

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 5th NOVEMBER 2014**

- PRESENT:** Councillor Koops - in the chair
- Councillors Clark, Lord, Burden, M Cruse, Terry, Huffadine-Cooper,
R.Cruse
- Mrs Sharon Sherborne - Assistant Clerk
- APOLOGIES:** Councillor Cottrell, Pasley and Knight

There were four members of the public present.

PL319 DECLARATIONS OF INTEREST

- Councillor Koops
- Personal interest in Planning Application 14/P/2151/F
10 Ashdown Road, Portishead, BS20 8DP
Reason – acquainted with the applicant
- Councillor M Cruse
- Personal interest in Planning Application 14 /P/2186/F
Erection of a side extension to ground and first floor flats
Reason – operates and allotment on neighbouring land
- Councillor Lord
- Personal interest in Planning Application 14 /P/2186/F
Erection of a side extension to ground and first floor flats
Reason - acquainted with the applicant
- Councillor R Cruse
- Personal interest in Planning Application 14 /P/2186/F
Erection of a side extension to ground and first floor flats
Reason – husband operates and allotment on neighbouring land

PL320 PUBLIC PARTICIPATION

Mr Greg van Laun a local resident gave his objection to Planning Application 14/P/2151/F. He read aloud the objection he has registered with North Somerset Council and noted that there were several others. In his opinion the removal of the obscure glass will result in overlooking of his property (No. 12 Ashdown Road) and a loss of privacy. It is overbearing in size and appearance and it is out of keeping with the neighbourhood. He further noted that he believed there were inaccuracies

in the application. He urged the committee to object to the application and thus uphold the condition for obscure glass, which was imposed on the original application for the conservatory.

Mr Geoff Hardman a local resident put the following questions to the meeting;

1. Could he please receive an update on the current situation regarding the provision of a skate park in Portishead since March 2014? He received correspondence from the Town Clerk advising that Portishead Town Council had approached North Somerset Council regarding a potential lease on land in Station Road.
2. Whether Mrs Hennessey has received a response from the Town Council regarding her comments for a skate park facility? He stated that she understood Portishead Town Council promised to find a suitable site yet its Working Party failed to do so. If this is the case she would ask that the District Council reconsider locating a skate park at the Lake Grounds.
3. If there was an update in respect to Application Number 14/P/1865/F?
4. Has Mr Turner been provided with a copy of the Environment Assessment for the Ashlands, as promised by Councillor Burden previously?
5. Is it necessary for three Bio Mass Boilers to be installed at Avon & Somerset Constabulary, Valley Road? They already have one and it is well documented that three boilers would increase the amount of pollution that would go across Merlin Park and the play areas located there.
6. Did the Working Party meet to consider North Somerset Council's Core Strategy CS13 Consultation and what was the outcome?

Mr Hardman advised that he would email these questions to the Town Clerk, who could then respond accordingly.

Councillor Lord advised that a draft response to the CS13 consultation was prepared and distributed to Town Councillors for agreement. Councillor Koops confirmed that the response from Portishead Town Council was emailed to North Somerset Council that afternoon.

Assistant Clerk note: *A copy of the Town Council's response to the Consultation is attached hereto – Appendix 1, pages 1-2.*

Lin Morrissey wished to discuss proposals relating to a suggested cycle route from Portishead to Clevedon. She believed there were some errors on the map relating to bus stops in the vicinity of the gyratory and had concerns about two-way traffic, where bikes would meet vehicles, on what is currently a one-way route. She expressed concern of local residents, who were already having difficulties exiting their homes. She agreed with the proposed 20 mph speed limit extension from the High Street towards Gordano School. As she helps the Community Speed watch on Bristol Road she would like to see the speed restriction imposed beyond Gordano School and up to middle bridge on Bristol Road.

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

PL321

PLANNING APPLICATIONS

14/P/2030/ADV SAINSBURYS SUPERMARKET, GORDANO GATE, SERBERT CLOSE, PORTISHEAD

Display of 3no internally illuminated building signs, 2no non-illuminated welcome wall signs, 1no non-illuminated ATM brandwall and 6no cafe vinyls

The meeting noted that there were no on-line comments.

A discussion took place regarding the volume of signs and whether these were necessary. It was noted that many of the signs are already in place.

