

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON WEDNESDAY 5<sup>th</sup> August 2015**

**PRESENT:** Councillor Koops - in the Chair  
Councillors R. Cruse, M.Cruse, J.Clark, J.Lord, P.Mitchell, D.Oyns  
S.Sherborne - Assistant Clerk

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

***Assistant Clerk note:** Councillor Lord proposed that Councillor Koops chair the meeting in the absence of Councillor Cottrell who had given apologies for this evenings meeting. Councillor R. Cruse seconded the proposal. All Councillors were in favour.*

**PL377 APOLOGIES**

Were received from Councillors Cottrell, Pasley, Mason, Burden

**PL378 DECLARATIONS OF INTEREST**

None

**PL379 PUBLIC PARTICIPATION**

North Somerset District Councillor Reyna Knight gave her concern in respect to the temporary closure of Valley Road, which Avon & Somerset Constabulary have requested for Sunday 13<sup>th</sup> September 2015 to accommodate its Police Headquarters Open Day.

Councillor Knight wished to know the exact reason for the road closure. She can see no difference in security on this day to the other 364 days in the year. It will cause disruption for local residents, it will stop local people going to the recycling/amenity site on a Sunday, which is a day when most people do not work and take their recycling to the amenity site. She felt it would affect bus routes and questioned if Avon & Somerset Police would be covering the loss of wages the staff at the recycling/amenity site would lose as a result of the site being closed. She urged the Town Council to ask and ascertain the exact reason(s) for the road closure.

Mrs Pauline Williams a local resident gave her objection to any planning application that incorporated converting a garage into a home extension. She believed that there is already a shortage of parking and garages can be used to park cars.

**Assistant Clerk note:** *There are two planning applications for garage conversions that the Committee were considering - 15/P/1496/F and 15/P/1686/F.*

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

PL380

### **PLANNING APPLICATIONS**

**15/P/1496/F                      14 SISKIN CLOSE, PORTISHEAD, BS20 7NG**

Conversion of garage into living accommodation

The meeting viewed the online plans and noted that there were no comments. A discussion took place regarding the level of parking that would be available after the conversion and the lack of onstreet parking. Imagies of the house were viewed electronically by Earthlight.

Councillor Oyns proposed objection on the grounds that the proposed second parking space will restrict access for any large vehicles including emergency vehicles.

Councillor Lord seconded the proposal.

**RESOLVED that** objection on the grounds that the proposed second parking space will restrict access for any large vehicles including emergency vehicles.

**15/P/1589/F                      FIELD AT TOP OF WESTON WOOD ROAD,  
PORTISHEAD, BS20 6RD**

Siting of a storage container on agricultural land for storing building materials and tools (retrospective)

The meeting noted that the application has been withdrawn. North Somerset Council have taken the decision not to determine the application under Section 70C of the Town and Country Planning Act 1990 as there is already an Enforcement Order in place for the container to be removed.

Councillor M Cruse reported that whilst North Somerset Council required the container to be removed by 3<sup>rd</sup> August it is unfortunately still in situ this evening (05.08.15).

The meeting noted that two letters of objections had been received by Portishead Town Council.

Councillor Lord proposed that Portishead Town Council write to North Somerset Council, even though they are not now considering the matter, to state that it hopes the Enforcement Notice will be effective.

Councillor M Cruse seconded the proposal.

**RESOLVED that** Portishead Town Council hopes the Enforcement Notice will be effective.

**15/P/1627/F                      3 NORTHFIELD ROAD, PORTISHEAD, BS20 8LE**

Two storey rear and a single storey side extension to existing bungalow.

The meeting noted that there were no online comments but understood that one particular neighbour is away on holiday. The existing, proposed and elevation plans were also viewed. The possibility of any loss in sunlight or privacy to neighbouring properties was discussed.

Councillor Lord proposed no objection subject to no valid objections from neighbours.

Councillor M Cruse seconded the proposal.

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

**15/P/1668/F                      HOMEFIELD, 10 ST MARYS ROAD, PORTISHEAD, BS20 6QW**

Erection of 5 No. dwellings and garages

The meeting noted that there were no online comments and viewed the electronic plans available. A discussion took place regarding the 'raised footway' across the entrance to the site from The Paddock.

