

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 2ND DECEMBER 2015**

PRESENT: Councillor Cottrell - in the Chair

Councillors R. Cruse, Koops, Burden, M.Cruse,
A.Huffadine-cooper, Lord, Oyns,

APOLOGIES: Councillors Mason, Clark, Pasley

There were 10 members of the public present and 1 representative from the North Somerset Times.

PL405 DECLARATIONS OF INTEREST

Councillor Lord
15/P/2623/O
SILBURY, BATTERY LANE, PORTISHEAD, BS20 7JD
Reason: lives nearby

PL406 PUBLIC PARTICIPATION

Mr David Chillistone a local resident spoke against planning application 15/P/2623/O. His objections included:

- over-development
- overbearing
- overlooking issues (roof terraces are mentioned in the application but not drawn on a plan to see any visible impact)
- out of keeping with its surroundings (borders a conservation area)
- the building on the site will be increased by 94%
- increased traffic and the consequent danger on a small but busy road
- the plan showing the elevation is inaccurate and misleading
- access, there is no area on site for vehicles entering or leaving the site to pass safely, which could result in vehicles reversing out onto a busy lane
- loss of grassed verges for vehicles to pass in the lane

He urged Portishead Town Council to object to the application.

Assistant Clerk note: *The Chairman, as proposed by Councillor R. Cruse, extended Mr Chillistone additional time to complete his public speaking.*

Mr Arnold Settle a local resident and neighbour spoke against planning application 15/P/2623/O. His objections included:

- incorrect boundaries referred to in the application
- no side or rear elevations shown
- loss of privacy to Greywaters due to the balconies
- overbearing and out of keeping with the neighbourhood
- increased traffic
- there has been no consultation with Wessex Water made public
- the proposed development is significantly larger than the existing building
- increase in volume of traffic and danger to pedestrians
- the grass verge is owned by a local resident
- heavy construction traffic will cause damage to Battery Lane

He recommended that the plans be rejected and hoped that the application would be called into North Somerset Council's Planning committee.

Mr Geoff Hardman a local resident declined the opportunity to address the meeting.

Mr Colin Howells a local resident spoke in respect to planning application 15/P/1783/F. He believed that Portishead Town Council may be further consulted following the submission of recently amended plans and wished the committee to take his comments into consideration. He continues to object to the planning application as follows:

- the development will have an adverse effect on the street scene
- replacing a 2 bedroom bungalow with a 4 bedroom house will take up the whole of the plot, resulting in overdevelopment of the site
- the proposed roofline appears to be 7 inches lower than No. 39 but approximately 7 feet higher than No. 43.

He asked the committee to continue to object to the application.

Mr Martyn Bennett who owns the bungalow opposite Silbury spoke against planning application 15/P/2623/O.

He wished the meeting to be aware that he owns the grass verge outside of his property on Battery Lane and would remove the opportunity for people using this to pass, likewise he has a very wide drive (6-8m) that up until now he has not erected gates across so that drivers could pass on the narrow lane.

He felt that the existing building at Silbury is unusual as it is 1960's architecture however it is in no way dilapidated or requires demolition other than for profiteering.

Mr Mike Johnston a local resident spoke against planning application 15/P/2623/O. As Chairman of the Gordano Society he confirmed that the

society intended to write to North Somerset Council once again with its objections to the application.

Assistant Clerk note: in view of public interest Councillor Cottrell changed the order of the meeting.

PL407

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

OTHER PLANNING MATTERS

A. CYCLING AND PATHWAYS MAPPING

Councillor Huffadine-Cooper informed the meeting that for some time a group of volunteers from the Town Council, North Somerset Council and Sustrans (Rangers included Andrew Youngs, Mike Johnston and Duncan Day) had held meetings to put together a walking and cycling map of Portishead.

Andrew Youngs of Sustrans provided copies of a mock up map in which they have tried to give an indication of gradients etc., for walkers and cyclists. He confirmed that with the contribution from North Somerset Council of £830.00, the Town Council could have three thousand maps produced if it agreed to contribute £590.00 (five hundred and ninety pounds).

Councillor Cottrell advised that a hard copy of the proposed map was available on the presentation boards and an electronic copy was viewed on the screen.

