

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD ON
WEDNESDAY 6TH APRIL 2016**

PRESENT: Councillor Cottrell - in the Chair

Councillors R.Cruse, Burden, M.Cruse,
Mason, Clark, Mitchell

S.Sherborne - Assistant Clerk

P.Court - Taylor Wimpey
M.Cullen - Alder King

APOLOGIES: Councillors Koops, Lord, Oyns, Pasley

There were 9 members of the public present and no representatives from the Press.

PL437 DECLARATIONS OF INTEREST

- **Councillor Mason**
Agenda Item 5.F, Section 106 Money, Funding of Disabled Adaptations – Portishead Methodist Church
Was present at an earlier meeting of the Church Council when the matter was discussed.

PL438 PUBLIC PARTICIPATION

Mr Trendell a local resident spoke against planning application 16/P/0491/F. In his opinion and of the other twelve online objectors, the proposed dwelling will be overdevelopment of the site, in close proximity to the road and it will have a negative impact and be out of keeping with the street scene. Mr Trendell is very concerned that the dwelling will overlook the back of his house and that he will suffer a significant loss in his privacy. He urged Portishead Town Council to give its support and object to the application.

Mr Hardman a local resident spoke against planning application 16/P/0693/F. He did not have an objection in principle to the property being extended but due to the lie of the land, if the extension protrudes 1metre beyond the rear wall of his property he will lose the light and sunlight in his home and garden. He referred to the extension on number 6, which is parallel to his property and the proposed extension at number 4 should follow this building line.

Mr Hardman confirmed that he would register his objection with North Somerset Council online when he returns home this evening.

Assistant Clerk note: The Chairman changed the order of the meeting.

PL439

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN
COUNCIL)

OTHER PLANNING MATTERS

**A. HARBOUR EDGE DEVELOPMENT, HARBOUR ROAD,
PORTISHEAD**

Philip Court BSc (Hons) MCIOB Technical Director of Taylor Wimpey and Mark Cullen of Alder King (planning consultants) spoke to the meeting regarding the plans Taylor Wimpey have for the development of Harbour Edge on Harbour Road.

Mark Cullen stated that 'Taylor Wimpey are in the process of constructing 117 dwellings on part of the former Severn Pape Mill site pursuant to a Reserved Matters approval back in January 2015 (14/P/1186/RM).

Assistant Clerk note: the following has been copy typed from a statement provided by Taylor Wimpey:

The remnant part of the former site (known as Phase II) has an area of 1.7ha (4.2ac) and secured Outline permission for employment redevelopment at the same time as the original Outline permission for residential on the 2.5ha (6.2ac) development to the North.

Taylor Wimpey owns the Phase II site and has been marketing it for employment redevelopment via local agents for in excess of two years. There have been no financially viable employment redevelopment proposals forthcoming.

Taylor Wimpey is therefore pursuing a residential redevelopment option and this has, to date, the support in principle of local people and of North Somerset Council via an emerging residential Site Allocation.

Taylor Wimpey has sought to engage with North Somerset Council and local people via a formal pre-application enquiry and a consultation event exhibition on 3 March 2016. This short presentation and Question & Answer session this evening is part of this pre-application process. (Copy of boards displayed at the event were provided).

The scheme proposed relates to 70 one, two, three and four bedroom dwellings (including some flats). Twentyone of the dwellings are affordable – a “policy compliant” 30%. The layout proposed and the scale

and appearance of the houses is designed as an extension of the development currently under construction to the North.

While there is currently no formal assessment of the pre-application responses to these proposals, initial feedback is that of the 27 people who attended the event no-one objected in principle to residential development, 1 person thought that there should be no more housing in Portishead and a number of people raised queries in relation to traffic generation and the adequacy of local infrastructure.

The proposed planning application will be accompanied by the usual array of reports including in relation to Transport and Access. The site is previously developed land and a very sustainable location close to community, educational and recreational facilities. The development offers the opportunity to provide much needed housing, including affordable housing, on a vacant site.'