Councillor R Cruse proposed only allowing those already in situ.
Councillor Clark seconded the proposal.

Councillor M Cruse wished to amend the proposal to include objecting to signs numbered 2 and 3 that are on stalks as they are overpowering.
There was no seconder for the amendment to the proposal.

A majority vote was noted in respect to Councillor R Cruse's proposal to only allow those already in situ.

RESOLVED that

To only allow those already in situ (05.11.14).

Assistant Clerk Note: the Chairman changed the order of the meeting to accommodate;

14/P/2203/ADV SAINSBURYS SUPERMARKET, AND LAND ADJOINING BREWERS FAYRE TRAVEL INN, GORDANO GATE, SERBERT WAY, PORTISHEAD

Display of 1 non-illuminated totem sign 2.1m high, 2 internally-illuminated totem signs 5m high, 34 post mounted car-park signs and 2 wall-mounted signs

The meeting noted that there were no on-line comments.

Councillor Lord understood that whilst there is a significant amount of signage quite a few are smaller informative notices.

The meeting discussed whether all 34 signs were illuminated. The Assistant Clerk read aloud the application, which only referred to the totem signs being illuminated.

Councillor Lord proposed no objection.

Councillor M Cruse seconded the proposal.

A majority vote in support of the proposal was recorded.

RESOLVED that

No objection.

**14/P/2144/F LAND ADJACENT, 43 ST MARYS, ROAD, PORTISHEAD,
BS20 6QS**

Erection of a 6 no. bedroom dwelling with the creation of a new vehicular access

The meeting noted that there were two on-line observations relating to existing walls, hedging, wildlife and the need to replant trees that have been felled.

Councillor Burden felt that whilst it was imaginative use of a large plot, he is concerned with the proposed access and that it could be dangerous due to the speed vehicles travel down the road. A discussion on the best access point took place and generally it was felt that the access situation could be improved by moving it near to house number 43.

Councillor Burden proposed no objection subject to the access point being located a lot nearer to the existing vehicular access to the site, in terms of safety.

Councillor M Cruse seconded the proposal.

Councillor Lord proposed an amendment to the proposal, no objection subject to the vehicular access being moved to a safer point on the boundary.

Councillor M Cruse seconded the proposal.

A majority vote in support of the proposal was recorded.

RESOLVED that

No objection subject to the vehicular access being moved to a safer point on the boundary.

14/P/2151/F 10 ASHDOWN ROAD, PORTISHEAD, BS20 8DP

Application to vary condition 1 attached to planning permission 14/P/1233/F (erection of a conservatory (retrospective)) to remove the need to obscurely glaze two window panels to the north east (rear) elevation

The meeting noted the two on-line objections and the three letters of objection received in hard copy. It was felt that the only reason for putting a condition on the initial planning permission is because the application would be unsuitable if the condition is not applied. In this case North Somerset Council should be asked to maintain the original condition and ask for it to be enforced.

Councillor Lord proposed objecting on the grounds that the panels are necessary to maintain the privacy of No. 12 Ashdown Road and asks that the condition is enforced.

Councillor Burden seconded the proposal.

A majority vote in support of the proposal was recorded.

RESOLVED that

Object on the grounds that the panels are necessary to maintain the privacy of No. 12 Ashdown Road and asks that the condition is enforced.

Assistant Clerk note: *Portishead Town Council notes that one of the objecting neighbours (No. 12) is a contractor of the Town Council.*

**14/P/2154/F LAND ADJACENT TO FERNDALE HOUSE, 2
FERNDALE ROAD, PORTISHEAD**

Erection 1 no. dwelling house, associated garage and new vehicular access

The meeting noted that there was one on-line objection. The concern about the heavy works traffic, parking and disruption during construction to gain access to the Methodist Church car park was noted.

Councillor Lord proposed no objection as disruption during construction would only be temporary.

Councillor Burden seconded the proposal.

Councillors Koops and Lord discussed the possibility of a slight amendment to include a condition being applied to ensure that no nuisance is caused by construction vehicles.

Councillor Lord proposed an amendment to the proposal – no objection subject to a condition being applied to ensure that no nuisance is caused by construction vehicles.

Councillor Koops seconded the proposal.

A majority vote in support of the proposal was recorded.

RESOLVED that

No objection - subject to a condition being applied to ensure that no nuisance is caused by construction vehicles.