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

Councillor R Cruse seconded the proposal.

Vote recorded: All in favour

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

**15/P/1671/ADV ALDI STORES LTD, WYNDHAM WAY,  
PORTISHEAD, BS20 8LR**

Display of 8 no. internally illuminated fascia logo signs, 2no. illuminated poster signs, 2no. internally illuminated double pole signs and 1no. non-illuminated vinyl window sign

The meeting noted that there were no online comments and viewed the proposed elevations plan, which show the heights of the proposed signs.

Councillor Lord proposed no objection.

Councillor Mitchell seconded the proposal.

Vote recorded: All in favour

**RESOLVED that** no objection

**15/P/1686/F 41 CHARLCOMBE RISE, PORTISHEAD BS20 8NB**

Conversion of existing garage to kitchen with sauna, new dining room infill and double garage, new sliding glazed doors and balcony to master bedroom on south west elevation with external staircase to balcony

The meeting noted that there were no online comments and viewed the location plan.

Councillor Lord proposed no objection subject to no valid objections from neighbours.

Councillor Clark seconded the proposal.

Vote recorded: All in favour

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

**15/P/1687/F 7 LIPGATE PLACE, CLEVEDON ROAD,  
PORTISHEAD, BS20 6QN**

Erection of a two storey rear extension and a single storey rear and side extension and a front porch

The meeting noted that there were no online comments and viewed the location plan.

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

Councillor Lord seconded the proposal.

Vote recorded: All in favour

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

**15/P/1701/TPO      14 FIRCLIFF PARK, PORTISHEAD, BS20 7HQ**

T1 x Beech - fell.

The meeting noted the comments received from Portishead Town Council's Tree Warden. In her opinion she could not see justification to fell the tree. It is understood that the neighbour has not complained about the tree.

Councillor Lord proposed objecting as there appears to be no justification to fell the tree.

Councillor R Cruse seconded the proposal.

Vote recorded: All in favour

**RESOLVED that** object - there appears to be no justification to fell the tree.

**15/P/1706/F      14 REDPOLL DRIVE, PORTISHEAD, BS20 7JZ**

Erection of a single storey rear extension and construction of boundary garden fence

The meeting noted that there were no online comments and viewed the location, proposed and existing plans.

Councillor Lord proposed no objection subject to no valid objections from neighbours.

Councillor R Cruse 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)**

PL381

**OTHER PLANNING MATTERS**

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

Councillor Lord believed that this item was brought to the Planning & Regulatory Committee as per Minute No. 2479 of the Town Council Meeting on 8<sup>th</sup> July 2015. She understood via the statement made by James Willcock (North Somerset Council) when he attended the Town Council meeting on 8<sup>th</sup> July that Portishead Town Council had been given extra time to comment (as a Prime Consultee.)

The meeting discussed various concerns and questions that should be raised, which will be discussed at full Town Council on 12<sup>th</sup> August. These included:-

1. Substantial onstreet parking will be lost in the vicinity of the Health Centre on Harbour Road when the scheme goes ahead. Can parking provisions be made for visitors to the health centre.
2. To include provisions for cyclists using the trains.
3. Concern for the structure of the sloped footbridge (by Trinity school) for wheelchair users.
4. Arranging parking provisions for construction traffic to eliminate already congested onstreet parking, particularly in The Vale.
5. Introduce a minibus around the Town linked to the train times.

**RECOMMENDATION**

Portishead Town Council writes in its capacity of Prime Consultee in response to Metrowest Phase 1 Consultation and raises the following concerns and questions:-

1. Substantial onstreet parking will be lost in the vicinity of the Health Centre on Harbour Road when the scheme goes ahead. Can parking provisions be made for visitors to the health centre.
2. To include provisions for cyclists using the trains.
3. Concern for the structure of the sloped footbridge (by Trinity school) for wheelchair users.
4. Arranging parking provisions for construction traffic to eliminate already congested onstreet parking, particularly in The Vale.
5. Introduce a minibus around the Town linked to the train times.
6. Displaced parking. Drivers wishing to avoid parking charges park in local residential roads for free causing a nuisance.

