

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON WEDNESDAY 2<sup>ND</sup> SEPTEMBER 2015**

**PRESENT:** Councillor Cottrell - in the Chair

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

**APOLOGIES:** Councillors Lord, Pasley, Huffadine-Cooper

There were 43 members of the public present and no representatives from the Press.

**PL385 DECLARATIONS OF INTEREST**

- Councillor R Cruse  
Planning Application 15/P/1750/F - The Poacher Car Park  
Owns property nearby
- Councillor M Cruse  
Planning Application 15/P/1750/F - The Poacher Car Park  
Owns property nearby
- Councillor Clark  
Item 5A, Section 2  
The Portbury Wharf Nature Reserve  
Currently pays the levy
- Councillor Mason  
Planning Application 15/P/1846/RG3  
Highdown School  
School Governor
- Councillor Cottrell  
Planning Application 15/P/1869/F  
408 Nore Road  
Is the applicant

Councillor Cottrell prior to opening public participation stated that:

- Public participation, according to Portishead Town Council's Standing Orders, is limited to residents, business rate payers, electors of the Town and Councillors representing a Ward in Portishead.
- During public participation no member or person shall at a meeting persistently disregard the ruling of the Chairman, wilfully obstruct business, or behave irregularly, offensively, improperly or in such a manner as to bring the Council into disrepute.

1. Mr Colin Howells a local resident spoke against planning application 15/P/1783/F – 41 Hillcrest Road. He believed the roofline on the proposed dwelling will exceed the level (between numbers 41-55 Hillcrest Road), which was established when the properties were first built. In his opinion he felt that the proposed dwelling was overdevelopment of the site and would impact on the street scene.

Mr Howells further noted that there had been other objections to this application but these are not available on North Somerset Council's website at present.

2. Mrs Davey spoke in respect to Portishead Golf Course and an opinion report compiled by Mr Mark Howson (FGS), which will shortly be provided to the Press. She is worried by the details in the report: if the land is contoured in the way described in the application there is a clear case of endangerment to the public as there is no indication of a retaining wall. Mr Howson had prepared a short statement, a copy of which Mrs Davey had placed on various chairs in the hall for members of the public to read.

Mrs Davey gave her concern about the decision made by Portishead Town Council due to its lack of understanding and the lack of specialised support given to the town by the District Council.

Mrs Davey praised Mrs Ann Townsend for her vigilance and forcing an Ecological survey of the site. She felt that the plans are not fit for purpose and the applicant should resubmit a truthful application. Also, that a public enquiry should be held as to why this has been allowed to happen and someone should be held accountable.

3. Mr Jeremy Ludlow a local resident who pays the Portbury Wharf Nature Reserve levy spoke against North Somerset Council taking over the nature reserve. He remarked that whilst the nature reserve is not within the Portishead boundary, it is in fact Portishead people who use the nature reserve, who pay the levy and who are most effected.

Mr Ludlow believed that the nature reserve is a unique community asset and fundamentally different to other open spaces, nature is at its heart. He enjoys the simple experience of walking with his family, running and cycling through the reserve and it is a different experience to using a municipal park. He praised the skill, dedication and hard work, which shine through wherever you look.

Mr Ludlow remarked that there has been an overwhelming response from local people and those using the nature reserve, for the reserve to be kept in the hands of a reputable body that has conservation at its core remit with a guaranteed level of funding to allow continued proper management.

Mr Ludlow urged the committee to contact North Somerset Council and inform them that there is a genuine deep appreciation for the reserve and in particular a widespread approval of the way it has been funded and managed. He felt that any decision by North Somerset Council to takeover the nature reserve should be deferred until the views of the residents have been measured.

4. Mr Dixon a local resident spoke in regards to three issues.
  - Highdown School – he believed that one objection for application 15/P/1846/RG3 is flawed. He can see on the plan provided at the back of the room that extra parking is being provided. He further added that parents should be discouraged from driving their children to school.
  - Nature Reserve – feels that Portishead residents are quite happy to continue paying the levy in the current way and that they do not want the reserve run by Weston (North Somerset Council).
  - Golf Course – whilst recently out walking he noticed that there was only one person playing golf and one person working on site with payment for golf being made into an honesty box. He questioned the real interest the owner has in the golf course, is it a crafty way of getting out of paying landfill tax?
5. Mr Jonathan Mock a local resident spoke in respect to the nature reserve, which is a national asset joining up wildlife. It has become an important haven for a number of endangered species (otter, horseshoe bat) and a crucial bird habitat, as recognised by the RSPB (Royal Society for the Protection of Birds).