Councillor R.Cruse noted a few routes that were missing on the map (these included Monmouth Close to Down Road and Down Road to Merlin Park), which she drew to the attention of Mr Youngs for him to include.

Councillor Koops queried the colours of the routes used as the cycling and walking colours were very similar for the coastal path.

Councillor Burden proposed thanking the volunteers for all their hard work and time putting the map together. He questioned whether an electronic copy could be made available on Portishead Town Council's website. Andrew Youngs believed that this would be possible.

Councillor Lord proposed that Portishead Town Council purchase three thousand maps at a cost of £590.00.

Councillor R.Cruse seconded the proposal.

Vote recorded: majority in favour, Councillor Koops abstained

Recommendation

Portishead Town Council purchases three thousand walking and cycling maps (to include the few additions made by Councillor R.Cruse) of Portishead at a cost of £590.00 (five hundred and ninety pounds).

Assistant Clerk note: *The total cost to produce three thousand maps is £1,420.00. Portishead Town Council has already received North Somerset Council's Contribution of £830.00.*

PL408

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

PLANNING APPLICATIONS

**15/P/2487/F 15 WESTON WOOD ROAD, PORTISHEAD, BS20
6RD**

Erection of a two storey east elevation extension with a first floor balcony and dormer window following demolition of existing garage

The meeting viewed the on line location plan and noted that there was only one comment generally in support but relating to the location of parking.

Councillor Burden felt that due to there being no shortage of parking in the area it is over the top to insist that the front garden, which is extremely steep and hosts a tree, should be dug up and utilised specifically for parking.

The meeting discussed how close the rear neighbours are to the property and that there appeared to be no objections from neighbours in the area.

Councillor Burden proposed no objection – subject to the removal of the condition to provide a parking space in which necessitates the removal of a tree in the front garden.

Councillor Lord seconded the proposal.

Vote recorded: majority in favour, Councillors M.Cruse and Cottrell abstained

RESOLVED that no objection – subject to the removal of the condition to provide a parking space in which necessitates the removal of a tree in the front garden.

**15/P/2501/MMA GREENWOODS, ESPLANADE ROAD,
PORTISHEAD, BS20 7HB**

Variation of Condition 2 attached to planning permission 14/P/2310/F (Raising of roof to create first floor level with rear balcony at first floor level and extend raised ground floor terrace to form patio, erection of single storey rear extension to garden room at lower ground/basement level, alterations to flat roof to detached garage and new vehicular access with gate and wall) to enlarge windows in garden room extension and include support posts for the first floor rear balcony

The meeting noted two on line objections in respect to overlooking issues, the plans being incomplete and not including measurements and windows.

Councillor Koops was disappointed for the neighbours who now have to consider more changes, when they were not happy with the initial application.

Councillor Koops proposed objecting on the grounds that the initial planning application should be adhered to without any further amendments.

Councillor R.Cruse seconded the proposal.

Vote recorded: majority in favour (5), abstained 3

RESOLVED that object on the grounds that the initial planning application should be adhered to without any further amendments.

**15/P/2512/F FILLING STATION, STATION ROAD, PORTISHEAD, BS20
7BZ**

Redevelopment of existing fuel filling station including replacement of existing tanks, pumps, vents, offset fills and forecourt canopy

The meeting noted the on line comment from Ms Bryant regarding the route some drivers take when accessing and exiting the site. The on line elevations and proposed layout showing the roads were also viewed.

Councillor R.Cruse proposed no objection.

Councillor Koops proposed that the Town Council establish how long the filling station will be closed.

Councillor Cottrell proposed no objection but to comment that the Town Council hopes the works will be expedited as quickly as possible.

Councillor R.Cruse seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection - but hopes the work will be expedited as quickly as possible.

Vote recorded: majority in favour

15/P/2513/HHPA 70 COMBE AVENUE, PORTISHEAD, BS20 6JS

Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 6 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.6 metres high

The meeting noted that as this application is a householder's prior approval, Portishead Town Council is not required to comment.

15/P/2518/F 10 FIRCLIFF PARK, PORTISHEAD, BS20 7HQ

Erection of a single storey side and rear extension with roof terrace

The meeting noted the two on line comments from neighbours regarding the necessity to use obscure glass to safeguard privacy and overlooking. The on line existing and proposed plans were viewed.

