

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON 5 DECEMBER 2012**

**PRESENT** Councillor Mrs Koops – in the Chair  
Councillors Burden, Clark, Walters  
Mrs Tranter – Deputy Clerk

**APOLOGIES** Councillors Mrs Lord, Pasley, Terry

There were five members of the public present.

**PL 168 DECLARATIONS OF INTEREST**

All members of the Council present (except Councillor Burden)

- Personal Interest in Planning Application 12/P/1959/F  
Portishead & District Horticultural Show Field, Clevedon Road,  
Portishead  
Continued siting of 2 metal shipping containers at the Show Field ,  
Clevedon Road.  
Reason – The Agent and Trustee for the application is a member of the  
Town Council.

Councillor Burden

- Pecuniary Interest in Planning Application 12/P/1959/F  
Portishead & District Horticultural Show Field, Clevedon Road,  
Portishead  
Continued siting of 2 metal shipping containers at the Show Field ,  
Clevedon Road.  
Reason - Agent and Trustee for the application.

Councillor Walters

- Personal Interest in Planning Application 12/P/1959/F  
Portishead & District Horticultural Show Field, Clevedon Road,  
Portishead  
Continued siting of 2 metal shipping containers at the Show Field ,  
Clevedon Road.  
Reason – Member of the Portishead Horticultural Society
- Personal Interest in Planning Application, 12/P/2040/F  
Churchill Retirement Living, 176 High Street, Portishead  
Variation to Condition 14 – Reduction in footpath from 3m to between  
2.4m – 2.7m  
Reason – Lives very close to the development.

All members of the Council present

- Personal Interest in Planning Application 12/P/2080/F  
3 The Knoll, Portishead for an extension to existing single storey lean-  
to garden store.  
Reason – The applicant for the application is a member of the Town  
Council.

PL 169

**PUBLIC PARTICIPATION**

Mr Keith Martin from Design Spec, the Agent for the application 12/P/1912/F 51 Brampton Way, Portishead for the construction of a small self-contained annex spoke in support of the application. He pointed out that Mr Loftus, the applicant, was also his son in law.

Mr Martin read from his letter dated 5 December to North Somerset Council which he considered addressed the objections made by residents to various aspects of the application.

Mr Spencer, a resident of Brampton Way spoke against the same application and pointed out that there were 7 objections to the application. The original plot at 51 Brampton Way was a 2 bed end of terrace property which had already been substantially extended. The proposal before the Committee was for the addition of a substantial annexe which he considered was overdevelopment of the plot and not in keeping with other properties in the area. There were already parking issues in the area and numerous accidents had been recorded by the Police. He suggested that a site visit should be carried out by North Somerset Council.

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

PL 170

**PLANNING APPLICATIONS**

*Clerk's Note: With the Agreement of the Committee the Committee Chairman altered in order of the meeting to accommodate the residents interested in Planning Application 12/P/1912/F 51 Brampton Way, Portishead*

**12/P/1912/F**

**51 BRAMPTON WAY, PORTISHEAD**

Construction of small self-contained annexe

The Committee Chairman explained that a letter had already been sent to North Somerset Council under delegated powers (Section 2 of the Agenda) with the Town Council's response. If members wished the comments could be altered and a further letter sent to North Somerset Council. The District Ward Councillor had confirmed that the application will be called in to North Area Committee.

Members discussed the application, in particular the processes in place at North Somerset Council to prevent the selling of the annexe in the future as a separate dwelling.

**RECOMMENDATION**

Portishead Town Council has concerns that the Granny Annexe may be the subject of a further application to separate the annexe to a dwelling

in the future. The Town Council is however aware that this application is to be called in to North Area Committee and suggest that a site meeting be arranged to view this complicated site.

**12/P/1984/F                    WHITE LION PUBLIC HOUSE, HIGH STREET,  
12/P/1985/LB                    PORTISHEAD**

Single storey extension to the rear of premises to provide restaurant and roof terrace with new fire escape stairs, and dry stone wall with railings to side of building in car park

Members discussed the application briefly and noted that the public house was to be heavily modified.

**RECOMMENDATION**

Portishead Town Council welcome the additional investment in this important historic, listed building and the creation of some additional employment.