Councillor Clark made reference to the development name and that it was nowhere near the edge of the harbour. He further questioned the level of affordable homes that were being built. Philip Court confirmed that the affordable homes will be in perpetuity, 30% will be built by Wimpey Homes and transferred to a registered social landlord at the agreement of North Somerset Council, who will take ownership of the properties. These homes will be available for rent at approximately 80% to local market rents and there may be some shared ownership. Whilst the tenure has yet to be agreed it will most likely be compliant with the local authority's policy.

Councillor Clark asked if Taylor Wimpey could built a footpath (bridge) from the development for its future residents to access Portbury Ditch, which is an enjoyable walk rather than using the busy road? Philip Court felt this was something Taylor Wimpey could consider.

Councillor Mason asked where the commercial land had been marketed? Philip Court confirmed that for the last two years they employed a marketing agent who used all the normal procedures e.g. online and local advertising. They also worked in conjunction with North Somerset Council's future employment department.

Councillor M Cruse welcomed the 21 new affordable homes that will be available in perpetuity via a housing association.

Councillor Cottrell thanked Philip Court and Mark Cullen for coming along to the meeting to talk about the proposals and receive questions.

SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PL440

PLANNING APPLICATIONS

**16/P/0491/F LAND ADJACENT TO 98 HILLSIDE ROAD,
PORTISHEAD, BS20 8LQ**

Erection of a detached dwelling with a garage at lower ground floor level with garden above. Creation of a new vehicular access onto hillside road

The meeting noted the online plans and that there were 13 objections to the application. The scene of the street was also viewed.

Councillor Mason agreed with the comments relating to overdevelopment. She felt that the dwelling is being squashed into the plot and clearly no room to park a car off the road.

Councillor Mason proposed objecting on the grounds of overdevelopment and lack of vehicular access.

Councillor Clark seconded the proposal.

Vote recorded: majority in favour

RESOLVED that: object on the grounds of overdevelopment and lack of vehicular access.

16/P/0599/F 289 DOWN ROAD, PORTISHEAD, BS20 8HZ

Two single storey side extensions, single storey rear extension, loft conversion and erection of detached garage.

The meeting noted that there were no on line objections.

Councillor Mason and Cottrell believed that the grounds work has already started. It appears to be a large extension (2 bed bungalow to 4 bed house) and whilst it's on a busy road, other dramatic developments have been undertaken along this road.

Councillor Mitchell proposed no objection.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

RESOLVED that: no objection

**16/P/0642/TPO NORE PARK COTTAGE, PINECROFT,
PORTISHEAD, BS20 8ED**

1x Hornbeam – Fell

The meeting noted that there were no on line objections and viewed the location plan.

Councillor Cottrell informed the meeting that she had received feedback from our voluntary Tree Warden who had stated that Hornbeam's are an important native tree and she can see no reason for felling the tree.

It was further noted that there is no report from a Tree Officer advising that the tree is damaged or dangerous.

Councillor Mason proposed objecting to the felling of the tree as to the best of our knowledge the tree is healthy.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

RESOLVED that: object to the felling of the tree, to the best of our knowledge the tree is healthy.

16/P/0650/F 13 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ

Erection of 1no. semi-detached dwelling. Conversion of existing dwelling to create 2no. self-contained flats to include a two storey rear extension and a single storey front extension following the demolition of the existing single storey rear extension

The meeting noted that there were no on line objections and viewed a scene of the street.

Councillor Mason initially felt it would be an overdeveloped site on a short road, which she understood to be unadopted.

Councillor Mason proposed objecting.

Councillor Mason's proposal was not seconded.

Councillor M Cruse proposed no objection subject to no valid objections from neighbours.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

RESOLVED that: no objection subject to no valid objections from neighbours.

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL441 OTHER PLANNING MATTERS

B. CAR PARKING

No verbal report was made.

C. PORTISHEAD WALKING & CYCLING MAP

The Assistant Clerk advised that the maps have been ordered and it is hoped that they will be delivered to the office early next week (commencing 11th April).

