

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 7TH OCTOBER 2015**

PRESENT: Councillor R Cruse - in the Chair
Councillors Burden, M.Cruse, Lord
Sharon Sherborne - Assistant Clerk

APOLOGIES: Councillor Mason, Koops, Clark, Cottrell

There were 32 members of the public present and no representatives from the Press.

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

PL391 DECLARATIONS OF INTEREST

- Councillor Lord
15/P/1977/F
NEWCOME, BATTERY LANE, PORTISHEAD, BS20 7JD
Reason: Lives nearby

PL392 PUBLIC PARTICIPATION

1. Mr Mark a local resident spoke against Planning Application 15/P/2176/F. He believed that the wall did not comply with the 12m rule.

He felt that in the interest of safety, as a child had been knocked down on the road in-front recently that planners should insist upon a gate being installed in the wall to stop children accidentally running out into the road and speed humps laid to reduce the speed of the traffic.

2. Mr Stephen Gregory a local resident spoke against planning application 15/P/2160/F. His objections included:
 - inadequate consultation with the local community
 - proposed location is 400m from the nearest property
 - estimated energy output costs have been calculated with estimated wind data used
 - bat survey detected 8 species of bats of which 3 species are listed priority species in the UK's Biodiversity Action Plan and 2 species are considered at high risk of impact with turbines.

- concern about noise pollution,
- the site is designated green belt with an ancient woodland very close, which is designated SSSI (Site of Special Scientific Interest),
- with helicopter operations to continue it is anticipated that the flight path will increase over residential areas. The CAA are currently investigating the effects of turbulence created by turbines and should be consulted to ensure safe operations
- the turning sails will be a visible distraction to Valley Road drivers on a sharp bend.
- the BBC transmitter is in direct line of the turbine and residents but is not mentioned in the application
- accurate on site wind data has not been collated and forecasted regarding cost savings and reduction in carbon emissions are based on modelled data
- Peregrine Falcons are known to nest in the area as are Buzzards and Kestrels. Photographic evidence can be provided.

3. Mr Sale a local resident spoke against planning application 15/P/2100/O.

He believes that this application has a higher density than the last and certainly not in keeping with the surroundings. There are in fact less parking spaces for 16 homes than there was for 9 homes.

He was aware that local Town Councillors supported residents who objected to the last application and again called upon them to support them on this occasion. He thanked Councillor David Jolley for coming along to hear their concerns this evening.

4. Mrs Williams a local resident spoke against planning application 15/P/2056. She and neighbours have no objection to the extension but as stated in her Title Deeds the street scene must be kept in order. In the proposed plans the bungalow has some imitation cedar cladding that she feels doesn't go with the other bungalows.

She understands that they are going to demolish a double garage and fill in 3 parking spaces, so the front garden will be used as a car court, which won't be very nice for her to see from her property. Also, this will change the angle of their drive, which will then face four driveways. This is on a busy corner and could prove a safety hazard to those pulling off their drive.

Assistant Clerk note: Councillor R Cruse informed Mrs Williams that this application had already been dealt with by Portishead Town Council under delegated decisions and that her comments should be made on line to North Somerset Council.

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

Assistant Clerk note: In view of public interest Councillor R Cruse changed the order of the meeting.

PL393

PLANNING APPLICATIONS

**15/P/2100/O LAND OFF ELM WALK, BATTENS ORCHARD,
PORTISHEAD, BS20 6SP**

Outline planning application for erection of up to 16 dwellings and associated car parking and access, vehicular access to be provided by existing site entrances with appearance, layout, scale and landscaping reserved for subsequent approval

The meeting noted its previous comments to fewer houses on this site. It felt that semi-detached houses were certainly not in keeping with other homes on St Mary's and that 16 homes was overdevelopment.