**12/P/2011/F                    CHURCHILL RETIREMENT LIVING, 176 HIGH  
STREET, PORTISHEAD**

Variation to Condition 14 – Reduction in footpath from 3m to between 2.4m – 2.7m

Members noted with some disappointment the reduction in width of part of the pathway. It was noted however, that the width was compromised further along the road. The increased width for part of the pavement would be an improvement.

**RECOMMENDATION**

No objections.

**12/P/2040/F                    RODMOOR COTTAGE, BATTERY LANE,  
PORTISHEAD**

Demolition of existing dormer bungalow and erection of new dwelling with hard-standing, over plant room. To provide new and additional parking with pedestrian level access from Battery Lane

It was noted that Battery Lane is within the Conservation Area but not Rodmoor Cottage.

**RECOMMENDATION**

No objections – subject to no valid objections from neighbours.

**12/P/2051/LB                    ST NICHOLAS CHAPEL, NORE ROAD,  
PORTISHEAD**

Recovering of tiled roofs including thermal insulation and new rainwater goods

Members noted the proposals which had been the subject of a recent grant request to the Council.

#### RECOMMENDATION

No objections.

#### **12/P/2080/F                    3 THE KNOLL, PORTISHEAD**

Extension to existing single storey lean-to garden store

Members noted the modest proposal which had been submitted by another member of the Town Council.

#### RECOMMENDATION

No objections – subject to no valid objections from neighbours.

#### **12/P/2087/F                    COURT HOUSE FARM, CHURCH ROAD NORTH, 12/P/2091/LB                    PORTISHEAD**

Carry out repairs/alterations and change of use

Members noted the resubmission of plans for Court House Farm. Some concern was expressed about whether there was sufficient turning space for the barn enabling vehicles to enter and leave the site in a forward gear.

#### RECOMMENDATION

No objections to the Planning Application for the barn and welcome the imaginative design which will primarily be a family home. However the Town Council consider that within the barn's boundary there should be adequate turning space for vehicles to enter and leave the site in forward gear.

#### **12/P/2098/F                    89 HILLSIDE ROAD, PORTISHEAD**

This application relates to amendments proposed against application 11/P/0864/F that was granted consent by appeal on 5 March 2012 for a new two storey detached dwelling

It was noted that this application is not on North Somerset Council's website. There have been a number of planning applications at this site, over a number of years, and there have been objections from neighbouring residents in the past to each application. A previous application for a two storey dwelling was allowed at appeal.

#### RECOMMENDATION

Decision deferred to Town Council Meeting 12 December 2012 as per Standing Orders 42.3. to enable the Planning Application to be viewed online by neighbours and residents.

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

**PL 171      NORTH SOMERSET COUNCIL COMMUNITY INFRASTRUCTURE  
LEVY - PRELIMINARY DRAFT CHARGING SCHEDULE**

Members considered the above document. The suggested response to the questionnaire is attached to and forms part of these minutes.

Councillor Burden left the meeting at this point, prior to the following item. He took no part in the discussion or voting on the application.

**12/P/1959/F              PORTISHEAD & DISTRICT HORTICULTURAL  
SHOW FIELD, CLEVEDON ROAD, PORTISHEAD**

Continued siting of 2 metal shipping containers at the Show Field, Clevedon Road

It was noted that this was a renewal of permission which had already granted for several years.

**RECOMMENDATION**

No objections.

**SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

**PL 172      Delegated decisions made by the P & R Chairman on the attached table under delegated powers were noted.**

There being no further business the Chairman closed the meeting at 8.35pm.

### **SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION**

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
12/P/1815/F	6 Ellison Mews Portishead	Proposed single storey rear extension and installation of new windows to the side elevation	No objections – subject to no valid objections from neighbours.
12/P/1912/F	51 Brampton Way Portishead	Construction of small self-contained annexe	No objections – subject to no valid objections from neighbours. The Town Council ask that a condition should be applied to the annex preventing the sublet or subdivision of the property without the prior consent of North Somerset Council.
12//P/1918/F	9 Lynton Close Portishead	Proposed first floor extension over existing garage	No objections – subject to no valid objections from neighbours.
12/P/1935/F	16 Blenheim Way Portishead	Two proposed, two storey extensions and single storey extension, following demolition of existing conservatory and integral garage	No objections – subject to no valid objections from neighbours.
12/P/1947/F	7 Cedarhurst Road Portishead	Proposed extension to front dormer window and first floor rear extension	No objections – subject to no valid objections from neighbours.
12/P/1983/F	8 Down Road Portishead	Roof conversion/extension to facilitate 2 bedrooms and bathroom at 1 <sup>st</sup> floor level	No objections – subject to no valid objections from neighbours.
12/P/2000/F	26 Hillside Road, Portishead	Internal changes to assist wheelchair mobility and circulation, extensions and adaption/improvements to aid disability	No objections – subject to no valid objections from neighbours.

