

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE  
HELD ON WEDNESDAY 1<sup>ST</sup> OCTOBER 2014**

**PRESENT:** Councillor Mrs Marilyn Koops - in the chair  
  
Councillors Clark, Mrs Lord, Mrs Cottrell, Burden,  
M Cruse, Terry, Huffadine-Cooper  
  
Mrs Sharon Sherborne - Assistant Clerk

**APOLOGIES:** No apologies were received

There were three members of the public present.

Councillor Mrs Koops welcomed Councillor Burden back to the committee. Councillor Burden responded by thanking everyone for their well wishes during his illness.

**PL308 DECLARATIONS OF INTEREST**

None.

**PL309 PUBLIC PARTICIPATION**

Mr Hardman a local resident spoke in respect to:-

- i) A skatepark. He formally requested to be provided with all documentation relating to the skatepark, as well as the Conservative manifesto.
- ii) Planning Application 14/P/1251/F, land adjacent to 1 St. Peter's Road. He questioned why more retirement homes had been approved and the number of car parking spaces that determines 'associated parking'?
- iii) Planning Application 14/P/1558/F, Grange Farm and the decision made to approve.

***Assistant Clerk note:*** after some questioning exchanged between councillors and Mr Hardman it was established that Mr Hardman was referring to a different site location to the application. He withdrew from discussing application 14/P/1558/F.

- iv) Planning Application 14/P/1865/F, land adjacent to 149 High Street. He wished to object to the application on the grounds of overdevelopment in the area, the daily chaos on the roads in the area (Bristol Road residents and St. Josephs School), there have

already been numerous housing applications for the location that have been rejected and he feels rejection should be maintained. Councillor Mrs Lord took the opportunity to explain to Mr Hardman that it is not within this committee's power to reject an application, all the committee can do is submit an advisory to North Somerset Council outlining that there are objections/no objections and list any. This committee is only a consultee.

- v) North Somerset Council's decision to streamline the planning process and asked whether Portishead Town Council would be voting against the decision? Councillor Mrs Koops advised that the matter was on tonight's Agenda for discussion.

Mrs Hennessy a local resident spoke in respect to:-

- i) She believed that there had been some confusion following last month's Planning & Regulatory meeting. Whilst Mrs Hennessy had been asked to put her questions in writing by email she felt that the Minutes recorded her request succinctly and that it is not necessary for her to send an email. She asked to receive a response to the discussion point in her public address on 3<sup>rd</sup> September 2014, along with other requests she has made relating to other committees.
- ii) The maintenance of Albert Road. Allegedly officers from North Somerset Council have attended and inspected the road. She believed that North Somerset Council may propose two options when resurfacing, one of which will be to utilise the pavement to make the road similar to the ones on the new development in Portishead (Marjoram Way). Mrs Hennessy stated that Albert Road is a Victorian road and if the matter were to go before this committee she would expect them to keep the historical nature of the road intact and that it does not become a 'modern' road. To date she has not received any correspondence from North Somerset Council regarding proposed maintenance of Albert Road. However she will write to North Somerset Council.
- iii) North Somerset Council's Planning website and the removal of historical comments made by residents. Whilst realising that this would be under the control of North Somerset Council, it was noted that Portishead Town Council use resident comments when it is consulted on planning applications.
- iv) A skatepark facility in Portishead. She understood that Portishead Town Council promised to find a site for a skatepark yet its working party has been unable to find a suitable site. If this is the case she would ask that the District Councillors reconsider locating the skatepark at the Lake Grounds. Mrs Hennessy said that she would like a response from the Town Council to confirm whether or not it had been told by the Skateboard Working Party that there are no suitable sites and how the matter is now being progressed.

Mr Turner a local resident spoke in respect to:-

- i) Planning application 14/P/1865/F, land adjacent to 149 High Street, Portishead. Whilst he had no objection, he does have reservations. He is concerned about flooding and referred to the level of the water in the nearby Rhyne, which has flooded St. Joseph's school twice. He believes that the Rivers Authority are keeping the level of the water at an artificial height, which could result in this particular area of the town flooding, to eliminate the likelihood of flooding on the new development. He wished to establish if Portishead Town Council had come to an agreement with the Rivers Authority in relation to the height of the water level?
- ii) North Somerset Council's website. He had been unable to find a copy of the Environmental Assessment for the Ashlands. Councillor Burden believed that he could provide Mr Turner with a copy.
- iii) The roads in certain areas of the town need attention as it is like driving on a farm track.

