

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD ON
WEDNESDAY 2ND MARCH 2016**

PRESENT: Councillor Cottrell - in the Chair

Councillors R.Cruse, Koops, Burden, M.Cruse,
Lord, Mason, Oyns, Pasley,

S.Sherborne - Assistant Clerk

APOLOGIES: Councillors Clark, Huffadine-Cooper

There were 11 members of the public present and no representatives from the Press.

PL428 DECLARATIONS OF INTEREST

Declaration by members who serve on both the Town and District Council

“Councillors Oyns and Pasley stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council”.

PL429 PUBLIC PARTICIPATION

1. Mrs Sanford a local resident spoke in favour of planning application 16/P/0361/F and urged the meeting to give the application support. She explained that:-
 - once the dwelling is built she would be able to move in and her daughter and son-in-law would be able to move into her existing house and be on hand to look after her should she need it when she grows old.
 - she had sought pre-application advice from North Somerset Council and will ensure the conditions are met. There are no habitable rooms overlooking the neighbour, only one on the Northwest side that is a small opaque bathroom window and a study window that could be opaque.
 - she has lived in the close for forty years, it is convenient to walk on the flat into Portishead and it is on a regular bus service route.

- there are very few houses of this type in the area and so it would add diversity to the housing mix.
2. Dr Clark wished to 'info share' some issues relating to planning consent(s) in Portishead Quays Marina and provided the meeting with a photograph and a résumé of his speech. He explained that he lives in the Marina area and is a boat owner. Dr Clark:
- felt that there was a lack of a Master Plan with no clear vision, piecemeal planning applications were being made, Quays Marina do not engage in public consultation (last pontoon and recent hut), the numbers submitted for vessels-v- parking ratios by Quays Marina is invalid, no reference is made to commercial vehicles in Quays Marinas parking
 - he believed that Quays Marina are unlawfully using property that is now adopted by the council (North Somerset) for commercial use and questioned the health and safety of the tug being moored in this location
 - would wish to see a longer term strategy and public consultations for future planning around the Marina

Councillor Lord asked Dr Clark to confirm the type of commercial trading that is taking place? Dr Clark confirmed that it is an industrial vessel that loads/unloads marine survey equipment via crane on the quayside. He was unable to comment as to whether there was any buying and selling taking place on site.

3. Mrs Catherine Cowell a local resident spoke against planning application 16/P/0302/F. She referred to a letter of objection that her father made to North Somerset Council, which the meeting viewed. She explained that her parents (Mr and Mrs Wilkinson) who live next door are in their eighties and nineties and have challenging health issues.

She and her parents believe that this extension will completely take away all their privacy. The room it affects is their lounge, which may have to become a bedroom and they have already lost their view from this room due to the development that has already been done.

4. Mr K Weekes a resident of Church Close spoke in relation to the on street parking on Church Close and the report Portishead Town Council received from North Somerset Council regarding the installation of double yellow lines on Church Close (Agenda item 5B).

He attended last month's meeting and can confirm that drivers going to the Barn to set up scenes for Portishead Players do park in Church Close. He reiterated that it is a small road.

5. Mr Jones a resident of Church Close spoke in respect to the on street parking on Church Close. He referred to a recent situation of irresponsible parking, which could have resulted in a nasty head on collision. He too referred to the report (Agenda item 5B) and felt that it would be wise to have double yellow lines down both sides of the road, in his opinion it would solve a multitude of problems.

He referred to the turning bay at the bottom of the close that is also an entrance to a garage, which quite often is blocked due to the Alliance Homes van using the area to park.

6. Mr Richardson spoke on behalf of Portishead Players regarding the parking/double yellow lines on Church Close. He reported that Portishead Players have owned and used the Barn on Church Close since 1972. They would need to be able to park a van outside of the barn to lift the heavy scenery in and out.

***Assistant Clerk note:** The Chairman permitted Mr Jones to clarify one point with Mr Richardson in that the problem is cars parked at weekends by people working in the Barn not the van. This stops friends and family visiting residents in Church Close from being able to park their cars.*

7. Mr Wilkinson a local resident spoke against planning application 16/P/0302/F. He has lived in the neighbouring property for the last forty-five years. He thanked the Planning committee who have supported him in the last couple of applications and hopes they will continue to support him by objecting to the proposals.