The objections listed previously to application 14/P/2348/O for 10 houses on the site still stand these include:

1. Pre-application work on the site (2013/2014) has probably destroyed ecology and archaeology
2. Highways and safety issues
3. The site is within a designated wildlife zone
4. the reduction in homes will still destroy the character of the land

Councillor Lord proposed objecting on the grounds of overdevelopment of the site given the nature of the land and the proposed semi-detached homes are not in keeping with other residential properties in the area.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

RESOLVED that object on the grounds

- of overdevelopment of the site given the nature of the land
- proposed semi-detached homes are not in keeping with other residential properties in the area

15/P/2160/F

**LAND TO SOUTH-EAST OF AVON AND
SOMERSET POLICE HEAD QUARTERS, VALLEY
ROAD, PORTISHEAD, BS208JY**

Construction of a 250kw wind turbine up to 44.5 metres in height together with associated access track

The meeting noted that online approximate measurements recorded from the wind turbine to homes in Merlin Park, Tower Road and Valley Road ranged between 430m and 550m. In proposed legislation on 2010-2011, a minimum distance of 1000m between residential properties and wind turbines of height greater than 25m and less than 50m was thought appropriate.

Councillor Burden felt that there would be a negative impact visually and it could severely affect wildlife in the area.

Councillor R Cruse advised that there are at least two footpaths in the area of the proposed site (LA23/32/10 and LA23/31/20), which are used by walkers. The proposed route for transporting the energy created from the wind turbine to the Police Headquarters will cross and potentially damage footpath LA23/32/10.

Councillor Lord felt there was an unknown level of disturbance for local residents in terms of noise and visual appearance and could reduce the amenity value of the green land at Merlin Park, nearby residents and Portishead residents who use the facility at Merlin Park.

Councillor M Cruse felt that the location was far too close to Weston Big Wood, which is a Site of Special Scientific Interest (SSSI).

Assistant Clerk note: *with the permission of the Chairman, Councillor David Jolley from the public gallery informed the meeting that he had spoken to the relevant Case Officer. He has informed him that he will call this item to North Somerset Council's Planning & Regulatory committee for determination if the Case Officer is mindful to approve the plan as a delegated matter. Councillor Jolley also advised that notices will be erected to inform member of the public at strategic points; road entrance to Merlin Park, Valley Road and Highdown School.*

Councillor R Cruse proposed objecting on the grounds that it:-

- i) is extremely close to residential properties in Merlin Park, Tower Road and Valley Road. In proposed legislation in 2010-2011, a minimum distance of 1000m between residential properties and wind turbines of height greater than 25m and less than 50m was thought appropriate.
- ii) will have a negative impact visually on the Gordano Valley and the wildlife, where there is a Peregrine Falcon nesting site.

- iii) may affect walkers using registered footpaths - LA23/32/10 and LA23/31/20. The proposed route for transporting the energy created from the wind turbine to the Police Headquarters will cross and potentially damage footpath LA23/32/10.
- iv) has an unknown level of disturbance for local residents in terms of noise and visual appearance.
- v) could reduce the amenity value of the green land at Merlin Park for nearby residents and Portishead residents who use the facility at Merlin Park.
- vi) is too close to Weston Big Wood, which is a Site of Special Scientific Interest.

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that - object on the grounds that it:-

- i) is extremely close to residential properties in Merlin Park, Tower Road and Valley Road. In proposed legislation in 2010-2011, a minimum distance of 1000m between residential properties and wind turbines of height greater than 25m and less than 50m was thought appropriate.
- ii) will have a negative impact visually on the Gordano Valley and the wildlife, where there is a Peregrine Falcon nesting site.
- iii) may affect walkers using registered footpaths - LA23/32/10 and LA23/31/20. The proposed route for transporting the energy created from the wind turbine to the Police Headquarters will cross and potentially damage footpath LA23/32/10.
- iv) has an unknown level of disturbance for local residents in terms of noise and visual appearance.
- v) could reduce the amenity value of the green land at Merlin Park for nearby residents and Portishead residents who use the facility at Merlin Park.
- vi) is too close to Weston Big Wood, which is a Site of Special Scientific Interest.

15/P/2176/F

LAND BETWEEN 1-7 ALBERT PLACE AND 176 HIGH STREET, PORTISHEAD, BS20 6QL

Erection of 2no. (age restricted) retirement dwellings with new vehicular access and car parking

The meeting viewed the online location plan and that there had been an earlier application on this site for three houses. It appeared that the applicant had endeavoured to take on the comments made by the Inspector during the first application.

