

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE 1ST DECEMBER 2001**

PRESENT

Councillor J Johnston – Chairman

Councillors Brine, Mrs Cruse, J S Clark, M Johnston,
Mrs Mason

APOLOGIES

Councillor Mrs Haysom

Mr J Templer Chair of St Joseph's School Governors was also present from 10.00am.

Standing orders were suspended to enable Mr Templer to discuss briefly the Committee's views on Planning Application 01/P/2192/RG3.

Standing Orders were resumed.

PLANNING APPLICATIONS

**01/P/2152/RG3 LAND AT BRISTOL ROAD, PORTISHEAD
(ST JOSEPH'S SCHOOL)**

Submission of Reserved Matters for external appearance, design and landscaping pursuant to outline application No 00/P2069/RG3 for replacement primary school with associated playing fields and highway alterations.

The proposals were discussed including the greatly increased car park area which was accepted as a necessity on this site. Some points raised were: -

- Area for cars exceeded the combined areas of building and play areas plus part of the playing field.
- Construction traffic would cause danger and congestion at Gordano School's start and finish times.
- Could the setting down area be used as part of the children's playground in school hours?
- The road is used as a relief road for the M5 when problems arise between Junction 19 and Junction 20.
- The parking etc proposals as shown are satisfactory as are the proposed buildings.
- The viability and security of the site depends entirely on a satisfactory solution to the road functions.
- The Town Council's Recommendations and comments should be sent to all North Somerset Council's North Area Planning Committee members.

Recommend APPROVAL, subject to: -

- The Town Council subsequently approving a revised highway scheme for the gyratory and adjacent roads.
- No contracting plant enters or exits the site for a one hour period at Gordano School's start and finish times (these to be agreed with the school) or until a satisfactory gyratory system is complete.

**01/P/2151/F LAND TO REAR OF 14 HILLCREST ROAD,
PORTISHEAD**

Erection of dwelling and detached garage with accommodation over.

The Committee considered the proposals and site access to be satisfactory and

Recommend APPROVAL.

01/P/2158/RG WYNDHAM WAY BRIDGE, A369, PORTISHEAD

To construct a 3m wide foot/cycle bridge over the Portbury Ditch.

Committee liked the new bridge, but wish to see it finished in ‘Portishead blue’.

Recommend APPROVAL.

**01/P/2090/F FORMER BRISTOL WATERWORKS DEPOT,
BRISTOL ROAD, PORTISHEAD**

Alteration of existing planning consent (00/P/0906/F) for new office wing by forming a larger two storey link.

Plans presented were difficult to follow, but

Recommend APPROVAL for the extended office area.

01/P/2210/F 14B VICTORIA SQUARE, PORTISHEAD

Build 2 lock-up garages.

Committee has concerns for the use of this important site for 2 lock-up garages. Would much prefer to have schemes such as shops facing the car park to lift the ‘neglected bottom of the garden’ feel to this area and provide interest and some life.

Recommend REFUSAL.

PLANNING APPLICATION AMENDMENTS

01/P/1037/F GORDANO GATE, PORTISHEAD

Erection of building to contain offices and car storage together with outside parking area. (Amendment dated 13th November 2001, comprising improvements to the design and layout to overcome officer’s design concerns.)

Committee were not happy with this scheme and generally agreed with the written comments of the Planning Chairman to North Somerset Planning office. The main points were: -

- Would prefer it to face Gordano Gate roundabout (ie rotate 20 degrees clockwise).
- Would then prefer to see the tower in the centre front elevation where main entrance is proposed.

- Considered the Serbert Way (side) elevation totally unacceptable. The Committee took the view that if the developer wishes to use a prime site for an office/warehouse, it must be prepared to accept the costs incurred of providing a suitable building.

Recommend REFUSAL.

**01/P/1721/F PHASE 15, FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Erection of 104 dwellings (55 houses and 49 apartments) associated car parking.
(Amendment dated 13th September 2001, comprising landscaping plans).

The proposals were studied, considered innovative and liked.

Recommend APPROVAL.

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

01/P/2088/F 40 HIGH STREET, PORTISHEAD

Full refurbishment of branch together with addition of a disabled access ramp.

This application is for major internal changes and will also give an improved High Street aspect.

No objections – Recommend APPROVAL.

01/P/2118/F 7 WESTONWOOD ROAD, PORTISHEAD

Two storey side extension to existing house.

The extension will not affect any neighbours.

No objections – Recommend APPROVAL.

**01/P/2131/F THE OLD COACH HOUSE, 1C BRISTOL ROAD,
PORTISHEAD**

Construction of balcony, utility room with WC. (Retrospective Application)

The balcony looks fine and neighbours should not be affected.

Recommend APPROVAL.

01/P/2134/F 12 WOODHILL ROAD, PORTISHEAD

Extensions at rear over garage and extended vehicular hardstanding in front garden.

Neighbours will not be greatly affected and no. 14 is happy with the scheme.

Recommend APPROVAL.

01/P/2177/F 12 DOWNLEAZE, PORTISHEAD

Two storey side extension, single storey rear extension.

This application is similar to a previously submitted plan (01/P/1576/F) which was refused by North Somerset Council. The front elevation of this plan has been amended to pick up the lines and style of the existing house.

Recommend APPROVAL.

01/P2179/F 30 CABOT RISE, PORTISHEAD

Small dormer in roof.

This alteration will not affect anyone.

Recommend APPROVAL.