***Assistant Clerk note:** The Chairman changed the order of the meeting.*

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

PL430

PLANNING APPLICATIONS

16/P/0302/F

60 HILLSIDE ROAD, PORTISHEAD, BS20 8JR

Replacement of existing balcony at ground floor level on top of permitted development extension with stainless steel and glass structure. Replace consented Juliet Balconies to the first floor with full width balcony between privacy walls 1.5m from rear wall to be in keeping with existing balcony at ground floor level

The meeting viewed the location and block plans online and noted the objection from a neighbour.

Councillor Koops reported that this was originally a bungalow and it was noted that the neighbour at number 58 is also a bungalow.

Councillor Lord proposed objecting. She felt any further development would be overbearing and compromise the privacy and light for the neighbours, particularly number 58 Hillside.

Councillor Oyns seconded the proposal.

Vote recorded: all in favour

RESOLVED that: object - any further development would be overbearing and compromise the privacy and light for the neighbours, particularly number 58 Hillside.

16/P/0361/F **LAND AT 18 COURT CLOSE, PORTISHEAD, BS20 6UX**
Erection of a detached dwelling to include demolition of existing workshop, shed and greenhouse

The meeting noted that there were three online letters of support and three online objections and comments. It felt that it was a large plot that could accommodate the dwelling.

Councillors Koops and Lord questioned whether this would compromise the Oil Pipe Line.

***Assistant Clerk note:** reported that the Oil Pipe Line ran through a grassed area near to Norfolk Road where Portishead in Bloom are going to have to uplift some trees they planted as it was alleged they could compromise the pipe.*

Councillor Burden proposed that the application be approved subject to the proposed dwelling not compromising the Oil Pipe Line.

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that: the application is approved subject to the proposed dwelling not compromising the Oil Pipe Line.

PL431

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

B. CHURCH CLOSE, PORTISHEAD

An email dated 22nd February 2016 from David Bailey, Senior Engineer was considered.

A discussion took place as to whether an agreement could be formed between residents of Church Close and Portishead Players rather than installing double yellow lines.

Councillor Koops, M.Cruse and R.Cruse were against the installation of double yellow lines on Church Close. Councillor M.Cruse had received a telephone call from a resident to say that there was not a parking problem. Councillor Oyns added that it would compromise visitors being able to park.

Councillor Burden reported that the matter was not brought to the Town Council by local residents or due to the parking of cars by members of Portishead Players, it was due to general restrictions at times in the road making it difficult for people to get in. He asked the gentleman to approach the Town Council as he felt there could be an element of fact finding to do. He felt it best for North Somerset Council to add it to their list to consider and consult.

Councillor Lord questioned Mr Bailey's comments in respect to the level of support that would be received from the police in moving a car that was causing an obstruction to someone's drive.

Councillor Burden proposed that Portishead Town Council write to North Somerset Council asking them to consider the installation of double yellow lines on Church Close.

Councillor Oyns seconded the proposal.

RECOMMENDATION that Portishead Town Council writes to North Somerset Council asking them to consider installing double yellow lines on Church Close.

Vote recorded: majority vote (5)

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

PL432

PLANNING APPLICATIONS

16/P/0247/F

3 HILLSIDE ROAD, PORTISHEAD BS20 8EW

Conversion existing lower ground floor integral garage into living space. Increase balcony to principle elevation. Alterations to front elevation

The meeting noted that the works have already taken place and that there were no online objections.

Councillor Koops proposed no objection.

Councillor Mason seconded the proposal.

RESOLVED that: no objection

Vote recorded: all in favour

**16/P/0386/NMA LAND AT FORMER SEVERN PAPER MILL,
PORTISHEAD, BS20 7DF**

Non Material Amendment to application
14/P/1186/RM (Submission of reserved matters for
appearance, landscaping, layout and scale for the
erection of a residential development of 117 dwellings
pursuant to Outline Planning Permission
12/P/2035/F4 (application to extend time limit for
implementation of outline planning permission
08/P/1912/O (Outline planning application for the
erection of a residential development together with
associated access, servicing and ancillary works
including demolition of existing premises and with the
appearance, layout, scale and landscaping reserved
for subsequent approval))) to change from below
ground attenuation tank for the surface water
drainage system to a balancing pond providing the
same volume of storage. Revised playground and
landscaping

The meeting viewed the online planting plan showing the location of the pond and noted that a fence will be erected between the pond and the play area. The diagram detailing the projected cubic meterage of the balancing pond was considered, as was the safety for children due to the proximity of the play area to the balancing pond.

It was understood that the balancing pond would operate similarly to the pond on Galingale Way but concern was raised as to by who and how the pond would be maintained in the long-term in order for it to serve its purpose.