PL310

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

### **PLANNING APPLICATIONS**

#### **14/P/1812/F AVON AND SOMERSET CONSTABULARY, VALLEY ROAD, PORTISHEAD, BS20 8QJ**

Installation of two internal bio-mass boilers with ancillary external storage silos and 12 metre chimney flues.

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

Councillor Mrs Lord commented that the 12m chimney flue does sound high but part of the construction is underground, thus reducing the visual height. However, the site is close in proximity to a children's play area and Merlin Park, a residential site. Councillor Clark was initially concerned regarding the height of the flue in relation to the landscape but noted the underground construction. Councillor Mrs Cottrell questioned whether the existing bio-mass boiler had caused any problems. Councillor Terry felt that whilst one bio-mass boiler may not have caused a problem the sheer volume of three bio-mass boilers may cause a problem. The prevailing southwest wind will pass over Merlin Park, which would be a reasonable comment and observation for the Town Council to raise its concerns.

Councillor Mrs Lord proposed no objection subject to reassurance that a total of three flues will not produce unreasonable pollution levels on Merlin Park, which is several metres higher than the boiler. Councillor Burden

seconded the proposal.

**RESOLVED that**

No objection subject to reassurance that a total of three flues will not produce unreasonable pollution levels on Merlin Park, which is several metres higher than the boiler.

**14/P/1865/F LAND ADJACENT TO 149 HIGH STREET, PORTISHEAD, BS20 6QL**

Erection of 8 no. dwellings with new road access, associated external works, works to trees and provision of a landscape buffer

The meeting noted that there were 8 online objections in relation to new houses not in keeping with surrounding character, increased traffic, safety on road, adding to existing sub-standard drainage system, overdevelopment of semi-rural area, installation of 1.2m fencing on the site would obscure driver sight of on-coming traffic from Clevedon direction.

The meeting was also advised by the Assistant Clerk that a member of public who was not aware of the planning application, complained in person to the Town Council office about the poor maintenance of the grass and shrubbery on and close by the site, which obscures drivers vision on what is a busy road near a pub and school.

Councillor Clark commented that flood risk would increase in the area as a result of houses replacing the existing permeable ground.

Councillors Burden and Terry both felt that if the application was refused by North Somerset Council, based on the current climate and other nearby applications, any appeal would be lost and so it would be best to come to a compromise with fewer houses.

Councillor Terry advised that he had referred this item to North Somerset Council's Planning and Regulatory committee rather than the application being determined by delegating to a Case Officer.

The meeting also discussed the location of the Oil Pipeline through the site and the restrictions this imposes in terms of building, extending homes and grounds maintenance.

Councillor Mrs Lord proposed objecting on the grounds of:-

1. additional access onto already very busy road, especially at the beginning and end of school day(s),
2. will create more hard surfaces instead of water absorbing grass and so increase the risk of flooding,
3. there is an oil pipeline now in frequent use through the site, which is eighteen inches in diameter and needs a three metre wayleave on either side and we look forward to seeing comments from the OPA,
4. there is a major sewer crossing the site, which will shortly need major

work, along with storm water drainage in Bristol Road being in a poor state,

5. it is a gateway location to the town and this proposal is inadequate for its management,
6. the long-term sustainability of the drainage scheme proposed, which would need constant maintenance

Councillor Clark seconded the proposal.

**RESOLVED that**

Objecting on the grounds of:-

1. additional access onto already very busy road, especially at the beginning and end of school day(s),
2. will create more hard surfaces instead of water absorbing grass and so increase the risk of flooding,
3. there is an oil pipeline now in frequent use through the site, which is eighteen inches in diameter and needs a three metre wayleave on either side and we look forward to seeing comments from the Oil Pipeline Agency,
4. there is a major sewer crossing the site, which will shortly need major work, along with storm water drainage in Bristol Road being in a poor state,
5. it is a gateway location to the town and this proposal is inadequate for its management,
6. the long-term sustainability of the drainage scheme proposed, which would need constant maintenance

**PL311      SECTION 2  
PLANNING MATTERS (RECOMMENDATIONS TO TOWN  
COUNCIL)**

**OTHER PLANNING MATTERS**

**PL312      DISABLED ADVISORY PARKING BAY REQUEST**

None

**PL313      ENFORCEMENT CASE 2013/0567  
UNTIDY FLAT, 26 HIGH STREET, PORTISHEAD**

The visual appearance of the above premises and the decision made by North Somerset Council not to take any further action was discussed.