Assistant Clerk note: *Councillors M Cruse and R Cruse left the meeting at 8.10pm whilst Application Number 14/P/2186/F was discussed*

**14/P/2186/F MEAD FARM COTTAGES, CLEVEDON, ROAD,
PORTISHEAD, BS20 8PL**

Erection of a side extension to ground and first floor flats.

The meeting noted that there were no on-line comments.

Councillor Burden proposed no objection.
Councillor Clark seconded the proposal.

A majority vote in support of the proposal was recorded.

Assistant Clerk note: *Councillor Lord took no part in discussing the application and abstained from voting.*

RESOLVED that

No objection

Assistant Clerk note: *Councillors M Cruse and R Cruse returned to the meeting at 8.12pm*

**14/P/2196/F STATIONHOUSE NURSERY, STATION ROAD,
PORTISHEAD, BS20 7BZ**

Erection of first floor extension above existing building plus a two storey extension to east elevation for storage and first floor lobby with external stairs leading up and infill below stairs

The meeting noted that there were no on-line comments and viewed the block, existing and proposed plans. It noted that the extension was large in size but the property did not appear to be in close proximity to neighbouring properties.

Councillor Lord proposed no objection.

Councillor Burden seconded the proposal.

A majority vote in favour was recorded.

RESOLVED that

No objection

14/P/2204/F 9 CEDARHURST ROAD, PORTISHEAD, BS20 8HG

Erection of a single storey basement extension and a side extension, increase ridge height and change roof to mono pitch with PV panels

The meeting noted approximately 8 on-line objections. There were no measurements on the plans viewed. It considered that the development may impact on the privacy of neighbours, was over-development of the site and would spoil the street scene.

Councillor Lord proposed objecting on the grounds of:-

- Gross over-development
- Raising the ridge height will cause loss of privacy to many neighbouring properties
- We believe the road was designed to give open light views for all properties, which will be destroyed
- Street scene will be spoilt
- There will be a glare on neighbouring properties from the panels
- There is no provision for extra cars, which will cause problems in an already congested road

Councillor R Cruse seconded the proposal.

A majority vote in favour was recorded.

RESOLVED that

Object on the grounds of:-

- Gross over-development
- Raising the ridge height will cause loss of privacy to many neighbouring properties
- We believe the road was designed to give open light views for all properties, which will be destroyed
- Street scene will be spoilt
- There will be a glare on neighbouring properties from the panels
- There is no provision for extra cars, which will cause problems in an already congested road

14/P/2205/F 38 CHARLCOMBE RISE, PORTISHEAD, BS20 8NB

Proposed loft conversion including raising roof and providing a balcony

The meeting noted that there were no on-line objections. The location plan was viewed.

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

Councillor Huffadine-Cooper seconded the proposal.

A majority vote in favour was recorded.

RESOLVED that

No objection - subject to no valid objections from neighbours.

**14/P/2246/RG3 TRINITY ANGLICAN METHODIST PRIMARY
SCHOOL, MARJORAM WAY, PORTISHEAD, BS20
7FR**

Relocation of a MUGA as the new demountable nursery classroom to be placed on the existing MUGA area

The meeting noted that there was one on-line objection from a resident of Marjoram Way. The resident felt that there were no restrictions on access times and the area was not monitored, as such this causes issues with rubbish.

Councillor Lord understood that the general public consensus was for the MUGA to stay in this area and not be removed to a different location as this is the only bit of open space for children on this side of the development. However, perhaps the access times and monitoring of the MUGA can be looked into.

Councillor Terry appreciated the valid concerns of the local resident. He believed that the MUGA was intended to provide open play space for children but sadly it is attracting youngsters as a gathering place. The reason for moving the MUGA sideways was to facilitate the relocation of the nursery and enable the school to take extra pupils this year.

Councillor Lord proposed no objections subject to recommending that North Somerset Council takes note of the need to monitor and control the MUGA very closely.

Councillor Burden seconded the proposal.

A majority vote in favour was recorded.

RESOLVED that

No objection - subject to recommending that North Somerset Council takes note of the need to monitor and control the MUGA very closely.

PL322

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

A. DISABLED ADVISORY PARKING BAY REQUEST

There were no applications to discuss.