Councillor Lord proposed responding with two comments of concern: i) safety - for the protection of small children playing in the play area adjacent and ii) long-term maintenance of the pond.

Councillor Burden seconded the proposal.

Vote recorded: majority vote (6)

RESOLVED that:- Portishead Town Council has the following concerns which it believes need to be addressed before approval is given: i) safety eg how high is the barrier between the play area and the pond - for the protection of small children playing in the adjacent play area and ii) who

will be responsible for the long-term maintenance of the pond.

**16/P/0391/MOD FORMER ST JOSEPHS SCHOOL, WEST HILL,
PORTISHEAD, BS20 6LG**

Modification of Section 106 legal agreement on 13/P/1809/F and 13/P/1810/LB (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)

The meeting noted that the original planning application was granted approval alongside with this particular Section 106 Agreement. One comment had been made online by Councillor Jolley and Councillor R.Cruse shared in his concern, of the loss of affordable homes in Portishead.

Councillor Burden regretted that sadly changes do occur over a period of time.

Councillor Lord noted that this is perhaps a sign of the times and changes in affordable housing, as was experienced when Alliance Homes presented its recent planning application for West Hill.

Councillor Lord proposed that Portishead Town Council regret this change because of the need for reasonably priced rental accommodation in the Town.

Councillor R.Cruse seconded the proposal.

Vote recorded: all in favour

RESOLVED that: Portishead Town Council regret this change because of the need for reasonably priced rental accommodation in the Town.

**16/P/0393/F ALDI STORES LTD, WYNDHAM WAY,
PORTISHEAD, BS20 8LR**

The erection of a freestanding pole mounted 'Parking Eye' camera.

A discussion took place regarding the recent increase in permitted parking (from 90 to 120 minutes). Councillor R.Cruse had received a positive response from a local resident, who can now find parking as cars are not being left there all day.

Councillor Koops proposed that Portishead Town Council do not object but notes that the application may be retrospective.

Councillor R.Cruse seconded the proposal.

Vote recorded: majority vote (7)

RESOLVED that: no objection but notes that the application may be retrospective.

**16/P/0413/NMA 2 BEACHCLIFF, BEACH ROAD WEST,
PORTISHEAD, BS20 7HY**

Application for Non Material Amendment to planning permission 15/P/1841/F (two storey rear extension including a basement extension and alterations to front elevation to include a balcony. Removal of existing garage) to allow for alteration to rooflight number and size to rear extension, an increase in size of first floor balcony, change window in bedroom 1 to door with juliet balcony

The meeting viewed the online plans and elevations. There were no objections.

Councillor Lord proposed that Portishead Town Council respond giving its concern that considerable changes are being proposed and yet this is judged as a non-material amendment.

Councillor R.Cruse seconded the proposal.

Vote recorded: all in favour

RESOLVED that: Portishead Town Council respond giving its concern that considerable changes are being proposed and yet this is judged as a non-material amendment.

16/P/0442/F 14 FIRCLIFF PARK, PORTISHEAD, BS20 7HQ
Single storey side extension.

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

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

Councillor Mason seconded the proposal.

Vote recorded: all in favour

RESOLVED that: no objection subject to no valid objection from neighbours.

16/P/0464/F

**NORTHWOOD COTTAGE, BATTERY LANE,
PORTISHEAD, BS20 7JD**

Erection of a two storey side extension and a single storey side/rear extension with first floor terraced area over

The meeting viewed online plans and noted that there were no objections. There was a comment from North Somerset Council's Tree Officer requiring a Tree Protection Plan for the retained Yews.

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

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that: no objection subject to no valid objection from neighbours.

PL433

SECTION 2

PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

A. CAR PARKING

A report was not offered.

C. STREET NAMING & NUMBERING SNN3386

The meeting considered the developers suggestion to name the road where planning consent had been granted for 2 two bed dwellings and 2 three bed dwellings behind 43 High Street 'Apple Tree Close'.

Various suggestions were made, which included Fowlers Close, Ashbury's, Florist Mews but not Apple Tree Close. The meeting were in agreement that the site should be named according to its site history, whether old or more recent e.g. it was a florist shop named Fowlers.

Councillor M.Cruse proposed Fowlers Close.

Councillor R.Cruse seconded the proposal.

Vote recorded: majority vote (7)

RECOMMENDATION that Portishead Town Council does not accept the road being named Apple Tree Close as this has no link to the site. Portishead Town Council suggests that the road is named Fowlers Close, which links the site to a shop called Fowlers that operated on the site for many years.