The meeting felt that very little restoration work had been done on the window/frames and was extremely disappointed that North Somerset Council had not progressed with enforcement action.

Councillor Terry whilst not wanting to step into a fellow councillors ward, believed that the Town Council should ask North Somerset Council to progress in taking action to ensure that the flat is restored. This is an old building that is one of the prominent features of Portishead High Street.

Councillor Mrs Lord agreed that Portishead Town Council should write to North Somerset Council and ask for their support to force the owners/tenants to repair the windows and improve the appearance of the flat.

## **RECOMMENDATION**

Portishead Town Council writes to North Somerset Council to inform them that there has been no visible progress on the work that should have been done to improve the appearance of the flat (glass in windows/window frames). Portishead Town Council believes its High Street is fairly unique; it is in good order and thriving. Portishead Town Council would not wish its High Street to be let down by this property and asks North Somerset Council to support them in this instance.

### **PL314 NORTH SOMERSET COUNCIL – STREAMLINING PLANNING PROCEDURES – CHANGES TO COMMITTEE PROCESSES**

The letters exchanged between Clevedon Town Council and Councillor Nigel Ashton in respect to North Somerset Council using the new single planning committee/structure was discussed.

Councillor Clark believed that the single planning committee would possibly result in saving much needed costs.

Councillor Mrs Lord felt that it may result in councillors making decisions on planning applications that are out of their area and as such may not be familiar with local knowledge. She felt this was possibly against localism.

Councillor M Cruse suggested that we ask the Chief Planning Officer to attend one of Portishead's Planning & Regulatory committee meetings to explain the advantages of a single planning committee before Portishead Town Council make a comment.

Councillor Terry stated that he sits on North Somerset Council's Planning committee and perhaps he should have made a declaration of interest earlier in this meeting. He then explained that the key element was to offer committee members in public the opportunity to fully examine planning applications. He realised that other councils operated with less committee members.

Councillor Burden proposed that Portishead Town Council:

- i) writes to North Somerset Council asking them to keep the new single planning committee under review as it has some concerns on how local needs will be served.

- ii) forwards a copy of the letter to Clevedon Town Council.

## **RECOMMENDATION**

Portishead Town Council:

- i) writes to North Somerset Council asking them to keep the new single planning committee under review as it has some concerns on how local needs will be served.
- ii) forwards a copy of the letter to Clevedon Town Council.

**PL315**

### **NORTH SOMERSET COUNCIL: PRINCIPLES AND OPERATIONAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT**

The meeting discussed the Development Contributions: Principles and Operational Guidance SPD consultation that is open between Wednesday 17 September to Wednesday 29 October 2014.

Councillor Mrs Lord gave her interpretation of the consultation. She further offered to give her thoughts at the next Town Council meeting on 8<sup>th</sup> October 2014. Councillor Mrs Koops agreed to receive comments on 8<sup>th</sup> October.

## **RECOMMENDATION**

To discuss the matter further at Town Council meeting on 8<sup>th</sup> October 2014.

**PL316**

### **NORTH SOMERSET CORE STRATEGY: RE-EXAMINATION OF REMITTED POLICIES PROPOSED MAIN MODIFICATIONS TO POLICY CS13 (SEPTEMBER 2014)**

The meeting discussed the policy and its consultation that is open from 24 September 2014 until 5 November 2014.

Councillor Burden felt that some of the wording could have a significant impact on Portishead.

Councillor Mrs Lord agreed and further added that the document does not seek to make good the errors made in the past e.g. there will be high levels of out commuting.

## **RECOMMENDATION**

That Portishead Town Council allows the formation of a mini Working Party consisting Councillors Terry, Mrs Lord, Burden, Mrs Koops and for them to make collective comment(s) on behalf of Portishead Town Council in response to the consultation.

PL317

**SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

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

Delegated decisions made by the P & R Chairman on the attached tables under delegated powers were noted.