Assistant Clerk note: *Councillor Cottrell reminded the meeting that the level of Wi-Fi users in the room does affect the speed of the internet access for the meeting and viewing plans.*

Councillor Lord proposed objecting due to a loss in privacy to neighbouring properties.

Councillor M.Cruse seconded the proposal.

Vote recorded: all in favour

RESOLVED that objects due to a loss in privacy to neighbouring properties.

15/P/2536/F 47 MARTINGALE WAY, PORTISHEAD, BS20 7AW

Installation of 4no air conditioning condensing units at ground floor level on the North West elevation, 2no windows boarded up and covered with opalux reflective film with fresh air and extract grilles on the North West and south east first floor elevations, 2no atrium windows covered with film on the south east ground/first floor level

Councillor Lord could see no reason why the windows are being boarded up. Councillor Oyns concurred with Councillor Lord but could see no reason to object if it did not affect the street scene.

The meeting viewed the on line Design Statement and application form but could not establish why the opalux film was being installed.

Councillor M. Cruse proposed no comment.

Councillor Koops seconded the proposal.

Vote recorded: all in favour

RESOLVED that no comment.

15/P/2553/F 53 SLADE ROAD, PORTISHEAD, BS20 8HU

Erection of a two storey front, side and rear extension and a single storey rear extension following demolition of existing flat roof extension

The meeting viewed the on line block, existing and proposed plans. There were no comments from neighbours to consider.

A discussion took place regarding the degree of space on one side (detached property) but that the extension could impact on the semi it is attached to.

Councillor M.Cruse proposed no objection.

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection.

**15/P/2585/F AVON & SOMERSET POLICE HEAD QUARTERS,
VALLEY ROAD, WESTON- IN-GORDANO**

Erection of Solar PV panels to roof of 4 no. buildings

Councillor R.Cruse reported to the meeting that she had asked for this application to come to committee for the purpose of making a comment to North Somerset Council and Avon & Somerset Police that Portishead Town Council has no objections to solar panels as they are less intrusive than wind turbines.

Councillor R.Cruse proposed no objection to solar panels as they are less intrusive than wind turbines.

Councillor Koops seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection to solar panels as they are less intrusive than wind turbines.

Assistant Clerk note: *Councillor Lord left the meeting*

**15/P/2623/O SILBURY, BATTERY LANE, PORTISHEAD BS20
7JD**

Outline application for demolition of existing house, erection of a three storey block of 6 no. apartments (including a basement level) and construction of a replacement entrance, erection of a retaining wall to southern boundary, to include roof terraces, parking and a cycle store(resubmission of 15/P/0032/O). Details of access, layout and scale to be determined, however appearance and landscaping to be reserved for subsequent approval.

Councillor Koops could see no improvement from the initial application and believed that it remained overdevelopment of the site.

Councillor Oyns felt that the public speakers objecting to the application this evening had made excellent and sound comments. In his opinion the existing building is fascinating and in its own way very attractive and deserves its space.

Councillor Koops proposed objecting on the grounds of overdevelopment, access issues and that the site is on the boundary of a conservation area.

Councillor Burden proposed objecting, the initial concerns of the Town Council have not been overcome.

Councillor Oyns seconded the proposal.

Vote recorded: all in favour

RESOLVED that object - the initial concerns of the Town Council have not been overcome.

Assistant Clerk note: Councillor Lord returned to the meeting

PL409

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

A. ALLIANCE HOMES POTENTIAL DEVELOPMENT, WEST HILL

Councillor Cottrell reported that apologies had been received from Alliance Homes, who had contacted the office to cancel their attendance.

The preliminary proposal for Alliance Homes to build a new block providing nine residential units and a location and floor plan were available to view in hard copy on the presentation boards.

It is expected that Alliance Homes will attend the Planning & Regulatory meeting on 6th January 2016. The matter was therefore deferred.

B. PLANNING APPLICATION 15/P/0638/F
APPEAL REFERENCE NUMBER APP/DO121/W/15/3132717

22 ST PETERS ROAD, PORTISHEAD, BS20 6QT
ERECTION OF A TWO STOREY DWELLING

The meeting noted that an appeal had been made to the Planning Inspectorate against North Somerset Council's decision to refuse to grant planning permission and discussed whether Portishead Town Council should amend the comment it made previously.

