

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 4 JULY 2007**

PRESENT Councillor Howells – in the Chair

Councillors Mrs Mason, Hazleton, Parker, Pasley, Miss Stanley,
Walters, Mrs Way
Mrs R Tranter – Assistant Clerk

APOLOGIES Councillor Mrs Lord, Miers

PUBLIC PARTICIPATION

There were two members of the public present.

Standing orders were suspended to allow a member of the public to address the Committee. Mr M Jackson, 1 Hillcrest Road, Portishead spoke against the planning application 07/P/1488/F – 379 Nore Road, Portishead for the erection of a two storey detached dwelling with parking following demolition of existing garage. Mr Jackson had a number of concerns with the application, which is adjacent to his own property –

- The side of his property has rooms served by three windows. These rooms are already dark during the day and with the proposed new dwelling being built right up to the boundary this will further diminish light to his property.
- The development is proposed on a sharp, steep bend where a grit bin is located which is frequently used. Drivers accelerate up this hill and with inadequate parking proposed for the new dwelling overflow parking on the highway will be extremely dangerous. The proposed dwelling should have proper off-street parking and garages.
- The positioning of the new dwelling to take advantage of the channel views will overlook his garden, which at present is quite private.
- The style of the property is not in keeping with other properties in the road and not proportionate to the size of the plot. The building line abuts onto the kerb and footpath.

Standing orders were resumed.

DECLARATIONS OF INTEREST

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

Councillor Pasley 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 order of the applications was amended to allow the application where members of the public were in attendance to be dealt with first.

07/P/1488/F

379 NORE ROAD, PORTISHEAD

Erection of a two storey detached dwelling with parking following demolition of existing garage

The Committee discussed the various points made by Mr Jackson including the loss of light to the adjoining property and loss of amenity and privacy.

RECOMMENDATION

Object to the planning application on the following grounds–

- The scale and massing of the new building is detrimental to the street scene and amenity of local residents, specifically shading and overlooking adjacent residents' properties.
- The replacement garage to 379 onto Nore Road, which is a busy bus route, seems hazardous.

07/P/1633/F

**PORTISHEAD LAWN TENNIS CLUB, LAKE GROUNDS
ESPLANADE ROAD, PORTISHEAD**

Variation of a condition to allow floodlighting to remain on until 2200 hrs

Members noted that the existing permission for floodlighting had been conditioned at 2130 hours. That permission had been granted at appeal some years ago. Reference was made to other floodlit sites in Portishead and within the district, which are adjacent to residential properties. It was noted that no objections were on North Somerset Council's website for the additional half hour floodlighting.

RECOMMENDATION

No objections.

07/P/1632/F

12 DENNY VIEW, PORTISHEAD

Proposed single storey rear extension and conservatory

This application was discussed in some detail. The extension proposed is large, doubling the size of the footprint. However because the properties are staggered members felt that there should be little impact on the neighbouring properties.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

07/P/1354/RM

**BLOCK M, OFF NEWFOUNDLAND WAY,
EAST QUAY, PORTISHEAD**

New residential development comprising of an apartment block with 26 units and 33 parking spaces

Members discussed the location in relation to the marina. There are 22 x 2 bedroom apartments and 4 x 1 bedroom apartments proposed. Thirty-three parking spaces were to be provided including provision for visitors. The Eco-Home Rating is "Very Good". Members

were concerned with the level of parking within the development and its effect on the surrounding roads.

RECOMMENDATION

Object to the planning application on the following grounds –

- Unsatisfactory parking provision;
- The inadequate car parking will lead to on street parking on a main bus route. This parking will inhibit the bus operator from running buses through the development.

Note: The ability to store motor-cycles/mobility scooters within the designated cycle storage should be conditioned.

07/P/1423/F

CHANDLERY SQUARE, EAST DOCK, PORTISHEAD

Provision of a hard-standing landscape for boat lifting operations, tree planting and the installation of street furniture

The Committee studied the application particularly the movements of the 4-wheel crane and movements of boats/trailers across the land, which is designated as public realm. It was noted that pedestrian access would be available around the extremity of the square when boats were being hoisted or launched. It was also noted that the parking spaces allocated for boat owners would be available after 7pm as additional disabled spaces for the public house adjoining the site. Entry to the private square would be by a push button phone system and the barrier proposed would probably be a rising bollard.

RECOMMENDATION

No objections but would comment that –

- The Town Council is concerned to ensure that there are adequate safeguards in place on the public realm during boat moving and launching.
- Additional seating should be provided outside the restricted area for people to watch the activities associated with launching etc.