D. PORTISHEAD WALKING & CYCLING MAP

Councillor Cottrell updated the meeting. She advised that she had attended a meeting last week and the way the maps fold was agreed. The most recent version of the map will be sent to the Town Clerk for approval before printing.

PL434

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 Mason proposed accepting the delegated Chairman's decisions.

Councillor Oyns seconded the proposal.

Vote recorded: all in favour

PL435

OTHER PLANNING MATTERS - FOR INFORMATION

1. Notifications/acknowledgements from North Somerset Council:-
 - A. ENFORCEMENT CASES
 - B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL
 - C. PLANNING CONSENT GRANTED
 - D. PLANNING CONSENT REFUSED
 - E. PLANNING APPEALS
 - F. LICENCE APPLICATIONS RECEIVED BY NORTH SOMERSET COUNCIL
 - G. ALLOCATION OF ADDRESSES
 - H. TREE PRESERVATION ORDER NO. 1035
 - I. TEMPORARY ROAD CLOSURE NOTICE

PL434 SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/0243/CUPA	49 High Street, Portishead, BS20	Prior approval for proposed change of use of office (B1(a)) into a residential dwelling (Class C3)	Portishead Town Council notes that this application is considered deemed approval under current Planning legislation.
16/P/0277/F	1 Tower Road, Portishead, BS20 8RD	Two storey rear extension, single storey rear extension and single storey side extension.	No objection – subject to no valid objection from neighbours
16/P/0286/HHPA	3 Elm Walk, Portishead, BS20 6SU	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 2.9 metres and 3) have eaves that are 2.2 metres high	No objection – subject to no valid objection from neighbours. Portishead Town Council notes that this application is considered deemed approval under current Planning legislation.
16/P/0315/F	123 The Deans, Portishead, BS20 6DZ	First floor extension over existing garage.	No objection – subject to no valid objection from neighbours
16/P/0325/F	Portishead sub Station 11m from Lidl GmbH Harbour Road 45M, Harbour Road 45m From Harbour Road, Portishead, BS20 7DE	Erection of an external smoking shelter to the rear of the approved JDW public house.	No objection – subject to no valid objection from neighbours. Portishead Town Council notes that the shelter is already in situ and as such the application is retrospective.

16/P/0344/ADV	14 Old Mill Road, Portishead, Bristol, BS20 7BX	Retrospective application for the display of 1 No. illuminated wall mounted sign and 29 No non illuminated banner signs	No objection – subject to no valid objection from neighbours
16/P/0345/F	51 Fennel Road, Portishead, BS20 7AR	Single storey rear conservatory.	No objection – subject to no valid objection from neighbours
16/P/0352/F	Sugar Loaf House, 11 Ashdown Road, Portishead, BS20 8DP	Extension to form additional living accommodation at ground floor level and first floor level new balcony screen to north elevation and increase in size balcony on west elevation. New detached garage following demolition of existing garage. Increase width of vehicular access and refit with electric gates.	No objection – subject to no valid objection from neighbours
16/P/0353/F	Land at Brackenwood Gardens, Portishead, BS8 2AT	Removal of condition 4 of planning permission 14/P/0467/F (Erection of seven residential dwellings) which requires the dwellings to be constructed to a minimum of Code Level 3 of the Code for Sustainable Homes	No objection – subject to no valid objection from neighbours
16/P/0371/F	23 Portland Drive, Portishead, BS20 6YQ	Erection of a single storey rear extension	No objection – subject to no valid objection from neighbours
16/P/0388/F	172 Phoenix Way, Portishead, BS20 7JX	Single storey rear extension.	No objection – subject to no valid objection from neighbours
16/P/0407/F	61 Fennel Road, Portishead, BS20 7AR	Replacement of windows. Replacement of front, side and	No objection – subject to no valid objection from neighbours

		back doors. Insertion of new double glazed sliding french doors to external first floor rear wall. First floor rear Juliette balcony.	
16/P/0453/F	Portishead Quays Marina, Newfoundland Way, Portishead, BS20 7DF	Erection of a boat sales office and kids crabbing pontoon	No objection – subject to no valid objection from neighbours
16/P/0458/F	313 Nore Road, Portishead, BS20 8EN	Erection of a first floor extension to main house and a first floor balcony, a two storey side extension add pitch roof to existing garage following the demolition of existing car port.	No objection – subject to no valid objection from neighbours
16/P/0463/F	356 Nore Road, Portishead, BS20 8EY	Erection of a first floor rear extension and deck/terrace under an existing balcony	No objection – subject to no valid objection from neighbours