A discussion took place regarding the distance between the site and its neighbours and viewed the street scene plan. It was believed that the neighbouring property would be within 12m of the proposed homes and this could impact on that neighbour.

Assistant Clerk note: *Councillor R Cruse thanked Councillor David Jolley who was sat in the public gallery for his explanation of the 12m ruling.*

Councillor Lord questioned the appropriateness for steps accessing retirement dwellings.

Councillor M Cruse questioned the need for an age restriction on the dwellings.

Councillor Lord proposed objecting on the grounds that:-

- i) it will affect the living condition of the neighbours (side elevation impact for residents at 176 High Street),
- ii) as these are age restricted dwellings, there should either be no steps to the front, or there should be an alternative level access.
- iii) ageism, why should the dwellings be solely for age restricted residents ?

Councillor Burden seconded the proposal.

Vote recorded: all in favour

RESOLVED that object on the grounds that:-

- i) it will affect the living condition of the neighbours (side elevation impact for residents at 176 High Street),
- ii) as these are age restricted dwellings, there should either be no steps to the front, or there should be an alternative level access.
- iii) ageism, why should the dwellings be solely for age restricted residents ?

Assistant Clerk note: *there was a brief recess in the meeting allowing member of the public who did not wish to take part in the following proceedings to leave the meeting (8.02pm-8.04pm)*

15/P/1948/TPO

309 NORE ROAD, PORTISHEAD, BS20 8EN

T1 x Cherry - fell.

The meeting received a report from Portishead Town Council's Tree Warden, Norma Parfitt. She understood that the tree is diseased, which could affect other trees nearby and therefore, has no objection to the felling.

Councillor Burden proposed no objection.

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection

15/P/1974/F 1 EXETER ROAD, PORTISHEAD, BS20 6YE

Erection of a single storey side extension comprising of garage and garden room

The meeting viewed the online location block plan and noted that there were no objections. It felt that there was ample room to accommodate the extension.

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

Councillor M Cruse seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours

Assistant Clerk note: Councillor Lord left the meeting and took no part in the following discussion or vote.

**15/P/1977/F NEWCOME, BATTERY LANE,
PORTISHEAD, BS20 7JD**

Raising of roof height to create additional first floor living accommodation. Two storey and single storey rear extensions

The meeting noted the site plan, existing and proposed elevations and the letter from a neighbour in support of the application.

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

Assistant Clerk note: Councillor Lord returned to the meeting.

15/P/2082/F 284 DOWN ROAD, PORTISHEAD, BS20 8HZ

Erection of a detached single dwelling

The meeting viewed the online plans, elevations and street scene. It noted that whilst it is a large footprint there were no objections.

Councillor Burden 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/2111/F LAND AT HARBOUR CRESCENT, SERBERT ROAD, PORTISHEAD, BS20 7GB

Second floor extension to provide 9 no. residential units (Class C3) and associated works including elevation alterations to existing building

The meeting viewed online elevation plans and that there were no objections. It was believed that the properties would back onto a public footpath of some description, which will be created in line with the new Portishead Railway.

Councillor M Cruse proposed no objection.

Councillor Burden seconded the proposal.

Vote recorded: 3 in favour 1 abstained

RESOLVED that no objection

15/P/2173/F 23 VICTORIA SQUARE, PORTISHEAD, BS20 6AQ

Erection of a first floor side and a two storey rear extension

The meeting viewed on line plans and that there were no objections.

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

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

PL394 OTHER PLANNING MATTERS

1. NORTH SOMERSET COUNCIL SUSTAINABILITY CRITERIA - MATRICES

Portishead Town Council notes receiving:

- A copy of a letter dated 7th August 2015 that Yatton Parish Council wrote to North Somerset Council regarding Sustainability Criteria for proposed developments (assessment by Matrices).
- An email from Michael Reep (North Somerset Council, Planning Policy Manager) dated 19th August 2015 in response to Yatton Parish Council's letter.

RECOMMENDATION

Portishead Town Council notes the Matrices and asks its Town Councillors who are also District Councillors to keep Portishead Town Council updated in terms of the progress that is made with village matrices. Whilst empathising with Yatton Parish Council it did not wish to be drawn into the matter.