**B. STREET NAMING**

**Loc8 RETAIL DEVELOPMENT, (PORTISHEAD 2) LTD, CREST  
NICHOLSON DEVELOPMENT (13/P/2079/F) LAND OFF HARBOUR  
ROAD, PORTISHEAD**

Various names that had previously been mentioned on earlier road naming consultations were discussed, which included Burt Gardens, Bag Tackler, Mustad and The Warren.

Councillor Lord proposed Mustad Way.

Councillor Koops seconded the proposal.

Vote recorded: All in favour

**RECOMMENDATION**

Portishead Town Council writes to North Somerset Council suggesting that the new road is named Mustad Way.

**C. CONSULTATION ON DEVELOPMENT CONTRIBUTIONS  
SUPPLEMENTARY PLANNING DOCUMENT**

The meeting discussed North Somerset Council's consultation to help prepare planning guidance on the approach to the calculation and negotiation of Section 106 and other development contributions. This will supersede the current Development Contributions: Principles and Operational Guidance SPD. It noted that the consultation is open until Friday 4 September 2015.

Councillor Lord recalls having proposed a response on an earlier occasion and stated that she would provide a report to Town Council on 12<sup>th</sup> August 2015.

Vote recorded: All in favour

**RECOMMENDATION**

To receive and consider for submission a report from Councillor Lord to be presented at Town Council on 12<sup>th</sup> August 2015.

**D. SITES AND POLICIES PLAN PART 1: DEVELOPMENT  
MANAGEMENT POLICIES  
SUBMISSION OF PLAN**

The meeting noted that Portishead Town Council has previously commented:-

**28.05.15      Comment ID 4193569//5    DM25 Map**

*Assurances were given a number of years ago, that when the rail line became operational, the cycle track which runs beside the track in the tunnels under the M5 and the Royal Portbury Dock road, would be moved (the permission for the cycle track was only temporary). There is no mention of land being safeguarded for this purpose.*

**17.03.15      Comment ID 4193569//1    DM22 Transport**

*To protect existing and proposed railway lines from inappropriate development. We agree that the Portishead – Pill section should be protected for stations, associated car-parking, and highways works, but need to be assured that the land market is sufficient for the current plans. Any other sites should not be removed from consideration. Portishead Town Council – Minute No. 2422 – 11.03.15*

**17.03.15      Comment ID 4193569//2    DM25 PROW Transport**

*We are concerned that no strategic cycle route is proposed for Portishead, but we agree with the proposals for routes from Portishead to Clapton Court and Portishead to Clevedon. Portishead Town Council – Minute No. 2422 – 11.03.15*

**17.03.15      Comment ID 4193569//3    DM49 Royal Portbury Dock**

*Assurances were given a number of years ago, that when the rail line became operational, the cycle track which runs beside the track in the tunnels under the M5 and the Royal Portbury Dock Road, would be moved (the permission for the cycle track was only temporary). There is no mention of land being safeguarded for this purpose. Portishead Town Council – Minute No. 2422 – 11.03.15*

**17.03.15      Comment ID 4193569//4    DM62 Local Centres**

*Portishead Town Council supports the enhancement of the existing units on West Hill Triangle but there must be no loss of free car parking spaces and no redevelopment of the green space of the triangle. Portishead Town Council – Minute No. 2422 – 11.03.15*

The Sites and Policies Plan Part 1: Development Management Policies was submitted to the Secretary of State on 22 July 2015. The submission documents including the Council's response to submissions "Comments received to Publication Version and councils response - May 2015" and the "Schedule of proposed changes to Publication Version" can be viewed on the North Somerset Council website at [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies)

The plan is now at the examination stage and it is anticipated that any hearings held as part of the examination process will be in the Autumn



2015. If Portishead Town Council wish to attend a hearing it should advise North Somerset Council by **Wednesday 2<sup>nd</sup> September 2015**.

The appointed inspector will study the Submission Documents and if necessary will come forward with a list of issues and invited participants for the hearings. Further information about hearing dates and attendance at the hearings will be made available in due course.