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/0299/TPO	The Watch House, 70A Nore Road, Portishead, Bristol, BS20 8DU	T1 - Cypress - Fell; T2 - Pine - Fell; G1 - x 2 Leylandii - Crown reduce up to 8 m; G2 - Mixed species - reduce by up to 4 m to maintain them as a hedge/screen; G3/G4 - Conifers -	No objection subject to the approval of the North Somerset Council Tree Officer.

		reduce screen back to old points on main stem.	
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TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

16/P/0385/TPO	5 Harmony Drive, Portishead, Bristol, BS20 8DH	T1 - Lime - Crown thin by 20 %, crown reduction up to 2 m, 3 metre canopy lift.	No objection subject to the approval of the North Somerset Council Tree Officer.
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PL435 OTHER PLANNING MATTERS - FOR INFORMATION

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

A. ENFORCEMENT CASES

As of 1st February 2016, including the two cases below that have since been reported by the Town Council:

- | | | |
|---|---|------------------------------------|
| 55 High Street, Portishead, BS20 6AG | - | unauthorised change of use signage |
| Portishead Business Park, Old Mill Road, Portishead, BS20 7BX | - | siting of shipping container |

Assistant Clerk note: Councillor M.Cruse made reference to case number 2016/0026 – unauthorised works (car wash, hours and noise) and asked the Assistant Clerk to obtain information about the matter ready for the next Town Council meeting (09.03.16).

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

No report received.

C. PLANNING CONSENT GRANTED

Delegated reports in relation to the following consents:

- | | |
|-------------|---|
| 15/P/2879/F | Honey Tree Day Nursery, 13 Stoke Road, Portishead, BS20 6BQ |
| 15/P/2890/F | Camellia Cottage, 6A Beach Hill, Portishead, BS20 7HT |

D. PLANNING CONSENT REFUSED

Delegated reports in relation to the following refusals:

15/P/2641/F 32 Down Road, Portishead, BS20 6EA

E. PLANNING APPEALS

- i) **APP/DO121/W/16/3141755**
15/P/1121/F - LAND AT HARBOUR ROAD, PORTISHEAD, BS20 7DD

Proposed siting of a kiosk for the sale of ice cream, pastries and refreshments (hot and cold drinks) following the removal of the existing mobile van

That an Appeal has been made to the Planning Inspectorate against North Somerset Council's decision to refuse planning consent. The comments made by Portishead Town Council were: Object - in the Master plan this land is classified as public open space, no permanent buildings should be constructed on it.

- ii) **APP/DO121/D/16/3143821**
15/P/2157/F – 5 CHANNEL VIEW CRESCENT, PORTISHEAD, BS20 6LY

Retrospective application for the erection of a car port

That an Appeal has been made to the Planning Inspectorate against North Somerset Council's decision to refuse planning consent. As the appeal is being processed under the Householders Appeals Service the Town Council only has the opportunity to withdrawal its comments, which were: no objection subject to no valid objections from neighbours.

F. LICENCE APPLICATIONS RECEIVED BY NORTH SOMERSET COUNCIL

No report received.

G. ALLOCATION OF ADDRESS - THREE NEW COMMERCIAL UNITS – SNN3267

To allocate the business/property units with addresses, as stated below, under Sections 64 and 65 Towns Improvement Clauses Act 1847:

Majestic Wines	Unit 1, Mustad Way, Portishead, BS20 7QZ
Home Bargains	Unit 2, Mustad Way, Portishead, BS20 7QZ
The Posset Cup	Unit 3, Mustad Way, Portishead, BS20 7QZ

H. TREE PRESERVATION ORDER NUMBER 1035

In line with the Town and Country Planning (Tree Preservation) (England) Regulations 2012 a tree Preservation Order has been made on land to the rear of 40-46 Woodhill Road, Portishead.

I. TEMPORARY ROAD CLOSURE NOTICE

An Order made relating to Battery Lane, which will come into effect from 29th March 2016.

PL436 MATTERS FOR THE NEXT MEETING:

1. Car parking.

Assistant Clerk note: *The meeting debated a matter raised by Dr Clark in Public Participation regarding the Marina. The Assistant Clerk reported that North Somerset Council is currently investigating the matter and the Health and Safety Executive has been involved. North Somerset Council has been asked to report back to Portishead Town Council with its findings.*

Meeting closed 8.50pm