

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON WEDNESDAY 1<sup>st</sup> JULY 2015**

**PRESENT:** Councillor Cottrell - in the Chair  
Councillors R. Cruse, Koops, Burden, M.Cruse, Mason  
S.Sherborne - Assistant Clerk

There were no members of the public present or Press representatives.

**PL370 APOLOGIES**

Were received from Councillors Lord, Oyns, Clark

**PL371 DECLARATIONS OF INTEREST**

- Councillor Cottrell  
Personal interest in item 5A of Section 2  
C-3 Disabled Bay Consultation, 10292137- 7 Raleigh Rise, Portishead  
Reasons: Lives nearby

**PL372 PUBLIC PARTICIPATION**

There were no members of the public present.

**PL373 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

**PLANNING APPLICATIONS**

**15/P/1225/F LAND AT PORTBURY ONE HUNDRED, PORTBURY**

Erection of a building to be used for forestry and agriculture

The meeting discussed the application and noted that the site did not fall within the parish of Portishead. Concern relating to access to and from the site was debated as was the predicted low level of lorries that would be necessary to transport the amount of trees from the location.

The meeting noted the on-line objections and the comments made by Portbury Parish Council.

Councillor Burden proposed no comment.

Councillor R. Cruse seconded the proposal.

Vote recorded: majority in favour

**RESOLVED that**

No comment.

**15/P/1303/F 19 HILLSIDE ROAD, PORTISHEAD, BS20 8EW**

Construction of dormer, raise height of kitchen replacement of render finish with Cotswold stone slips fixed to existing masonry to all elevations, replacement of windows and doors to front elevation, removal of gallery window, to rear, and infilling of recess with roofing to match existing, provision of 2 No. roof lights to new dressing room, lowering of chimney stack to beneath existing roofline and extend roof over to match existing

The meeting noted that there were no on-line comments. A discussion took place regarding the proposals to replace the existing render, which is in keeping with other properties close-by and changes to the chimney stack.

It was felt that the property is so far back from the road and it is on a large plot, so the proposed changes should not have a significant impact.

Councillor Mason proposed no objection.

Councillor Cottrell seconded the proposal.

Vote recorded: all in favour

**RESOLVED that**

No objection

**15/P 30 BEACH ROAD WEST, PORTISHEAD, BS20 7HU  
/1348/MMA**

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 provision of first floor gable glazing and relocation of plant room

Councillor R. Cruse asked the Assistant Clerk the following question. In the past Portishead Town Council has not been able to make a comment regarding a planning application that is anything to do with a Town Council member. This application is a neighbour of Councillor Pasley. Are the Town Council permitted to make a comment? The Assistant Clerk stated that she believed the Town Council could make a comment. If Councillor Pasley had been present at the meeting he would have had to declare an interest and leave the room whilst the matter was discussed by the Committee.

**Assistant Clerk note:** *The Assistant Clerk will confirm this process in due course.*

The meeting noted that there were no on-line comments in relation to this particular application and that the Town Council made a comment of '**no objections – subject to no valid objections from neighbours**' to the earlier application on this site – 11/P/0398/F.

The on-line plans detailing the external Plant room for the swimming pool were viewed and the possibility of noise impacting on neighbours was discussed.

Councillor Koops proposed no objection subject to no valid objection from neighbours.

Councillor R Cruse seconded the proposal.

Vote recorded: all in favour

**RESOLVED that** no objection subject to no valid objection from neighbours.

### **15/P/1350/F 62B HIGH STREET, PORTISHEAD, BS20 6EH**

Erection of a first and second floor maisonette with access stairs shared with existing first floor flat

The meeting noted the on-line plans and that there were no objections. Concern in respect to parking was discussed.

Two proposals were made firstly by Councillors Burden and M. Cruse to make no comment but this was not initially supported.

Councillor Koops proposed objecting on the grounds of having reservations in respect to parking. Councillor Mason seconded this proposal but this too was not supported by a majority vote.

Councillor Burden resubmitted his proposal – no comment.

Councillor R. Cruse seconded the proposal.

Vote recorded: majority in favour, 1 abstention – Councillor Koops

**RESOLVED** that no comment

**SECTION 2**  
**PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

**PL374 OTHER PLANNING MATTERS**

**A. C-3 DISABLED BAY CONSULTATION  
10292137 – 7 RALEIGH RISE, PORTISHEAD**

The meeting considered the plan detailing the proposed location of the disabled parking bay and took account of the completed checklist on which it is noted that there is on-street parking available at the address. Several concerns were discussed in relation to the slope of the road and the proposed site being near to a tight bend in the road.

The meeting empathized with the applicant but could not support the provision of a disabled bay due to there being sufficient space to modify the property driveway and there already being ample space to park in the road.

Councillor Koops proposed objecting on the grounds that there is adequate parking in this location and no need for designated parking.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

**RECOMMENDATION**

To object on the grounds that there is adequate parking in this location and no need for designated parking.

**B. METROWEST PHASE 1  
CONSULTATION ON PORTISHEAD BRANCH LINE**

The meeting briefly discussed the Metrowest Phase 1 consultation now open to the public until 3<sup>rd</sup> August 2015.