### **RECOMMENDATION**

To receive details of the previous comments made by Portishead Town Council at the next Town Council meeting on 12<sup>th</sup> August 2015.

**Assistant Clerk note:** *Portishead Town Council should consider whether it wishes to attend any hearing relating to this Consultation.*

### **E. NEIGHBOURHOOD PLANNING FOR CONGRESBURY CREATING A NEIGHBOURHOOD AREA**

The meeting noted that Congresbury Parish Council have made an application to North Somerset Council to designate a neighbourhood area for Congresbury Parish.

Councillor Koops understood that Portishead Town Council made the decision not to create a Neighbourhood Plan due to the amount of work involved and its about 10-15 years too late.

Councillor Lord proposed that Portishead Town Council notes that Congresbury have made an application.

Councillor R Cruse seconded the proposal.

### **RECOMMENDATION**

Portishead Town Council notes the application made by Congresbury Parish Council.

### **F. DRAFT ORDER – UNDER SECTION 21 OF THE TOWN POLICE CLAUSES ACT 1847 FOR THE PREVENTION OF OBSTRUCTION**

The meeting noted the above Order for Police HQ Open Day – Sunday 13<sup>th</sup> September 2015 and regretted that there was no map showing the road(s) to be closed.

It was felt unnecessary for the whole of Valley Road to be closed for such an occasion, which would have an impact for local residents wishing to visit the recycling/amenity site and affect the bus route.

Councillor Lord proposed that Portishead Town Council respond to the Order - views the closure with concern. Portishead Town Council believes the closure inappropriate. It will affect public transport and access to the

amenity site for many residents who only have access to the site on a Sunday.

Councillor R Cruse seconded the proposal.

Vote recorded: All in favour

## **RECOMMENDATION**

Portishead Town Council responds – views the closure with concern. Portishead Town Council believes the closure inappropriate. It will affect public transport and access to the amenity site for many residents who only have access to the site on a Sunday.

**Assistant Clerk note:** *Confirmation is currently being obtained from North Somerset Council's Highway Department. It is believed that the section of road that Avon & Somerset Constabulary wish to close is from the roundabout at Police HQ (southwest side) heading southwesterly to Blackberry Lane on Valley Road. An update will be provided in due course.*

## **G. CABSTAND IMPROVEMENTS**

The meeting noted the plan showing some temporary improvements that North Somerset Council wish to trial for the next couple of months.

**Assistant Clerk note:** *this matter was discussed at the Recreational and Works Committee meeting on 29<sup>th</sup> July – RW1474 and so that Committees recommendation will go before Town Council on 12<sup>th</sup> August 2015.*

## **H. A NEIGHBOURHOOD DEVELOPMENT PLAN FOR CHURCHILL AND LANGFORD**

The meeting noted that Churchill Parish Council has applied to North Somerset Council for a Neighbourhood Development Plan.

Councillor Lord proposed that Portishead Town Council notes the application.

Councillor Koops seconded the proposal.

## **RECOMMENDATION**

Portishead Town Council notes the application made by Churchill Parish Council.

**PL382**

**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 Lord proposed accepting the delegated Chairman's decisions.

Councillor Clark seconded the proposal.

Vote recorded: all in favour

**PL 383 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/1455/F	115 Hillside Road, Portishead, BS20 8LF	Erection of a two storey rear extension including repositioning of window to side elevation. Replacement of front porch following the demolition of existing extension	No objection – subject to no objections from neighbours
15/P/1478/F	364 Nore Road, Portishead, BS20 8EY	Proposed single storey rear extension and replacement balcony/terrace	No objection – subject to no objections from neighbours
15/P/1507/ADV	114 High Street, Portishead, BS20 6PR	Display of 3no. externally illuminated fascia signs	No objection subject to no valid objection from neighbours
15/P/1548/F	St Joseph's Catholic Primary School, Bristol Road, Portishead, BS20 6QB	Replacement of existing 1.35m high security fence and gates to front roadside boundary with a 2.4m high security fence and gates. Both sets of entrance gates will include a wicket gate	No objection subject to no valid objection from neighbours
15/P/1554/F	4 Dunlin Drive, Portishead, BS20 7NH	Proposed open lean-to slate canopy over existing bay windows and across front door	No objection subject to no valid objection from neighbours
15/P/1565/F	3 Cadbury Road, Portishead,	Proposed two storey rear extension and front porch	No objection subject to no valid objection from neighbours
15/P/1575/F	104 Combe Avenue, Portishead, BS20 6JX	Erection of single storey rear and side extensions	No objection subject to no valid objection from neighbours