D. CLEVEDON TOWN COUNCIL – NEIGHBOURHOOD PLAN

The meeting noted the application Clevedon Town Council has made to North Somerset Council to designate a neighbourhood area and did not wish to make any comment about the proposals.

RECOMMENDATION: that Portishead Town Council makes no comment to the proposals

**E. NORTH SOMERSET COUNCIL - SITE ALLOCATIONS PLAN
(CONSULTATION DRAFT) MARCH 2016
CONSULTATION PERIOD THURSDAY MARCH 10TH 2016 –
THURSDAY APRIL 28TH 2016**

The meeting noted the Site Allocations Plan consultation, which brings forward detailed site allocations that complement the strategic context set out in the Core Strategy.

A report had been put together by Councillors Cottrell and Lord based on information received during a briefing on 10th March 2016. Councillor Cottrell ran through the report (5E), which had been emailed to Town Councillors and a hard copy tabled at the meeting. A discussion took place and the following comments were formulated:-

- i) Welcomes the decision to put the green coastal strip (which incorporates the Golf Course, Battery Point and Eastwood) into Local Green Site (LGS) status, protecting it from future inappropriate land use.
- ii) Notes that The Severn Papermill site is currently listed in two categories although Taylor Wimpey are in the process of applying for consent to build houses.

- lii) Regrets the reduction in employment land but, given the present economic climate, understands the reasons for this and it is preferable to land lying unused over an extended period of time. However Portishead Town Council would prefer such reassigned land to be used specifically for affordable social housing of which there is a shortage in Portishead.

The meeting wished to thank Councillors Lord and Cottrell for their work in putting the report together.

RECOMMENDATION:

- i) Welcomes the decision to put the green coastal strip (which incorporates the Golf Course, Battery Point and Eastwood) into Local Green Site (LGS) status, protecting it from future inappropriate land use.
- ii) Notes that The Severn Papermill site is currently listed in two categories although Taylor Wimpey are in the process of applying for consent to build houses.
- lii) Regrets the reduction in employment land but, given the present economic climate, understands the reasons for this and it is preferable to land lying unused over an extended period of time. However Portishead Town Council would prefer such reassigned land to be used specifically for affordable social housing of which there is a shortage in Portishead.

F. SECTION 106 MONEY – FUNDING OF DISABLED ADAPTATIONS – PORTISHEAD METHODIST CHURCH

Portishead Town Council considered whether it could ask North Somerset Council to utilise S106 money, which was given by Sainsbury's to make improvements to Cabstand, High Street and Wyndham Way, to help provide disabled adaptations to Portishead Methodist Church, High Street.

Councillors Cottrell and R Cruse explained to the meeting that they had consulted with Councillor David Jolley, who felt that access works to the church would not promote or support the vibrancy of the High Street, which the meeting understood to be the purpose of the S106 money. However, Sainsbury could be approached locally to ask if they would be willing to emulate Homebase, who provided the new kitchen for Avon Way hall under its community funding.

The meeting agreed to give this information to Councillor Koops, who it is believed asked for the matter to be discussed, so that she would be able to feedback to her contact at the Church for them to decide whether they wish to make contact directly with Sainsbury's.

RECOMMENDATION:

To give this information to Councillor Koops, who it is believed asked for the matter to be discussed, so that she is able to feedback to the Church

for them to decide whether they wish to make contact directly with Sainsbury's.

G. NORTH SOMERSET COUNCIL WEBSITE

The meeting discussed the delay in planning applications being available on line and felt it necessary to monitor the situation for another month.

Councillor Burden was asked to note this matter with North Somerset Council if he attends the Parish Forum on Wednesday 20th April 2016 at Castlewood.

RECOMMENDATION:

To take no action other than monitoring the situation over the next month.

H. RESIDENTS PARKING SCHEME

Councillor Clark reported to the meeting that he had come across a report by BANES (Bath and North East Somerset Council) to say that there is no right to park on a highway, only a legal right to pass and repass on a highway. He believed there is a problem in this area where people can't pass/repass and feels that Portishead Town Council will need to urge North Somerset Council to do something substantial about the problem. He accepted that the costs may need to be borne by local residents, which he did not feel would be a substantial figure but may significantly improve the lives of residents.