12/P/2033/F4 12/P/2035/F4	A P Burt & Sons Ltd Harbour Road Portishead	Application to extend time limit on Planning Application 08/P/1912/O	No objections – subject to no valid objections from neighbours.
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## **OTHER PLANNING MATTERS - FOR INFORMATION**

### **APPEALS**

#### **12/P/0694/F 115 NORE ROAD, PORTISHEAD**

Erection of a two storey side extension. Conversion of existing garage to garden room/studio. Creation of a basement garage.

It was noted that notification has been received of an Appeal to the Secretary of State, acting on behalf of the Office of the Deputy Prime Minister, against the decision of the North Somerset Council to refuse planning permission for the development above. Copies of the Appeal decisions will be displayed on North Somerset Council's website.

**NORTH SOMERSET COUNCIL COMMUNITY INFRASTRUCTURE LEVY  
PREMINIARY DRAFT CHARGING SCHEDULE  
CONSULTATION**

**1. Do you agree that North Somerset Council should introduce a CIL?**

*Answer: - Yes*

**2. Are there any alternative mechanisms that should be considered to ensure that developers contribute appropriately towards infrastructure to support development, in particular the cumulative effects of development?**

*Answer: - We are not aware of any alternative mechanisms that should be considered when ensuring that developers contribute appropriately towards infrastructure.*

**3. Do you agree with the methodology and key assumptions used in the viability assessment? If not, what alternative methods/assumptions would you suggest, and why?**

*Answer: - No comment.*

**4. Are there other reasons for which you believe that the conclusions of the viability assessment are incorrect? If so, please give details and explain what you believe the conclusions should be.**

*Answer: - No comment*

**5. Do you agree with the proposed CIL rates and the Geographical charging zones for residential development? If not, what do you think the rates should be and why?**

*North Somerset has been broken down into 3 areas, rather than the blanket approach of one value for everyone.*

- ❖ Inner Weston*
- ❖ Outer Weston*
- ❖ The rest of the District*

*Weston being the lowest value and the rest of the District being the highest value.*

*The proposed residential rates are*

- 1) £0/sq. m Weston Central (inner Weston)*
- 2) £40/sq. m Outer Weston including Weston Village proposals*
- 3) £60/sq. m rest of district (including Nailsea, Clevedon & Portishead and other settlements/areas of the district.*

*An alternative scenario is a single district wide figure of £40/sq. m, however this was noted to be low in comparison to suggested rate 3 (see above) and potentially prejudicial to development in inner Weston.*



*Answer: - The three proposed residential rates appear to be the fairest way of allocating the levy; however there is no way of knowing whether the proposed scales are set at the right amount.*

- 6. Do you agree with the proposed CIL rates for retail development? If not, what do you think the rates should be and why?**

*Answer:- Do not agree with proposed rates. They should be the standard rate because of the job creation potential.*

- 7. Do you agree with the proposed CIL rates for student accommodation? If not, what do you think that rates should be and why?**

*Answer:- No. This should be the standard rate as this is a commercial concern.*

- 8. Do you agree with the proposed CIL rates for care homes? If not, what do you think the rates should be and why?**

*Answer:- No. This should be the standard rate as this is a commercial concern.*

- 9. Do you agree with the proposed CIL rates for commercial development? If not, what do you think the rates should be and why?**

*Answer:- No. This should be the standard rate as this is a commercial concern.*

- 10. Do you agree with the proposed CIL rates for all other qualifying development? If not, what do you think the rates should be and why.**

*Community & Other uses - £0/sq. m*

*Answer:- No. Community only (not other uses).*

- 11. Do you believe there are any alternatives or further sub-divisions of development zones or uses that should be considered for separate rates? Please provide details and rationale.**

*Answer – No alternatives.*

- 12. Which developments in North Somerset do you think would potentially benefit from discretionary charitable relief if offered?**