Councillor Koops proposed that Portishead Town Council do not change the comment it made - '**Objection – on the grounds of overdevelopment of a corner plot**'.

Councillor Oyns seconded the proposal.

Vote recorded: majority in favour

Recommendation that Portishead Town Council do not change the comment it made - '**Objection – on the grounds of overdevelopment of a corner plot**'.

C. CAR PARKING – ALDI STORES

The meeting noted the report provided - Agenda Item No. 5.F (1 of 3).

Councillor Cottrell reported to the meeting that Aldi had increased its free parking from 90 minutes to 120 minutes (2 hours) on its signage in the car park directly outside of the store. The meeting welcomed this change.

A discussion took place regarding parking outside of shopping hours, pedestrian routes to and from the store via the newly planted shrubbery and how accurate the ANPR (automatic number plate recognition) parking system will be.

Councillor R. Cruse suggested that the item be retained on the Planning & Regulatory Committee Agenda for a period of 12 months and should any circumstances change the matter can then be dealt with.

Councillor Burden agreed with Councillor R. Cruse but also wished to acknowledge that an awful lot of work has gone on in the office (Town Council) to recover the paperwork and translate the legal documents, for which they should be congratulated.

Councillor M. Cruse felt that the Town were lucky that Aldi had invested in the Co-op store, he feels that they have developed the site well and having realised they made a mistake with the parking they have since put it right.

Councillor Koops proposed that no further action is taken but car parking remains on the Planning & Regulatory Committee Agenda for a period of 12 months and that the hard work of the office staff is acknowledged.

Councillor M. Cruse seconded the proposal.

Vote recorded: majority in favour, Councillor Lord and Cottrell abstained

Recommendation that no further action is taken but car parking remains on the Planning & Regulatory Committee Agenda for a period of 12 months, and that the hard work of the office staff is acknowledged

D. DISABLED ADVISORY PARKING BAY REQUEST

**APPLICATION NUMBER 361254
23 CAPENOR CLOSE, PORTISHEAD**

The meeting discussed the application for a disabled parking bay at the above location.

Councillor Koops gave her concern as it was very close to the triangle.

Councillor Burden proposed no objection.

Councillor Lord seconded the proposal.

Vote recorded: majority in favour, Councillor Koops abstained

Recommendation no objection

PL410

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 Koops proposed accepting the delegated Chairman's decisions.

Councillor M. Cruse seconded the proposal.

Vote recorded: all in favour

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PL410 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|-----------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 15/P/2438/HHPA | 108 Brampton Way, Portishead, BS20 6YT | Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 7 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.5 metres high | Assistant Clerk note: HHPA is deemed approval and consultation is not required– no comments have therefore been made. |
| 15/P/2448/NMA | 60 Hillside Road, Portishead, BS20 8JR | Non-material amendment to planning permission 10/P/0158/F (Erection of a new upper floor level to existing house with raised roof height) to replace Juliet balconies on upper floor full length windows at rear with full width balcony between privacy walls 1.5m from rear wall | No objection – subject to no valid objection from neighbours Assistant Clerk note: NMA requires no consultation. |
| 15/P/2461/F | 40 High Street, Portishead, BS20 6EN | Installation of air conditioning system with external unit situated in AC service area at rear of building. | No objection – subject to no valid objection from neighbours |
| 15/P/2470/ADV | 1 Harbour Road, Portishead | Displays of 4 No. non-illuminated fascia signs, 1 No. | No objection – subject to no valid objection from neighbours |