Mr Mock stated that the nature reserve was recognised nationally as a pioneering scheme when it was launched. It was created and paid for by a private levy on new homes and managed by a conservation agency, Avon Wildlife Trust, who could guarantee its future.

Mr Mock noted that in Minutes of a meeting by Port Marine Management Limited in September 2014 it mentioned that the nature reserve would be transferred to Avon Wildlife Trust. This corresponded with literature he had seen from North Somerset Council. However, six months later (April 2015) Port Marine Management Limited sent a letter to residents in the village (Village Quarter) announcing that the levy would be scrapped and Portbury Wharf Nature Reserve would be transferred to North Somerset Council. He questioned the timing of this decision at a time when authorities are making cut backs. Whether they are suitable and have the ability to manage a nationally important nature reserve and if they could guarantee its future.

Mr Mock believes that neither North Somerset Council or Port Marine Management Limited have quantified what makes the levy unsustainable, no figures have been released. He believed that if the reserve is run by North Somerset Council the 'tab' from a limited company would be picked up by all residents in Portishead, not just those that purchased a property in this scheme. He urged the Town Council to standby its

residents, putting their interests first by letting the residents see the figures.

6. Mr Geoff Hardman raised two points:
  - Highdown School planning application 15/P/1846/RG3 – he questioned where the money had come from? Why has the application come through the back door without members of the public being informed when previous applications were rejected? As a resident of High View some mornings he can't even get off his driveway let alone the road, will anything be done about parking? He believed that the majority of children will be coming from the Marina.
  - Portbury Nature Reserve – he could understand why North Somerset Council would want to takeover the running of the reserve. He stated that Councillor Nigel Ashton wrote to residents during purdah without the knowledge of Port Marine Management Limited committee, to advise that the reserve would be taken over by North Somerset Council. There is a £200,000.00 (two hundred thousand pounds) reserve. Part of the land could be developed by Persimmon homes.
7. Mrs B Hawkins a local resident wished to support members of the public in their wish for the nature reserve to be maintained by Avon Wildlife Trust and questioned the expertise of North Somerset Council in running a serious nature reserve.
8. Mr James Mitchell a local resident had wished to speak in respect to the Golf Course and nature reserve, however previous speakers had already competently addressed his issues. He did wish for it to be noted that he is baffled why North Somerset Council would wish to take on the £140k levy for the nature reserve when it is working perfectly well as it is.
9. Mrs S Holman a local resident gave her support in respect to the Golf Course speaker. She further advised that she has been in contact with North Somerset Council regarding the nature reserve and do date, has had no response.
10. Mr David Pearce a local resident gave his support in respect to the nature reserve being run and maintained as it is currently. He urged Portishead Town Council to request that North Somerset Council review the proposal to takeover the reserve so that it can be democratically discussed, and that they are transparent with their findings.
11. Mr Mark Taylor a local resident spoke in favour of the nature reserve being run by Avon Wildlife and not North Somerset Council, who continue to make cut backs on its youth facilities in the area. He did not feel that North Somerset Council had the expertise to run the nature reserve.

Mr Taylor regularly uses the facility. He would be amazed if there were any complaint(s) from home owners about the levy. This legal contribution would have been brought to the attention of any potential home buyer by their solicitor when they purchased the property.

***Assistant Clerk note:*** *The Planning & Regulatory Chairman took the decision to change the order of the meeting in the interest of the general public.*

PL387

## **SECTION 2**

### **PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

#### **OTHER PLANNING MATTERS**

##### **PORTBURY NATURE RESERVE**

***Assistant Clerk note:*** *Councillor Clark sat with members of the public whilst the following matter was discussed.*

The meeting considered giving support to people living in the Village Quarter who wish to continue paying the maintenance levy to maintain the Parish Wharf Nature Reserve as opposed to the site being transferred to and maintained by North Somerset Council.

Various Town Councillors gave an opinion and shared in the concern members of the public had in respect to the specialised management of the nature reserve.

Councillor Koops wished to support the continuation of the levy and Avon Wildlife Trust maintaining the area. She did not feel that it would be a problem to calculate the non-payment of the levy.

Councillor Cameron stated that he found the public comments fairly persuasive but felt that there was some missing information. He believed that Portishead Town Council should hear the views of those people who do not wish or have not been paying the levy. He agreed with Councillor Koops regarding the ease of calculating the non-payment and the Town Council should insist upon having this information.