2. ADVISORY DISABLED PARKING BAY APPLICATIONS

The meeting discussed the disappointment it had experienced whilst responding as a consultee to certain applications. It felt that its comments sometimes were disregarded.

RECOMMENDATION

Portishead Town Council should continue to consult on any Advisory Disabled Parking Bay applications relating to Portishead. It should however, write to North Somerset Council and request a copy of its criteria for approving Advisory Disabled Parking Bays, in order to guide the committee when it responds to a consultation request.

3. NORTH SOMERSET COUNCIL , STATEMENT OF PRINCIPLES 2016-2019 – GAMBLING ACT 2005

The meeting noted that the gambling act also considered public houses with fruit machines not just betting shops and even took into account young children.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council to note the draft Statement of Principles in relation to gambling, which North Somerset Council has put together.

4. NCE'S 11TH ANNUAL FLOOD MANAGEMENT SUMMIT – 21ST & 22ND OCTOBER 2015

Portishead Town Council noted the invitation to attend the NCE Flood Management Summit conference being held at the Bloomsbury Hotel, London on 22nd October 2015 at a cost per delegate of £449.00 plus VAT.

RECOMMENDATION

Portishead Town Council should decline the offer of sending a delegate to the conference.

PL395

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Report attached for information

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Report attached for information

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 M Cruse seconded the proposal.

Vote recorded: all in favour

PL395 SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
15/P/1929/F	23 Albert Road, Portishead, BS20 6PP	Erection of a single storey rear extension following demolition of existing rear extensions	No objection – subject to no valid objections from Neighbours
15/P/1939/F	40 Pier Road, Portishead, BS20 7EA	Installation of an external flue	No objection – subject to no valid objections from Neighbours
15/P/1983/F	12 West Hill, Portishead, BS20 6LQ	Construction of raised timber decking to rear of property	No objection – subject to no valid objections from Neighbours
15/P/1988/F	27 South Road, Portishead, BS20 7DU	Erection of a summerhouse in garden	No objection – subject to no valid objections from neighbours
15/P/1993/MMA	410 Nore Road, Portishead, BS20 8HA	Variation of condition 2 of planning permission 14/P/0613/F (Erection of a two storey side extension following demolition of existing garage. Conversion of loft including alterations to roof and construction of a front dormer) to change Velux window on garage east elevation to a dormer window	No objection – subject to no valid objections from neighbours
15/P/2007/F	8 Beechwood Road, Portishead, BS20 8EP	Retrospective application for the erection of a rear 2.8m high garden fence	No objection – subject to no valid objections from neighbours

15/P/2009/F	66 West Hill, Portishead, BS20 6LR	Erection of a two storey side extension, a single storey side/front extension, a detached garage and an entrance porch following demolition of conservatory	No objection – subject to no valid objections from neighbours
15/P/2015/F	256 Down Road, Portishead, BS20 8HY	Erection of a porch	No objection – subject to no valid objections from neighbours
15/P/2019/F	Unit 12, Old Mill Road, Portishead, BS20 7BX	Change of use to a vehicle hire premises	No objection – subject to no valid objections from neighbours
15/P/2035/F	41 Nore Road, Portishead, BS20 6JY	Erection of a two storey rear extension to approved application 15/P/0412/F with added high level windows to east elevation	No objection – subject to no valid objections from neighbours
15/P/2051/F	311 Nore Road, Portishead, BS20 8EN	Erection of a single storey subterranean annexe to provide self-contained dwelling with integral garage to front of property, boundary wall and driveway	No objection – subject to no valid objections from neighbours
15/P/2056/F	5 Meadows Close, Portishead, BS20 8BU	Erection of a side extension with parking area in front garden following the demolition of a detached double garage and side porch to bungalow.	No objection – subject to no valid objections from neighbours
15/P/2058/F	241 Down Road, Portishead, BS20 8HU	Erection of extension to front and rear dormers	No objection – subject to no valid objections from neighbours