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|---------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | non-illuminated freestanding directional sign and 1 No. non-illuminated freestanding sign. | |
| 15/P/2502/F | 19 Exeter Road, Portishead, BS20 6YE | Erection of single storey rear extension | No objection – subject to no valid objection from neighbours |
| 15/P/2537/F | 17 Tydeman Road, Portishead, BS20 7LS | Conversion of garage into habitable space and changes to front elevation only. | In principle there are no objections subject to no valid objections from neighbours. However, there is insufficient information relating to the number of bedrooms at the property to be able to assess whether there will be adequate parking available. |
| 15/P/2544/F | 15 Fircliff Park, Portishead, BS20 7HQ | Demolition of existing conservatory and erection of a side extension with rear deck area under roof. Tile hanging to front elevation changed to grey cladding board. Installation of new front door, French doors and Juliet balcony to dining area | No objection – subject to no valid objection from neighbours |
| 15/P/2576/F | 55 Wren Gardens, Portishead BS20 7PP | Erect conservatory to rear elevation | Other than requiring obscured glass on the neighbour's side, no objections subject to no valid objection from neighbours |
| 15/P/2581/NMA | 263 Down Road, Portishead BS20 8HY | Non material amendment to permission 14/P/1104/F (Erection of a single storey including a dormer window and first floor balcony to front elevation) to extend approved dormer forward level | Assistant Clerk note: NMA requires no consultation. |

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|-------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| | | with front of house with inward opening doors and remove Velux window; additional Velux window to roof on rear elevation; change rear patio doors to window and door | |
| 15/P/2597/F | Mead Farm House, Clevedon Road, Portishead, BS20 8PL | Erect 2 storey side extensions at both end gables of the property. Provide new roof following demolition of existing side extension. | No objection – subject to no valid objection from neighbours |
| 15/P/2601/F | 145 Phoenix Way, Portishead, BS20 7GP | Proposed single storey rear extension | No objection – subject to no valid objection from neighbours |
| 15/P/2602/F | 26 Nore Road, Portishead, BS20 7HN | Erection of a single storey studio following demolition of existing garage | No objection – subject to no valid objection from neighbours |

PL410 TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 15/P/2569/TPO | Avon and Somerset Police Head Quarters, Valley Road, Weston- in-Gordano, BS20 8JJ | T109 - Oak - Reduce back limbs by up to 3 m and crown lift up to 2.5 m; T110 - Oak- Reduce back limbs overhanging the road by up to 2 m and crown lift up to 2.5. | No objection – subject to the approval of the North Somerset Council Tree Officer. |

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|---------------|-------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 15/P/2571/TPO | Fedden Village, Nore Road, Portishead, BS20 7HN | T1 - T5 x Sycamore - Reduce crown by up to 4 m; T6 - Oak - reduce crown by up to 4 m. | Objects to the severe reduction but would accept minor pruning. |
|---------------|-------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------|

PL411 OTHER PLANNING MATTERS - FOR INFORMATION

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

A. ENFORCEMENT CASES

Not available when Agenda produced.

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

Report for period 1st October 2015 to 31st October 2015.

C. PLANNING CONSENT GRANTED

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

Consent letter dated 12th November detailing restrictions, numbered 3, 4, 5 and 6.

15/P/2343/WT 117 HIGH STREET, PORTISHEAD, BS20 6PT

T1 – Cherry – fell; T2 – Holly – reduce crown by up to 4m; T3 – Magnolia – clear crown to gain clearance of property up to 2m.

North Somerset Council took the decision not to place a Tree Preservation Order on the trees.

D. PLANNING APPLICATIONS REFUSED

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

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

15/P/2157/F 5 CHANEL VIEW CRESCENT, PORTISHEAD, BS20 6LY

Retrospective application for the erection of a car port.

15/P/2448/NMA 60 HILLSIDE ROAD, PORTISHEAD, BS20 8JR

Non-material amendment to planning permission 10/P/0158/F (Erection of a new upper floor level to existing house with raised roof height) to replace Juliet balconies on upper floor full length windows at rear with full width balcony between privacy walls 1.5m from rear wall

E. LICENCE APPLICATIONS RECEIVED BY NORTH SOMERSET COUNCIL

Not available when Agenda produced.

F. SITES AND POLICIES PART 1: DEVELOPMENT MANAGEMENT POLICIES HEARING ON 3RD AND 4TH NOVEMBER 2015

The Inspector has now issued his post hearing letter, which is available to view [http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Sites%20and%20policies%20development%20plan/ED%2028%20Inspector's%20post%20hearing%20letter%20Nov%202015%20\(pdf\).pdf](http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Sites%20and%20policies%20development%20plan/ED%2028%20Inspector's%20post%20hearing%20letter%20Nov%202015%20(pdf).pdf) A hard copy is attached.