*Answer: - No relief should be given..*

- 13. Do you agree with North Somerset Council's intention not to allow discretionary charitable relief?**

*Answer: - Yes*

**14. Which developments in North Somerset do you think would potentially benefit from exceptional circumstances relief if offered?**

*Answer:- None.*

**15. Do you agree with North Somerset Council’s intention not to allow exceptional circumstances relief?**

*Answer: - Yes*

**16. Do you agree with North Somerset’s proposal not to allow additional phasing of payments?**

*Answer: - No.*

**17. Do you agree that this table sets out an appropriate split between CIL and Section 106 funded infrastructure? Are there any changes you would propose?**

Category	CIL	Section 106
Transport	<p>Off-site highways and other transport schemes with a strategic benefit to development, e.g.</p> <p style="padding-left: 40px;">Junction 21 outbound improvements / J21 bypass.</p> <p style="padding-left: 40px;">Portishead Rail.</p> <p style="padding-left: 40px;">Bristol Metro.</p> <p style="padding-left: 40px;">Airfield Bridge Link.</p> <p style="padding-left: 40px;">Herluin Way to Locking Road link.</p> <p style="padding-left: 40px;">Banwell bypass.</p> <p style="padding-left: 40px;">Improvements to existing public transport facilities, e.g. railway station improvements.</p> <p style="padding-left: 40px;">Park &amp; Ride schemes.</p> <p style="padding-left: 40px;">New or improved strategic Public Rights of Way or other pedestrian / cycle schemes, e.g. Strawberry Line, coastal paths, Festival Way.</p>	<p style="padding-left: 40px;">Site-specific access routes, including at the Weston Villages.</p> <p style="padding-left: 40px;">Sustainable transport measures, including Travel Plan measures and site-related public transport improvements.</p> <p style="padding-left: 40px;">New or improved Public Rights of Way or other pedestrian / cycle schemes on or linked to a specific development proposal, including at the Weston Villages.</p>
Education	<p style="padding-left: 40px;">Secondary school provision.</p> <p style="padding-left: 40px;">New primary schools, except at the Weston Villages.</p> <p style="padding-left: 40px;">Extensions to existing primary schools.</p>	<p style="padding-left: 40px;">New primary schools at the Weston Villages.</p> <p style="padding-left: 40px;">Pre-school provision.</p>
Flood defences	<p style="padding-left: 40px;">Weston Strategic Flood Solution - later phases.</p> <p style="padding-left: 40px;">Other flood defence schemes.</p>	<p style="padding-left: 40px;">Weston Strategic Flood Solution - initial phases.</p>
Community facilities (built)	<p style="padding-left: 40px;">Local centre multi-purpose community facility / facilities at Parklands Village, including health centre, library, emergency services, childcare, and sports hall.</p>	<p style="padding-left: 40px;">Community halls / meeting spaces on large development sites.</p>

	<p>Improvements to existing community and sports facilities.</p> <p>New or improved libraries.</p>	
Community facilities (outdoor)	<p>Improvements to existing outdoor facilities or new facilities in existing communities, including strategic green infrastructure, play parks, sports pitches / grounds and public realm.</p> <p>New or existing synthetic sports pitches.</p>	<p>Site-specific public realm.</p> <p>Parks &amp; open spaces on new developments, e.g. neighbourhood parks, MUGAs, sports pitches.</p>
Environment & heritage	<p>Existing or improved ecological or biodiversity schemes of strategic significance.</p> <p>Existing or improved heritage schemes of strategic significance.</p>	<p>Local site-related habitat / nature / heritage requirements.</p>
Other	<p>Community engagement fund.</p> <p>Economic development fund.</p>	<p>Affordable housing.</p> <p>Committed sums associated with the above facilities.</p>

Items mentioned specific to Portishead:

- Coast Path between WSM & Portishead
- Improvements to access at Somerset Hall
- Provision of changing facilities to support the grass pitches at Clapton Lane
- M5 J19 improvements
- Portishead Rail
- High Street to Gordano School, Portishead – contraflow and cycle route
- 11,000 sq. m retail floor space between Clevedon, Nailsea & Portishead
- 3,079 jobs focused at Nailsea, Clevedon & Portishead

*Answer: Portishead Town Council would wish to be involved in detailed discussions on all community infrastructure projects.*