Councillor Oyns took the opportunity to apologise for a statement he made at the Annual Town meeting in May (2015) and wished to set the record straight. At the time he had been told that there were no building opportunities on the site but having personally walked the area, he believes that there are greenbelt fields that could potentially be used for development at a later stage.

Councillor Cottrell asked for it to be recorded that Portishead Town Council pay an annual subscription to Avon Wildlife Trust.

Councillor Burden referred to a report compiled in the 1980's in which the land was earmarked as vital green space and that it had to be owned by an organisation in perpetuity for nature. He believed a motion at District Council was passed and amended by Councillor Don Davies, in which it confirms support of the work done by Avon Wildlife Trust and that no decision would be made on the future management of the nature reserve or it's funding without proper consideration of the Council.

Councillor Burden proposed that Portishead Town Council writes to North Somerset Council stating that the land at Portbury Wharf Nature Reserve must be owned and managed by an organisation whose primary aim is nature conservation in perpetuity.

Councillor R Cruse concurred with Councillor Burden regarding the history. She proposed that Portishead Town Council writes to North Somerset Council: Councillor David Pasley, Michael Jackson (CEO of NSC) and Councillor Nigel Ashton giving concern that Portbury Wharf Nature Reserve should be kept as a nature reserve and run by a body who have the right skills to keep the reserve in perpetuity for the people of Portishead.

Councillor M Cruse felt it sad to only receive one side of the story. He believes that when you make a judgement you should have both sides of a story. That said, he asked Councillor Burden to reiterate his proposal so that he could have the opportunity to second the proposal.

Councillor Mason agreed with Councillor Burden. She was happy for Avon Wildlife to continue with the management of the nature reserve.

Councillor Burden proposed that Portishead Town Council writes to North Somerset Council expressing its view that the land should be run by a suitable body with nature conservation at its heart in perpetuity.

Councillor M Cruse proposed exchanging the word 'heart' for 'as an objective'.

#### **RECOMMENDATION:**

Portishead Town Council writes to Councillor David Pasley, Councillor Nigel Ashton and Mr Michael Jackson – Chief Executive Officer expressing its view that the land should be run by a suitable body with nature conservation as an objective in perpetuity.

Vote recorded: All in favour

**Assistant Clerk note:** *Councillor Clark re-joined the committee. Councillor Cottrell briefly suspended the meeting for a couple of minutes whilst the vast majority of the public left the meeting.*

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

**PL388**

### **PLANNING APPLICATIONS**

#### **15/P/1750/F THE POACHER CAR PARK, 106 HIGH STREET, PORTISHEAD, BS20 6AJ**

Change of use from outdoor market area to rear of public house to a car wash area with erection of a canopy, storage building and staff parking and access through the public house car park

The meeting noted that there were two online objections relating to noise for residents nearby, road safety over a pavement from additional vehicle traffic and a claimed public right of way through the gate at the rear of the site from Roath Road car park to the High Street.

The existing and proposed site plans were viewed online. The meeting discussed:

- whether the Friday market would be lost
- that the gate accessing Roath Road car park is not identified on the plans
- there is no dedicated parking for cars waiting or cars that have been washed
- that there is already a minimum of two other car washing facilities in Portishead
- the increase in traffic through the car park over the pavement could be dangerous for pedestrians
- loss of a car parking site

Councillor Koops proposed objecting on the grounds of obstructing the right of way gate in the fence, the additional hazard to pedestrians using the gate and noise to local residents.

Councillor Mason seconded the proposal.

#### **RESOLVED that**

Object - on the grounds of obstructing the right of way gate in the fence, the additional hazard to pedestrians using the gate and noise to local residents.

Vote recorded: All in favour. R.Cruse, M.Cruse and D.Cameron abstained

**Assistant Clerk note:** Councillor Cameron left the meeting.

**15/P/1783/F 41 HILLCREST ROAD, PORTISHEAD, BS20 8HN**

Increase ridge height to create first floor living accommodation, a two storey side and rear extension and the erection of a detached garage. Increase width of vehicle access to drive way.

The meeting noted that there were no online objections. However, two letters had been presented to the Town Council Office – C.Howells dated 02.09.15 and DJ Bowring dated 27.08.15, a copy of which has been sent to North Somerset Council. Objections relate to the roof-line being higher than neighbouring properties, the large overdevelopment of the site (2 bed bungalow to 4 bed house), demolishing the garage could have a detrimental impact on the street scene, other homes viewed from the road look single storey but this will look two storey from the road, inadequate details provided on the planning application, no reasonable external access to the rear.