Further information can be found on North Somerset Council's dedicated web page http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Pages/Sites-and-Policies-Plan-Part-1-Development-Management-Policies-Examination.aspx

PL411 MATTERS FOR THE NEXT MEETING:

1. Joint Spatial Plan
2. Car Parking

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

***** **EXEMPT ITEMS** *****

Prior to consideration of the following agenda items (5B North Somerset Core Strategy Consultation and 5E West of England Joint Spatial Plan) members were invited to pass the following resolution–

“Pursuant to the provisions of Public Bodies (Admissions to Meetings) Act 1960 (as extended by s100 of the Local Government Act 1972) the press and public be excluded from the meeting for the following item of business on the grounds that its consideration would involve the disclosure of exempt information as defined in Part 1.”

A vote was taken in pursuant of the provisions of Public Bodies (Admissions to Meetings) Act 1960 (as extended by s100 of the Local Government Act 1972) the press and public be excluded from the meeting for the following item of business on the grounds that its consideration would involve the disclosure of exempt information as defined in Part 1. This relates to

RESOLVED that:

Pursuant to the provisions of Public Bodies (Admissions to Meetings) Act 1960 (as extended by s100 of the Local Government Act 1972) the press and public be excluded from the meeting for the following item of business on the grounds that its consideration would involve the disclosure of exempt information as defined in Part 1.

Councillor Lord informed members of the public that whilst some of the discussions may be sensitive any decisions made by the Town Council would be reported in the Minutes.

Assistant Clerk notes:

The meeting was briefly suspended whilst members of the public left the meeting.

Councillor M.Cruse left the meeting.

E. NORTH SOMERSET CORE STRATEGY CONSULTATION ON

CONSEQUENTIAL CHANGES TO REMITTED POLICIES CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33, CS14, CS19, CS28, CS30, CS31, CS32, CS33

The meeting noted that North Somerset Council was seeking views from Portishead Town Council in respect to certain remitted policies in the Core Strategy covering the period 2006-2026, which was adopted 2012.

Having recently attended a Parish Council briefing session at North Somerset Council, Councillor Lord gave an overview and discussed a PowerPoint presentation that had been made available, some of the contents of which had been deemed sensitive. The presentation was viewed on the projector screen and the meeting then discussed the constraints, land supply positions and that some sites may not be sustainable.

The policies relevant to Portishead are as follows and the recommended proposals are written in italics:--

- **CS6 Green Belt**
Portishead Town Council supports the protection of the greenbelt
- **CS14 Distribution of new housing**
Portishead Town Council agrees with the distribution of new housing
- **CS19 Strategic gaps**
Portishead Town Council agrees that North Somerset Council has demonstrated that there are sufficient sustainable sites available without the need to amend the policy
- **CS31 Clevedon, Nailsea and Portishead**
Portishead Town Council agrees with the existing principles but there should be no loss of jobs

Assistant Clerk note: *Councillor Burden left the meeting*

Recommendation

To receive a report from Councillor Lord to discuss at the next Town Council meeting on 9th December 2015.

F. WEST OF ENGLAND JOINT SPATIAL PLAN

Councillor Lord informed the meeting that this plan revisits similar areas to the Core Strategy but the Town Council has up until 29th January 2016 to submit comments.

In summary eighty five thousand homes are needed and twenty six thousands are required across North Somerset, South Gloucestershire, Bristol and part of BANES.

Councillor Lord asked the Assistant Clerk to contact North Somerset Council to try and obtain further copies of the West of England Joint Spatial Plan housing and transport needs and West of England Joint Transport Study literature, so that all Town Councillors could have their own copy.

Councillor Cottrell proposed that a small sub-committee be formed and meet next week to consider the plan. The sub-committee can then put forward some suggestions at the next Planning committee, which can then be formalised by the Town Council on 13th January 2016.

Councillor Cottrell proposed that Councillors Lord and Mitchell, who attended the briefing, could form part of the sub-committee along with herself.

Recommendation

Councillors Cottrell, Mitchell and Lord form a sub-committee to meet and discuss the consultation and then provide feedback to the Planning & Regulatory committee on 6th January 2016.

Meeting closed at 9.36pm