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
15/P/1475/WT	85 West Hill, Portishead, BS20 6LQ	T1 x Holm Oak - reduce crown height and lateral growth by up to 3 m.	Portishead Town Council has no objection subject to the approval of the North Somerset Council Tree Officer. Portishead Town Council notes that due to an admin error within North Somerset Council Portishead Town Council did not have a full consultation period.
15/P/1482/TPO	34 The Deans, Portishead, BS20 6EQ	T1 x Oak – fell	Objection – the oak is in a line of trees marking an old boundary line all subject to Tree Preservation Orders, all of which are very old, between 100 and 200 years. The trees are healthy specimens and beautiful. Any major pruning could also affect the health of the tree in a permanent way.
15/P/1483/TPO	34 The Deans, Portishead, BS20 6EQ	T1 x Oak - reduction of crown by 1 - 2 m.	Objection – the oak is in a line of trees marking an old boundary line all subject to Tree Preservation Orders, all of which are very old, between 100 and 200 years. The trees are healthy specimens and beautiful. Any major pruning could also affect the health of the tree in a permanent way.
15/P/1540/WT	The Coach House, Battery Lane, Portishead, BS20 7JD	T2 x Ornamental Sumac - raise to 2 m to provide clearance to steps, T4 x Cotoneaster - reduction of crown height by upto 1 - 0 m to provide clearance to summerhouse, T8 x Bay - Trim by 20cm T9 x Garrya - remove	No objection subject to the approval of the North Somerset Council Tree Officer

		old big stem to the two new small stems up to 2 m; T10 x Elaeagnus - remove the old big stems back to the two new small stems by 2 m; T11 x Pear - Clear, thin and reduction in crown by 0.6 m, T13 x Holly - prune back the long branch on the house side by 0.3 m.	
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**PL384 OTHER PLANNING MATTERS - FOR INFORMATION**

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

**A. ENFORCEMENT CASES**

- i) As at 15<sup>th</sup> July 2015
- ii) Confirmation from North Somerset Council that they were unable to find any breach of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect to a newly erected fence near to No. 5 Maysfield Close, Portishead.

**B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL**

For the period 1<sup>st</sup> June 2015 to 30<sup>th</sup> June 2015

**C. PLANNING CONSENT GRANTED**

- i) 15/P/1483/TPO 34 The Deans, Portishead, BS20 6EQ
- ii) 15/P/0988/F Land to rear of 89 Hillside Road, Portishead, BS20 8LJ

#### **D. PLANNING CONSENT REFUSED**

- i) 13/P/0864/ADV White Lion, 1 High Street, Portishead, BS20 6AF
- ii) 15/P/1121/F Land at Harbour Road, Portishead, BS20 7DD
- iii) 15/P/1348/MMA 30 Beach Road West, Portishead, BS20 7HU
- iv) 15/P/1482/TPO 34 The Deans, Portishead, BS20 6EQ

#### **E. 14/P/2348/O LAND OFF ELM WALK, BATTENS ORCHARD, PORTISHEAD**

Email from Andrew Stevenson explaining Condition No. 16 for the above planning application following the concerns expressed by Portishead Town Council regarding safety near the site.

#### **F. ALLOCATION OF POSTAL ADDRESSES FOR 117 UNITS – TAYLOR WIMPEY RESIDENTIAL DEVELOPMENT OFF HARBOUR ROAD TRADING ESTATE, PORTISHEAD**

The above development has now been named and postcodes allocated as follows:-

- 1-51 (O) & 2-88 (E) Paper Mill Gardens, Portishead, Bristol, BS20 7QX
- 90-182 (E) Paper Mill Gardens, Portishead, Bristol, BS20 7QY

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

Latest bulletin dated 16<sup>th</sup> July 2015

Meeting closed 8.40pm