## **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>
14/P/1818/F	1 Greenfield Park, Portishead, Bristol, BS20 6RG	Single storey side extension	No objection – subject to no valid objection from neighbours
14/P/1858/F	31 The Finches, Portishead, BS20 7NE	Erection of a single storey extension to the north elevation	No objection – subject to no valid objection from neighbours
14/P/1922/F	2 Wood Hill Park, Portishead, BS20 7DR	Erection of a two storey rear extension and raise ridge height including a rear dormer window to create additional living space	No objection – subject to no valid objection from neighbours
14/P/1978/O	70 Bristol Road, Portishead, BS20 6QG	Outline planning permission for the erection of dwelling and creation of new vehicular access for no. 70 Bristol Road, with appearance, landscaping, layout and scale reserved for subsequent approval.	No objection - subject to vehicles being able to enter and exit the property in a forward gear.
14/P/1989/F	Pets At Home, Unit 4, Wyndham Retail Park, Old Mill Road, Portishead, BS20 7BX	Installation of a mezzanine floor to be used for retail and/or a pet care and treatment facility. Rear first floor fire exit, installation of external staircase, erection of gas bottle storage unit and 6no. external air conditioning units	No objection – subject to the air conditioning units causing no interference with neighbouring residential units.
14/P/1995/F	1 Harbour Road Trading Estate, Portishead, BS20 7BL	Change of use from B1/B8 to veterinary clinic (D1 use) and Warehousing/Storage (B8 use) with new vehicular access and	No objection – subject to no valid objections from neighbouring properties.

		additional parking	
14/P/1998/F	Unit 13, Old Mill Road, Portishead, BS20 7BX	Change of use from light industrial (Class B1(c)) and Storage and distribution (Class B8) to storage and distribution (Class B8) and retail (Class A1)	No objection – subject to no valid objections from neighbouring properties

**PL318 OTHER PLANNING MATTERS - FOR INFORMATION**

1. The following notifications/acknowledgements were noted:-

**A. CONSENT GRANTED**

**14/P/1240/LDE**

1, 2 & 3 Mead Farm Cottages, Clevedon Road, Portishead

Certificate of lawful use for the continued use of dwelling no. 2 to be used as 2 self-contained flats

**B. CONSENT REFUSED**

**14/P/1619/F**

**39 COMBE AVENUE, PORTISHEAD, BS20 6JE**

Erection of dormer roof extensions

**14/P/1657/TPO**

**BLACK NORE POINT, NORE ROAD, PORTISHEAD, BS20 8GB**

3 Sycamores - Fell

**C. APPLICATION WITHDRAWN**

None to report.

**D. ENFORCEMENT CASE UPDATES**

None were reported.

## **E. PLANNING PROCESS OF PAPERWORK AND ONLINE ACCESS**

Letter from Jason Beale, Performance and Customer Service Manager, in response to the comments made by Portishead Town Council.

## **F. ARTICLE 4 DIRECTION**

Email from David Robins, Principal Planning Policy Officer, NSC, acknowledging the letter sent by Portishead Town Council requesting that North Somerset Council impose an Article 4 Direction on the new Master Plan Development of Portishead.

## **2. BACKWELL NEIGHBOURHOOD PLAN NOTICE OF HEARING**

Councillors had been invited to attend a hearing:-

**Venue:** West Backwell Bowls Club Backwell Playing Fields West Town Rd, Backwell, Bristol, BS48 3BQ

**Date:** Thursday 25 September 2014

**Time:** 10.30 am

## **3. OFFICE FOR NUCLEAR REGULATION**

Ebulletin update.

## **4. STREET CAFÉ LICENCE APPLICATION – GREGGS, 66 HIGH STREET, PORTISHEAD**

Portishead Town Council's comment of no objection was duly submitted to North Somerset Council.

## **5. PROPOSED DEVELOPMENT OF A SINGLE WIND TURBINE ON LAND AT AVON & SOMERSET POLICE HEADQUARTERS, PORTISHEAD, BS20 8QJ**

The invitation extended to councillors to attend the public exhibition at Police HQ, Valley Road on 8<sup>th</sup> September 2014 in respect to proposals to submit a planning application to erect a single wind turbine.

Meeting closed 8.45pm