Councillor Clark will continue with his investigation and possibly come back to Council with a motion.

Councillor Burden felt that two matters should be taken into consideration 1. adoption of roads and 2. an application is/has been made to decriminalise parking regulations.

RECOMMENDATION:

There was no recommendation made.

PL442

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Delegated decisions made by the Planning & Regulatory Chairman on the attached tables under delegated powers were noted.

Councillor Burden proposed accepting the delegated Chairman's decisions.

Councillor Mitchell seconded the proposal.

Vote recorded: all in favour

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PL442 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/0496/F	22 Gaunts Close, Portishead, BS20 8BL	Erection of a rear single storey extension following demolition of existing conservatory	No objection – subject to no valid objection from neighbours
16/P/0497/F	79 West Hill, Portishead, BS20 6LQ	Proposed single storey rear pitched roof extension following the demolition of rear single storey flat roof extension	No objection – subject to no valid objection from neighbours
16/P/0500/F	14 The Bramleys, Portishead, BS20 7LL	Erection of a first floor side extension over integral garage, replacement of windows with french doors and formation of a balcony on front elevation	No objection – subject to no valid objection from neighbours
16/P/0508/F	42 Portland Drive, Portishead, BS20 6YQ	Erection of a single storey side extension	No objection – subject to no valid objection from neighbours
16/P/0517/F	28 The Garstons, Portishead, BS20 6QU	Single storey side and rear extension plus erection of level parking spaces	No objection – subject to no valid objection from neighbours
16/P/0543/F	25 Falcon Close, Portishead, BS20 6UT	Erection of a single storey side extension and a single storey front extension.	No objection – subject to no valid objection from neighbours
16/P/0559/F	291 Down Road, Portishead, BS20 8HZ	Erection of a detached garage	No objection – subject to no valid objection from neighbours
16/P/0569/HHPA	46 Slade Road, Portishead, BS20 6BW	Prior approval request for the erection of a single storey rear extension with a pitched roof that	No objection – subject to no valid objection from neighbours

		would 1) extend beyond the rear wall of the original house by 5.13 metres; 2) have a maximum height of 3.52 metres and 3) have eaves that are 2.53 metres high	
16/P/0584/CUPA	Units 1 & 2 A , 92 Nore Road, Portishead, BS20 8DX	Prior approval for change of use of a building from B1(a) offices use to dwelling house (C3)	<i>No consultation under current planning legislation.</i>
16/P/0585/F	Hillview, 27 South Road, Portishead, BS20 7DU	Erection of a single storey summerhouse.	No objection – subject to no valid objection from neighbours
16/P/0593/F	Portishead Yacht And Sailing Club, Ashdown Road, Portishead, Somerset, BS20 8DP	Retention of lifeboat storage building for the storage of sailing and sundry watersports equipment	No objection – subject to no valid objection from neighbours
16/P/0626/F	24 Wetlands Lane, Portishead, BS20 6RA	Loft conversion with three pitched roof dormers and single storey side extension to the existing kitchen, to form a bedroom.	No objection – subject to no valid objection from neighbours
16/P/0627/F	22 Woodhill Avenue, Portishead, BS20 7EX	Erection of first floor side extension	No objection – subject to no valid objection from neighbours
16/P/0637/F	55 Slade Road, Portishead, BS20 8HU	Two storey rear and side extension	No objection – subject to no valid objection from neighbours
16/P/0671/F	6A Down Road, Portishead, BS20 6EA	Erection of a first floor side extension	No objection – subject to no valid objection from neighbours
16/P/0683/F	15 Woodhill Avenue, Portishead, BS20 7EX	Erection of a single storey rear extension and raised decking to rear garden	No objection – subject to no valid objection from neighbours
16/P/0684/F	1 Tudor Road, Portishead, BS20 6UR	Erection of a single storey extensions to the rear elevation	No objection – subject to no valid objection from neighbours

		and front elevation and extend flat roof over attached garage	
16/P/0693/F	4 High View, Portishead, BS20 8RF	Demolition of existing single storey rear extension and erection of new single storey rear extension	No objection – subject to no valid objection from neighbours
16/P/0735/F	2 Teal Way, Portishead, BS20 7EF	Erection of a single storey rear extension following the demolition of existing sunroom	No objection – subject to no valid objection from neighbours
16/P/0741/F	94 Merlin Park, Portishead, BS20 8RN	Demolition of existing rear conservatory and erection of single storey rear extension	No objection – subject to no valid objection from neighbours