The existing online plans were viewed, as was Streetscene. A discussion then took place regarding the roofline and that a precedent may have already been set on Hillside. Also, that the development takes up the full footprint.

Councillor Burden proposed objecting on the grounds that the development will adversely effect the street scene.

Councillor Clark seconded the proposal.

Vote recorded: all in favour

**RESOLVED that**

Object - on the grounds that the development will adversely effect the street scene.

**15/P/1818/F LAND TO REAR OF 89 HILLSIDE ROAD, PORTISHEAD, BS20 8LJ**

Minor material amendment for the variation of condition 2 (approved plans) of planning permission 15/P/0988/F (erection of a dwelling (redesign following approval 14/P/0979/F Erection of detached dwelling and 14/P/2184/F Side terrace/patio with privacy walls) to extend the tiled pitched roof over the current approved flat roof side garage

The meeting was unclear about the proposed works as there was insufficient information provided within the application. It noted however that there were no online objections.

Councillor Koops proposed objecting on the grounds that there is insufficient information provided with the application.

Councillor Cottrell seconded the proposal.

Vote recorded: All in favour

**RESOLVED that**

Object - on the grounds that there is insufficient information provided with the application.

**15/P/1841/F                      BEACHCLIFF, BEACH ROAD WEST,  
PORTISHEAD, BS20 7HY**

Two storey rear extension including a basement extension and alterations to front elevation to include a balcony. Removal of existing garage.

The meeting noted that there were no online objections but viewed the proposed plans and location map to show the parking at the property.

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

Councillor Koops seconded the proposal.

Vote recorded:            All in favour

**RESOLVED that**

No objection - subject to no valid objections from neighbours.

***Assistant Clerk note: Councillor M Cruse left the meeting***

**15/P/1843/F                      CAMELLIA COTTAGE, 6A BEACH HILL,  
PORTISHEAD, BS20 7HT**

Construction of front raised decking linking with previously erected permitted decking (retrospective)

The meeting noted that there were no online comments.

Councillor Koops understood that the decking measures five foot above ground level and results in overlooking the neighbours garden and bedroom window.

Councillor Koops proposed objecting on the grounds that the raised decking is inappropriate development and by virtue overlooks the neighbour's bedroom.

Councillor Mason seconded the proposal.

**RESOLVED that**

Object - on the grounds that the raised decking is inappropriate development and by virtue overlooks the neighbour's bedroom.

*Assistant Clerk note: Councillor M Cruse re-joins the meeting*

**15/P/1846/RG3      HIGH DOWN JUNIOR AND INFANT SCHOOL,  
DOWN ROAD, PORTISHEAD, BS20 6DY**

Erection of a single storey extension to provide joint reception area, staff room facilities and office accommodation for the infant and junior schools. External works to create ramped access to new extension. Alterations to car park to increase the number of parking spaces. Construction of new pedestrian gate to be created from The Downs and new storage container provided

The meeting noted that there were no online objections. Councillor Mason who is a School Governor assisted Town Councillors in understanding the proposed development. The elevation and car parking plans were viewed electronically.

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

Councillor R Cruse seconded the proposal.

**Vote recorded:** all in favour. Councillor Mason abstained.

**RESOLVED that**

No objection - subject to no valid objections from neighbours.

**15/P/1860/F      9 RIDGE CLOSE, PORTISHEAD, BS208RQ**

## Erection of a two storey side extension

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

**Assistant Clerk note:** *Councillor Mason declared an interest as the applicant is known to her.*

Councillor Koops proposed no objection.

Councillor Cottrell seconded the proposal.

**Vote recorded:** All in favour. Councillor Mason abstained.

### **RESOLVED that**

No objection.

**Assistant Clerk note:** *Councillor Cottrell left the meeting whilst the next application was discussed. A call was made to the committee to elect a Chairman to preside whilst the committee considered planning application 15/P/1869/F.*

Councillor Burden proposed Councillor R Cruse presides as Chairman.

Councillor Koops seconded the proposal.

Councillor R Cruse accepted the Chairman's seat

**15/P/1869/F                      408 NORE ROAD, PORTISHEAD, BS20 8HA**

Erection of a front extension and raised rear platform

The meeting noted that there were no online objections and viewed the proposed elevation plans.