Councillor M. Cruse proposed that the Town Council notes the consultation.

Councillor Cottrell seconded the proposal.

Vote recorded: all in favour

**Assistant Clerk note:** *The meeting briefly discussed the Statutory Consultation notice the Town Council has received (the day after the Planning & Regulatory meeting Agenda was published) from The Planning Inspectorate dated 26<sup>th</sup> June 2015. Town Councillors had yet to scrutinise the documents and noted that Steve Penaluna, Principle Transport Policy Officer and James Willcock, Project Manager Metrowest Phase 1, will be attending the Town Council meeting on 8<sup>th</sup> July.*

## **RECOMMENDATION**

The Town Council notes the consultation

**PL375**

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

### **PLANNING 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 Koops proposed accepting the delegated Chairman's decisions.

Councillor Mason seconded the proposal.

Vote recorded: all in favour

### **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 Mason proposed accepting the delegated Chairman's decisions.

Councillor M. Cruse seconded the proposal.

Vote recorded: all in favour

**PL375 SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION**

**PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

| <b>APPLICATION NO.</b> | <b>LOCATION</b>                                     | <b>PROPOSAL</b>  | <b>RECOMMENDATION</b>  |
|------------------------|---|--|--|
| 15/P/1185/O            | Land to rear of 69 South Road, Portishead, BS20 7DY | Outline planning application for the erection of a dwelling with access not reserved for subsequent approval   | No objection - subject to no valid objection from neighbours |
| 15/P/1216/F            | 6 Clevedon Road, Portishead, BS20 6TA               | Single storey rear extension and attached side garage  | No objection - subject to no valid objection from neighbours |
| 15/P/1218/F            | 9A Frobisher Avenue, Portishead, Bristol, BS20 6XB  | Loft conversion and new dormer window to front slope of roof   | No objection - subject to no valid objection from neighbours |
| 15/P/1289/F            | Land at 1 Woodhill Avenue, Portishead, BS20 7EX     | Removal of condition 10 of planning approval 14/P/0833/F (Erection of dwelling with associated parking, bike and refuse storage) which requires the dwellings to be constructed to a minimum of Code Level 3 of the Code for Sustainable Homes as the Code no longer applies | No objection - subject to no valid objection from neighbours |
| 15/P/1290/F            | 7 Robin Place, Portishead, BS20 7PX                 | Erection of a conservatory to north east elevation   | No objection - subject to no valid objection from neighbours |
| 15/P/1312/F            | 40 High Street, Portishead, BS20 6EN                | Existing external ATM replaced with upgraded model. Modification works to existing access ramp   | No objection.  |

|               |   |   |  |
|---------------|---|---|--|
| 15/P/1375/F   | 90 Merlin Park,<br>Portishead, BS20 8RN                           | Erection of a first floor side extension over existing garage   | No objection - subject to no valid objection from neighbours |
| 15/P/1392/NMA | Former Brackenwood Garden Centre, Nore Road, Portishead, BS20 8DU | Non material amendment to planning permission 14/P/0467/F (Erection of seven residential dwellings) to amend siting of Plots 1-3 and reduction in width of Plot 7. Alterations to elevations to correspond with changes | No objection - subject to no valid objection from neighbours |

### **TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

| <b>APPLICATION NO.</b> | <b>LOCATION</b> | <b>PROPOSAL</b> | <b>RECOMMENDATION</b> |
|------------------------|-----------------|-----------------|-----------------------|
| None to report         |                 |                 |                       |

### **PL376 OTHER PLANNING MATTERS - FOR INFORMATION**

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

##### **A. APPLICATION WITHDRAWN**

- i) 14/P/2015/MMA - Plot 10, Former St Joseph's School, 53 West Hill, Portishead

##### **B. ENFORCEMENT CASES**

Updated list – as at 10.06.15

### **C. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL**

For the period 1<sup>st</sup> May 2015 to 31<sup>st</sup> May 2015.

### **D. PLANNING CONSENT GRANTED**

- i) 14/P/1865/F – Land adjacent 149 High Street, Portishead
- ii) 14/P/2348/O – Land off Elm Walk, Battens Orchard, Portishead
- iii) 15/P/0595/F – Former Co-operative Retail Services, Wyndham Way, Portishead

**Assistant Clerk note:** *Councillor R. Cruse reported that Councillor Jolley has given his concern to the North Somerset Council Case Officer dealing with Planning Application 14/P/2348/O, Land off Elm Walk, Battens Orchard. Councillor Jolley identified that there are no time constraints specified in Condition No. 16 of the Decision Notice. The site is on a school route and as such should have time constraints applied to protect the safety of children walking to and from school. The meeting wishes for Portishead Town Council to write to North Somerset Council in support of Councillor Jolley, to ensure that time constraints are applied.*

### **E. PLANNING APPLICATION REFERENCE NUMBERS**

Updated suffix codes, determination and consultation periods.

## **2. OFFICE FOR NUCLEAR REGULATION**

The meeting noted the Quarterly report for January to March 2015 - Assessing new nuclear power stations designs.

## **3. MATTERS FOR THE NEXT MEETING:**

None.

Meeting closed 8.10pm