PL442 TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/0638/TPO	CHARLCOMBE PARK, Down Road, Portishead, Bristol, BS20 8LD	T1 - Scotch Pine - Raise lower branches to a height of 1 - 3 m and reduce crown spread by approximately 1 - 2 m; T2 - Scotch Pine - Dismantle (fell).	No objection subject to the approval of the North Somerset Council Tree Officer.
16/P/0639/TPO	6 Hawthorn Close, Portishead, BS20 8HQ	T1 x 2 Oak - Reduce up to 4 m to boundary.	No objection subject to the approval of the North Somerset Council Tree Officer.

PL443

OTHER PLANNING MATTERS - FOR INFORMATION

1. THE FOLLOWING NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL WERE NOTED:-

A. ENFORCEMENT CASES

A report had not been received.

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

A report had not been received.

C. PLANNING CONSENT GRANTED

Delegated reports that were attached in relation to the following consents:

16/P/0222/MMA 30 BEACH ROAD WEST, PORTISHEAD, BS20 7HU

Variation of condition 1 of planning approval 15/P/0627/MMA (Minor material amendment to 11/P/0398/F - (Proposed two storey rear extension to existing house plus pool enclosure) to install a first floor within pool enclosure for games room (part retrospective)) to allow for relocation of plant room

D. PLANNING CONSENT REFUSED

Delegated reports that were attached in relation to the following refusals:

16/P/0413/NMA 2 BEACHCLIFF, BEACH ROAD WEST, PORTISHEAD, BS20 7HY

Application for Non Material Amendment to planning permission 15/P/1841/F (two storey rear extension including a basement extension and alterations to front elevation to include a balcony. Removal of existing garage) to allow for alteration to roof light number and size to rear extension, an increase in size of first floor balcony, change window in bedroom 1 to door with juliette balcony

E. PLANNING APPLICATIONS WITHDRAWN

15/P/2675/F **73 PEMBROKE ROAD, PORTISHEAD, BS20 8HE**
Erection of a single storey dwelling

15/P/1954/TPO **9 CHURCH ROAD NORTH, PORTISHEAD, BS20 6PS**
T1 X tree of heaven - reduce crown by up to 5 m and remove split branch.

F. CORE STRATEGY

An email from Robert Young dated 29th February 2016 advising that Mr Jonathan Bore had been appointed by the Secretary of State to examine the legal compliance and soundness of the relevant policies and that further details will follow.

G. STREET NAMING & NUMBERING SNN3386

That the developer was very pleased with the suggestion of 'Rose Mews' that Portishead Town Council proposed for this site (Planning application 14/P/1470/F).

H. PLANNING APPLICATION 16/P/0386/NMA – LAND AT FORMER SEVERN PAPER MILL – POND

An email from Ian Francis of Taylor Wimpey giving further information following the concerns Portishead Town Council made when it considered the above planning application.

I. APPLICATION FOR MODIFICATION OF THE DEFINITIVE MAP UNDER SECTION 53(5) OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 – CLAIMED FOOTPATHS – PORTISHEAD GOLF COURSE

That a formal request to bring modification number 102 on the Definitive Map Modification Order Register out of sequence will be considered by the Public Rights of Way Sub Committee at its meeting on 29th March 2016. An update was given by the Assistant Clerk to advise that the Public Rights of Way Sub Committee chose not to bring the matter out of sequence.

PL444 MATTERS FOR THE NEXT MEETING:

1. Car parking.
2. North Somerset Council Planning website.

Meeting closed 8.21pm