15/P/2098/F	22 Riverleaze, Portishead, BS20 8EA	Conversion of existing integral single garage into family room, extension to front porch, repositioning of drive to allow access and construction of front boundary retaining wall.	No objection – subject to no valid objections from neighbours
15/P/2112/F	17 Station Road, Portishead, BS20 7DB	Erection of a two storey rear extension and conversion of side store to utility room	No objection – subject to no valid objections from neighbours
15/P/2125/ADV	1 Harbour Road, Portishead, BS20 7DE	Display of 1no internally illuminated fascia sign to front elevation	No objection– subject to no valid objections from neighbours
15/P/2144/ADV	25 High Street, Portishead, BS20 6BL	Display of 1no. internally suspended illuminated chevron sign fitted behind the window glazing	No objection
15/P/2145/F	3 Hill Gay Close, Portishead, BS20 8HX	Erection of a single storey extension to all elevations and alterations to existing bungalow including demolition of existing garage and car port.	No objection– subject to no valid objections from neighbours
15/P/2157/F	5 Channel View Crescent, Portishead, BS20 6LY	Retrospective application for the erection of a car port	No objection– subject to no valid objections from neighbours
15/P/2169/F	12 Ashdown Road, Portishead, BS20 8DP	Erection of 2.8m fence (retrospective)	No objection– subject to no valid objections from neighbours

15/P/2193/HHPA	23 The Deans, Portishead, BS20 6EG	Prior approval request for the erection of a single storey extension to south-west elevation that would: 1) extend beyond the rear wall of the original house by 5 metres, 2) have a maximum height of 4 metres and 4) have eaves that are 2.4 metres high	Assistant Clerk note: HHPA – no consultation required, deemed approval applies.
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TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
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.	No objection subject to the approval of the North Somerset Council Tree Officer.
15/P/1989/TPO	The Watch House, 70A Nore Road, Portishead, BS20 8DU	T1 x Conifer - reduce side of crown up to 2 m; T2 - T3 x Pine - fell; G1 - G3 x Conifer - reduction from building up to 2 m; G4 x Laurel - reduce side of crown up to 4 m.	No objection – subject to no valid objections from neighbours

PL397 OTHER PLANNING MATTERS - FOR INFORMATION

1. THE FOLLOWING FROM NORTH SOMERSET COUNCIL WERE NOTED:

A. ENFORCEMENT CASES

No report supplied

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

Report for the period 1st to 31st August 2015

C. PLANNING CONSENT GRANTED

15/P/1701/TPO 14 FIRCLIFF PARK, PORTISHEAD, BS20 7HQ
T1 X BEECH – FELL

Notice and report dated 9th September.

D. PLANNING CONSENT REFUSED

15/P/1860/F 9 RIDGE CLOSE, PORTISHEAD, BS20 8RQ
Erection of a two storey side extension

Notice and report dated 29th September.

E. APPEAL TO THE PLANNING INSPECTORATE

15/P/1348/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

Letter from Rob Worgan, Appeals Officer, dated 8th September 2015.

F. MICRO ASPHALT PROGRAMME 2015

List of frequently asked questions relating to Micro Asphalt surfacing works and a programme whereby Northfield Road, Portishead is scheduled for this work on 18th October 2015.

G. NORTH SOMERSET COUNCIL SITES AND POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES EXAMINATION

An email sent to Robert Young in which details the issues and questions to be discussed at the Hearing (3rd and 4th November 2015) that are relevant to the concerns of Portishead Town Council. This was in response to a formal request made by the Inspector via the Programme Officer, Robert Young. The Inspector has since thanked Portishead Town Council for the information supplied and confirmed that the concerns of the Town Council will be accommodated in his final agenda, which will be circulated before the Hearing.

H. NORTH SOMERSET COUNCIL'S MONTHLY PLANNING E-NEWSLETTER

September 2015 edition.

2. NATIONAL GRID

Letter from Peter Bryant dated 8th September 2015 providing the name of the new Project Manager following his retirement in October.

3. TIDAL LAGOON CARDIFF

Update email dated 10th September 2015 following the presentation held on 2nd September 2015.

9. MATTERS FOR THE NEXT MEETING:

Meeting closed 8.36pm