SECTION 2 –DELEGATED DECISIONS

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

There being no further business the meeting closed at 8.40pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1284/F	47 Mead Road, Portishead	Proposed lounge bay extension	Object to the planning application on the following grounds – <ul style="list-style-type: none">• The effect of the extension on the adjoining house.
07/P/1292/F	19 Roath Road Portishead	Erection of a dwelling following demolition of out building	Object to the planning application on the following grounds – <ul style="list-style-type: none">• Overdevelopment of the site;• No parking provision on a busy one-way road except in a public car park; and• Creating a terrace of three where surrounding properties are semi-detached.
07/P/1294/F	6 Marconi Road Portishead	Erection of a first floor rear extension	No objections – subject to no valid objections from neighbours.
07/P/1303/F	13 Richmond Close Portishead	Erection of a replacement conservatory	No objections - subject to no valid objections from neighbours.
07/P/1329/F	104 Brock End Portishead	Erection of a rear conservatory (Retrospective)	No objections - subject to no valid objections from neighbours.
07/P/1331/F	302a Down Road Portishead	Erection of a two storey front extension (Amendment to previously approved application 06/P/2008/F to include alteration to roof over garage)	No objection given previous approval.
07/P/1338/F	42 The Downs Portishead	Erection of a first floor extension over the existing double garage	No objections – subject to no valid objections from neighbours.
07/P/1344/F	7 Woodhill Road Portishead	Erection of double garage	No objections.

07/P/1357/F	Plot 1, 301 Down Road Portishead	Erection of a dwelling with detached garage after demolition of existing dwelling (Plot 1)	No objections - subject to no valid objections from neighbours.
07/P/1368/F	91 Hillside Road Portishead	Erection of side and front dormer extensions and loft conversion	No objections - subject to no valid objections from neighbours.
07/P/1382/F	Lloyds Pharmacy 26 Victoria Square Portishead	Erection of a disabled access ramp	No objections.
07/P/1387/F	106 Nore Road Portishead	Erection of a rear conservatory	No objections.
07/P/1399/F	2 Willow Close Portishead	Erection of a single storey rear extension	No objections – subject to no valid objections from neighbours.
07/P/1411/F	14 Lipgate Place Portishead	Erection of a replacement garage/store (Revision to approved application 06/P/2873/F)	No objections.
07/P/1449/F	Black Nore House Nore Park Drive Portishead	Erection of a detached double garage and store following demolition of existing garage	No objections – but there are indications on the drawings of part of the garden containing the old garage becoming a “new plot”. Is this development in instalments.
07/P/1532/F	Plot 10 Former Brackenwood Garden Centre Nore Road Portishead	Erection of one single garage to Plot 10	No objections – subject to no valid objections from neighbours.
07/P/1544/F	85 Nore Road, Portishead	New car parking/hardstanding and vehicle access onto Nore Road	No objections – subject to no valid objections from neighbours.
07/P/1550/F	Land adjacent to 62 Lower Down Road Portishead	Erection of a two bedroom bungalow	Object to the planning application on the following grounds – <ul style="list-style-type: none"> • The plan as submitted shows only limited and difficult turning provision to allow entrance and

			exit to Lower Down road in a forward motion as stated by the access statement. If part of the land claimed by the owner of 64 Lower Down Road is not available there would be no provision for turning within the site.
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PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/0786/F	Charlcombe Park Junction Down Road and Hillside Road Portishead	Change of use from car parking and general storage to allow for the siting of 7 no. mobile homes and associated parking together with means of enclosure <i>(Amendment dated 12th June 2007 comprising –</i> <ul style="list-style-type: none"> • <i>Revised site layout, visibility splays and hedgerow planting.)</i> 	The increased landscaping and hedgerow planting along the boundary of the site is welcomed and the revised car parking layout, now served from the private road, is an improvement. However the Town Council still object to the planning application and consider it to be an overdevelopment of the site.
07/P/0948/F	301 Down Road Portishead	Demolition of existing bungalow and erection of detached dwelling and detached garage on Plot 2 (revision to dwelling design already approved 06/P/1450/F) <i>(Amendment dated 18th June 2007 comprising –</i> <ul style="list-style-type: none"> • <i>Change in siting;</i> • <i>Increase in balcony size; and</i> 	No objections to the amendment but still have concerns about height of roof ridge.

		<ul style="list-style-type: none"> • <i>Obscurely glazed window to side elevation.</i> 	
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**WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN
INCONJUNCTION WITH THE TREE WARDEN**

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
07/P/1363/WT	Woodside Woodlands road Portishead	<ul style="list-style-type: none"> • Ash trees x 4 – Fell 	<p>These four trees are self sown specimens of little intrinsic landscape value. Their removal would enable better specimen to develop.</p> <p>No objections.</p>
07/P/1390/WT	9, 7, 6 Kilkenny Place Portishead	<ul style="list-style-type: none"> • Sycamores x 3 – Fell 	<p>Object to the felling of these trees. Suggest that a substantial crown reduction is carried out to reduce the impact on the houses in Kilkenny Place but retain their contribution to the landscape and maintain the privacy of the houses on Nore Road.</p>
07/P/1395/TPO	27 Charlcombe Rise Portishead	<ul style="list-style-type: none"> • Pines - Crown clean branches 	<p>Difficult to comment as work appears to have been carried out. All trees adjacent to the fence have had all side branches removed up to about 6 metres. At least 4 trees, two quite substantial have been felled.</p>

**OTHER PLANNING MATTERS
PLANNING APPEALS**

06/P/2257/F 2A GLEBE AVENUE, PORTISHEAD

Conversion of detached double garage to a two storey dwelling with roof-lights to north and south elevations

06/P/2331/F

2 WOODHILL PARK, PORTISHEAD

Erection of a single storey dwelling and garage

It was noted that notification has been received of Appeals 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 applications above. It was also noted that copies of the appeal decisions have been requested.