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

Councillor Koops seconded the proposal.

**Vote recorded:** All in favour

### **RESOLVED that**

No objection subject to no valid objections from neighbours.

**Assistant Clerk note:**

- *Councillor Cottrell re-joined the meeting in her capacity of Chairman.*
- *The next two Tree Applications were considered jointly due to the trees being in neighbouring gardens / row of trees*

**15/P/1905/TPO      132 HILLSIDE ROAD, PORTISHEAD, BS20 8LG**

T1/T3/T5 x Sycamore - reduce by up to 2.5 m; T2/T4 x Sycamore - fell.

The meeting noted that there were no online comments and considered the comments supplied to the committee by Portishead's Tree Warden, Norma Parfitt. The online location plan and planning application was viewed on which the trees were clearly labelled correctly.

Councillor Koops proposed no comment.

Councillor Cottrell seconded the proposal.

Vote recorded: All in favour.

**RESOLVED that**

No comment.

**15/P/1906/TPO      130 HILLSIDE ROAD, PORTISHEAD, BS20 8LG**

T1 x Sycamore - fell; T2/T3/T4 x Sycamore - reduce crown by up to 2.5 m.

The meeting noted that there were no online comments and considered the comments supplied to the committee by Portishead's Tree Warden, Norma Parfitt. The online location plan and planning application were viewed on which the trees were clearly labelled correctly.

Councillor Koops proposed no comment.

Councillor Cottrell seconded the proposal.

**Vote recorded:** All in favour.

**RESOLVED that**

No comment.

PL389

### **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 Mason seconded the proposal.

**Vote recorded:** all in favour

## SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

### PL389 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
15/P/1806/F	72 Brendon Road, Portishead, BS20 6DQ	Construct new porch to side elevation and change window on front elevation	No objection – subject to no valid objections from neighbours
15/P/1811/F	Brenntag UK, Bristol Road, Portishead, BS20 6QG	Erection of extension to main warehouse following removal of existing canteen. Erection of new detached canteen block	No objection – subject to no valid objections from neighbours
15/P/1815/F	Hall, 4 Woodhill Road, Portishead, BS20 7ET	Removal of condition no.11 of planning permission 13/P/0071/F (erection of 4no dwellings and associated works following demolition of church hall) to remove code level 3 as no longer required	No objection
15/P/1826/F	11 Pier Close, Portishead, BS20 7BU	Erection of conservatory	No objection – subject to no valid objections from neighbours
15/P/1882/ADV	6 Cabstand, Portishead, BS20 7HW	Display of 5no. illuminated fascia signs, 3no. non-illuminated fascia signs, 1no. free standing non-illuminated welcome sign	No objection – subject to no valid objections from neighbours
15/P/1911/NMA	Former Severn Paper Mill, Harbour Road, Portishead, BS207NJ	Non material amendment to planning permission 08/P/1912/O (Outline planning application for the erection of a residential	<b>Assistant Clerk note:</b> non material amendment – consultation not required.

		development together with associated access, servicing and ancillary works including demolition of existing premises and with the appearance, layout, scale and landscaping reserved for subsequent approval. (Resubmission of 07/P/3139/O)) to amend boundary treatment to south east of the site	
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### **PL389 TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
15/P/1901/TPO	Weston Big Wood, Off Valley Road, B3124 Clevedon to Portishead BS20 8JY	T1 x 20 trees, Elm, Beech, Oak - reduce the height by up to 3 m	No objection
15/P/1902/TPO	28 Highfield Drive, Portishead, Somerset, BS20 8JD	T1 x 3 Beech - Prune back to most recent pollard points.	No objection – subject to no valid objections from neighbours

### **PL390 OTHER PLANNING MATTERS - FOR INFORMATION**

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

**A. ENFORCEMENT CASES**

Updated list – as at 25<sup>th</sup> August 2015

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

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

**C. STREET LIGHTING REPLACEMENT PROGRAMME PORTISHEAD 2015/2016**

Details of Phase 1 and Phase 2 street locations.

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

Email from Robert Young dated 24 August. A copy of this email was forwarded to the two Town Councillors (Koops and Cottrell) who expressed an interest in attending hearings subject to availability.

Assistant Clerk note: The updated list of Town Councillors who have put their names forward: Councillors Cottrell, Mitchell and Lord.

**2. OFFICE FOR NUCLEAR REGULATION**

Quarterly report for April to June 2015

**Meeting closed 9.24pm**