council and North Somerset Council because of concerns about the size, bulk and position of the detached garage. This application proposed a much smaller garage. There were no objections logged on the IDOX system.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/2096/F

LAND AT 42A HIGH STREET, PORTISHEAD

Erection of two storey extension to north elevation to provide new retail outlet with separate offices above and additional parking

The Committee discussed the location of the proposed retail unit which is set behind the High Street, accessed by a pedestrian lane between retail properties. The Committee welcomed this supplementary retail unit.

RECOMMENDATION

Portishead and North Weston Town Council welcome the additional retail outlet but ask planners to give proper regard to the High Street Guidance contained within the document "Portishead Town 2000" and that the new stores are architecturally harmonious.

09/P/2130/RM

AREA 5, THE ASHLANDS, PORTISHEAD

Submission of Reserved Matters of Appearance, access, landscaping, layout and scale for the erection of 43 dwellings and associated car parking pursuant to Outline Planning Permission 00/P/1844/OT2

This application has been revised to include more 3 bedroom properties as the larger homes are currently not in favour.

RECOMMENDATION

No objections but would comment that North Somerset Council keep the Town Council informed of the total number of houses which have been built on the development.

09/P/2152/F

WHITE STONES, NORE GARDENS, PORTISHEAD

Erection of first floor extension

Members noted that although this was a large extension the property is on a large plot. There had been no objections from neighbours.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/2162/F 19 HILLCREST ROAD, PORTISHEAD

Erection of front porch, two storey side and lower ground and ground floor rear extensions to include raised decking and steps (revision of 08/P/1405/F)

There were no objections from neighbours.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/2205/F 412 NORE ROAD, PORTISHEAD

Erection of a single detached garage to front of property

This application is a resubmission of 09/P/1431/F which was refused by North Somerset Council. The garage is proposed in front of the property, behind a wall and hedge. This new application proposes a reduction in height of the garage with a less steeply pitched roof. The garage will be hidden behind the hedge and will not be visible from the road.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/2171/RM PHASE 2, AREA 4A AND 4C, THE ASHLANDS, PORTISHEAD

Submission of Reserved Matters of appearance, siting, design, landscaping and means of access for 57 dwellings with associated car parking pursuant to outline application 00/P/1844/OT2 (Revision to 07/P/3120/RM)

Members discussed this revision.

RECOMMENDATION

No objections in principle but have concerns about amenity area and play areas within the scope of this application.

SECTION 2 –DELEGATED DECISIONS

The Deputy Clerk informed members of an error within the delegated tree applications 09/P/1908/TPO – 4 Fircliff Park. The incorrect comments of the Tree Warden had been inserted. This would be amended in the minutes.

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

There being no further business the Chairman closed the meeting at 4.45pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1867/F	3 Mendip Road Portishead	Erection of single storey rear extension. Alterations to front and rear dormers to include increasing the height and a Juliet balcony to the rear. Erection of 2 no porches to the front elevation and laying of hard standing.	No objections - subject to no valid objections from neighbours.
09/P/1998/ADV	7 The Precinct Portishead (Specsavers)	New internally illuminated shopfront signage and projecting sign	No objections
09/P/2040/F	7 The Precinct Portishead	Installation of external air conditioning unit incorporating four condenser units to rear of property	No objections subject to the units complying with Health and Safety and noise guidelines.
09/P/2073/F	89 Merlin Park Portishead	Erection of two storey rear extension and internal alterations	No objections - subject to no valid objections from neighbours.
09/P/2094/LB	29 Woodhill Road Portishead	Removal of internal walls	No objections – subject to no valid objections from neighbours.

PLANNING APPLICATIONS AS REPORTED BY THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/1901/TPO	77 Nore Road Portishead	<ul style="list-style-type: none"> • Oak x 1 Crown lift to 4m • Oaks remove epicormic growth 	<p>The single Oak is part of a group and the limited work proposed will not impact on the landscape value of the group. The other work is very minor in nature.</p> <p>RECOMMENDATION</p> <p>No objections</p>
09/P/1907/TPO	50 Charlcombe Rise Portishead	<ul style="list-style-type: none"> • Sycamore x 1 – Fell 	<p>The tree is in land at rear of garden in bank overlooking MOD site.</p> <p>It is relatively mature and one of only a few trees behind the new development. The tree has a good shape and has had the crown reduced in the past. The tree makes a significant contribution to the landscape of the area and I can see little justification for felling.</p> <p>RECOMMENDATION</p> <p>Object to the application.</p>
09/P/1908/TPO	4 Fircliff Park Portishead	<ul style="list-style-type: none"> • T1 – Sycamore – Crown reduce 20% to old points • T2-T4 Sycamore – Crown reduce 20% top and roadside 	<p>These are the remnants of a substantial group of trees that were significantly reduced when the site was developed some years ago. As such they are an important part of the Portishead landscape being visible as one enters the town.</p>

			<p>The work proposed will even up a lop sided shape of the group near the road and maintain the shape and size of the other specimen.</p> <p>RECOMMENDATION</p> <p>No objection.</p>
09/P/2035/TPO	Fedden Village Nore Road Portishead	<ul style="list-style-type: none"> • Horse Chestnut x 1 – Fell 	<p>This is a multi-stemmed specimen of modest height. One of the stems is badly diseased but most of the tree seems reasonably healthy. It would seem more sensible to remove the dead or diseased limbs and let the tree have a few more years of life.</p> <p>RECOMMENDATION</p> <p>Object to application as presented.</p>