B. REQUEST FOR ARTICLE 4 DIRECTION – MASTER PLAN DEVELOPMENT PORTISHEAD

Councillor Burden felt that the point has been missed. He felt that Portishead Town Council should write to David Robins with the genuine problem Portishead has in losing employment premises within our major new development contrary to the Master Plan.

Councillor Terry proposed that he would draft a letter to be distributed to Town Councillors via the Assistant Clerk, so that the matter could be discussed at full Town Council.

Councillor Lord felt that it would be appropriate to include in the letter that Portishead Town Council's Chairman and the Chairman of Planning and Regulatory meet with North Somerset Council's Executive Member to discuss the matter.

RECOMMENDATION

Portishead Town Council writes, once again, to North Somerset Council in respect to its request for an Article 4 Direction and suggests a meeting with North Somerset Council's Executive Member.

C. REPORTS TO COUNCIL

Mr David Neale (Sustrans Ranger) provided a verbal report of a suggested cycle route between Portishead and Clevedon. He advised that various routes have been considered and outlined these on maps he provided (see appendix 2 hereto attached). A general conversation took place regarding safety at the specified crossing on the Portbury Hundreds, highways issues on the gyratory and maintenance of routes (Gypsy Lane) used by heavy vehicular traffic.

Councillor Burden stated that he met with John Grimshaw some eighteen months ago when one particular route was discussed and Councillor Burden was expecting to receive a report regarding land ownership but to date, this has not materialised.

The meeting noted that there were two points, one being a cycling route to Gordano school and the other a cycle route to join Portishead with Clevedon, which Portishead Town Council has always supported. It understood that a Cycle Forum hosted by North Somerset Council meets quarterly and may have been instrumental in bringing this cycle route for the attention and consideration of North Somerset Council Officers. However, it is quite clear that Portishead Town Council has had no involvement with the processes undertaken in the last eighteen months, except for the last couple of weeks but it may be prudent to attend the cycle forums in the future.

Councillor Burden proposed that Portishead Town Council writes to express its concern over the proposed changes to the current layout of the gyratory to accommodate a cycle route, without a significant amount of research being completed. Councillor Lord requested that a copy of the letter should be sent to the Cycle Forum.

Mr Neale mentioned to the meeting that they would be welcome to attend the Cycle Forum meetings to broadly put the requirements of Portishead Town to the forum.

RECOMMENDATION

Portishead Town Council writes to express its concern over the proposed changes to the current layout of the gyratory to accommodate a cycle route, without a significant amount of research being completed beforehand. Councillor Lord requested that a copy of the letter should also be sent to the Cycle Forum.

Councillor Koops thanked Mr Neale for attending the meeting and for explaining the routes and the proposal that have been made.

PL323

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

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

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
14/P/2009/NMA	Plots 11-13 at the former St Joseph's School, 53 West Hill, Portishead, BS20 6LG	Non material amendment to 13/P/1809/F (Erection of 15no. dwelling houses and 4no. flats, conversion of listed building to 5no. flats (24 residential dwellings in total) with associated infrastructure. Demolition of surrounding classrooms) to allow minor elevational changes to the materials and fenestration	No objection – subject to no valid objection from neighbours
14/P/2015/MMA	Plot 10, Former St Joseph's School, 53 West Hill, Portishead, BS20 6LG	Minor material amendment to planning permission 13/P/1809/F (Erection of 15no. dwelling houses and 4no. flats, conversion of listed building to 5no. flats (24 residential dwellings in total) with associated infrastructure. Demolition of surrounding classrooms) to increase the floor area of Plot 10 by the addition a first floor to allow increase in number of bedrooms from 2 to 4	No objection – subject to no valid objection from neighbours
14/P/2032/LB	19A and 19B Woodhill Road, Portishead, BS20 7EU	Replacement of existing timber single glazed sash windows and french doors with new timber double glazed sash windows and french doors (front and rear elevations, flats 19a & 19b only)	No objection – subject to no valid objection from neighbours