01/P/2193/F 9 FALCON CLOSE, PORTISHEAD

First Floor extension to rear over existing kitchen/dining room.

No. 8 will lose some light in back area. However

Recommend APPROVAL subject to No. 8 having no objections.

**01/P/2227/F PHASE 15 - THE BARBICAN, PORT MARINE,
STATION ROAD, PORTISHEAD**

Development of 67 residential units with associated car parking.

This application is essentially the same as the previous application (01/P/1721/F). The original application covered all three areas of the Fishing Village. Duplicate plans have now been issued for each of these three separate areas. This is the last of these three plans.

One or two very minor changes eg a type of door or window and a few more changes to the elevations of the lighthouse block – generally to improve it. The previous criticism of not much wall slate hanging still stands and currently too much shiplap. The total number of dwellings is the same.

Recommend APPROVAL.

**DELEGATED PLANNING APPLICATION AMENDMENTS AS
REPORTED BY THE PLANNING CHAIRMAN**

97/2358 LAND BETWEEN 19 AND 23 HILLSIDE ROAD, PORTISHEAD

Dwelling house.

(Amendment dated 1st November 2001, comprising alterations to eaves to provide French Doors at first floor level on front elevation and changes to the design of main entrance to include screens).

This amendment will be an improvement.

No objections - Recommend APPROVAL.

**00/P/1877/RM PHASE 7A – FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Erection of 32 dwellings with associated parking. (Park Crescent)
(Amendment dated 2nd November 2001, to consider an amendment to the approved plans comprising an alteration to the design of the parapet wall of the proposed apartment block to incorporate a handrail design.)

The amendment will give a more attractive elevation.

Recommend APPROVAL.

**00/P/1879/RM PHASE 6 – FORMER POWERGEN SITE,
STATION ROAD, PORTISHEAD**

Erection of 43 dwellings with associated parking.
(Amendment dated 20th September 2001, to consider an amendment to the approved plans comprising alterations to the landscape scheme for the development.)

The existing trees are protected and the new planting enhances the area.

Recommend APPROVAL.

01/P/0257/F PLOT 6, GORDANO GATE, SERBERT ROAD, PORTISHEAD

Erection of warehouse building and associated offices with service yard and car parking.
(Amendment dated 12th October 2001, comprising an improved landscaping scheme received following negotiations with the agents.)

A very minor amendment.

Recommend APPROVAL.

**01/P/0755/F LAND AT CHURCH COTTAGE, CHURCH ROAD NORTH,
PORTISHEAD**

Erection of 3 no. detached dwelling houses with attached garages, associated landscaping, estate road and access to Church Road North.
(Amendment dated 26th November 2001, comprising first floor bedroom window removed from north elevation of dwelling on Plot 5 (close to Roath Road) and replacement window inserted in west elevation (facing towards open space in north western corner of Church Close).

This amendment should not have any significant effect, other windows are on the same elevation.

Recommend APPROVAL.

**01/P/1210/F PORTISHEAD OFFICE PARK, WYNDHAM WAY,
PORTISHEAD**

Erection of 6 no. two storey office building (within 4 blocks) with associated car parking and landscaping.

(Amendment dated 22 October 2001, comprising an amendment to the width of the central feature on Unit A).

This amendment is so small it is hard to find why the height of the central feature is not raised to give it a bit more presence. However

Recommend APPROVAL.

01/P/1437/F 16 CAPENOR CLOSE, PORTISHEAD

Single storey extension at the front and side of house and conversion of garage into study/lounge.

(Amendment dated 19th October 2001, comprising removal of part of the proposed front extension, increase in the length of the rear extension and additional windows on the side elevations.)

This is a much better scheme.

Recommend APPROVAL.

01/P/1908/F 36A SOUTH ROAD, PORTISHEAD

Erection of two storey side extension.

(Amendment dated 19th November 2001, comprising reduction in the length and the width of the proposed extension to 4.3 metres by 5.7 metres and a reduction in the height by approximately 0.2 metres.)

The minor changes in size are fine, but as it fronts Seville Road the extension needs 3 small windows in end wall. However

Recommend APPROVAL.

01/P/2032/F 63 WOODHILL ROAD, PORTISHEAD

Convert existing nursing home into 4 flats and one house.

(Amendment dated 9th November 2001, comprising removal of one parking space from the front of the building and the designation of visitors parking space).

Battery Lane car parking is unworkable as shown on plan. A wall is shown blocking access for one car space on the hard-standing and there is no pedestrian access from the flats into the lock-up garages. (A six foot wall divides the rear garden into two separate gardens front the house to the garage.)

Recommend APPROVAL subject to satisfactory resolution of the above points.

OTHER PLANNING MATTERS

FOR INFORMATION

PROPOSED RE-LOCATION OF VODAPHONE BASE STATION

It was noted that the Vodaphone installation in Harbour Road, Portishead is currently installed on the proposed site for the superstore, due to be developed as part of the District Centre. Vodaphone propose to move the aerial to a new location further down Harbour Road. Crest, the developer for the site, has been in consultation with Vodaphone and the new base station will be at a mutually agreed location. There will be no serious effect on the new District Centre. A map showing the site is available in the office.

00/P/1673/F THE RECTORY, CHURCH ROAD SOUTH, PORTISHEAD

The Committee noted the Inspector's decision on the above appeal and the implications with reference to PPG.3; ie the way is open for a planning application for a much more extensive development.

There being no further business the meeting closed at 11.15pm.