14/P/2033/LB	37A & 37B Woodhill Road, Portishead, BS20 7EY	Replacement of timber single glazed sash windows to front elevation (flats 37A & 37 B only) with new timber double glazed sash windows	No objection – subject to no valid objection from neighbours
14/P/2034/LB	33B 33C 33D Woodhill Road, Portishead, BS20 7EY	Replacement of existing timber single glazed sash windows to west (rear) elevation only with new timber double glazed widows including 2no. complete new sash windows to replace casement windows (flats 33B, 33C & 33D only)	No objection – subject to no valid objection from neighbours
14/P/2088/F	1B Wood Hill Park, Portishead, BS20 7DR	Fit double doors to existing dormer and create a glass screened balcony	No objection – subject to no valid objection from neighbours
14/P/2090/F	43A Hillside Road, Portishead, BS20 8EU	Erection of a single storey extension and insertion of a new window to front elevation following demolition of existing conservatory	No objection – subject to no valid objection from neighbours
14/P/2124/F	5 Bailey Court, Portishead, BS20 7GN	Erection of a single storey side extension to connect main dwelling to garage	No objection – subject to no valid objection from neighbours
14/P/2161/LUP	23 Woodhill Avenue, Portishead, BS20 7EX	Erection of a single storey rear extension	No objection – subject to no valid objection from neighbours
14/P/2176/F	4 Ellison Mews, Conference Avenue, Portishead, BS20 7Lf	Retrospective application for the erection of a conservatory	No objection – subject to no valid objection from neighbours
14/P/2184/F	Land to rear of 89 Hillside Road, Portishead, BS20 8LJ	Side terrace/patio with privacy walls	No objection – subject to no valid objection from neighbours
14/P/2185/F	311 Nore Road, Portishead, BS20 8EN	Proposed single storey extensions to front with balcony	No objection – subject to no valid objection from neighbours

		over, a single storey side extension and a double storey rear extension	
14/P/2201/F	12 St Marys Park Road, Portishead, BS20 6SN	Retrospective application to tier rear garden	No objection – subject to no valid objection from neighbours

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
14/P/2057/TPO	2 Nore Park Drive, Portishead, BS20 8DY	1 x Pine – fell	Object – on the grounds that there is no evidence from a professional e.g. Arboriculturist, Engineer or Surveyor to link this tree, or others in the vicinity, as being responsible for damage at 2 Nore Park Drive, Portishead.
14/P/2111/WT	3A Woodhill Road, Portishead, BS20 7EU	To fell 1 Eucalyptus Tree	No objection – subject to the approval of the North Somerset Council Tree Officer.
14/P/2179/TPO	28 The Knoll, Portishead, Somerset, BS20 7NU	T10/11/12 3 metre crown reduction on Sycamore trees. T13 Fell Holm oak tree, T14 fell Buddleia tree.	No objection – subject to the approval of the North Somerset Council Tree Officer.
14/P/2182/TPO	97 Nore Road, Portishead, 8DW	8 Holly and 1 Sycamore – shorten branches overhanging garden and garage of 66 Drakes Way by 1-2m	No objection – subject to the approval of the North Somerset Council Tree Officer.

OTHER PLANNING MATTERS - FOR INFORMATION

1. NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL

The meeting noted the following;

A. CONSENT GRANTED

(None that received objections from Portishead Town Council)

B. CONSENT REFUSED

14/P/1704/F

8 ROATH ROAD, PORTISHEAD, BS20 6AN

Erect single storey side extension

C. APPLICATION WITHDRAWN

None

D. NORTH SOMERSET COUNCIL PROTOCOL - DEALING WITH PLANNING APPLICATIONS

How North Somerset Council deal with information submitted in connection with planning applications – October 2014.

E. BACKWELL NEIGHBOURHOOD PLAN EXAMINERS REPORT

Mr Nigel McGurk BSc (Hons) MCD MBA MRTPI was appointed as independent examiner of the Backwell Neighbourhood Plan and held a hearing on Thursday 25 September 2014.

North Somerset Council has now received the Examiners report into the Plan. The Examiner recommends that with modifications, the Backwell Neighbourhood Plan meets the necessary basic conditions as set out in Schedule 4B para 8 of the Town and Country Planning Act 1990 (as amended by schedule 10 of the Localism Act 2011) and should go forward to a referendum within the parish of Backwell.

The Examiner's report can be viewed on North Somerset Councils website at :-

www.n-somerset.gov.uk/backwellplan

North Somerset Council will consider the report and modifications at its Executive meeting on 9 December 2014.

There being no further business the meeting closed at 9.18pm