



**Portishead Town Council**

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 [www.portishead.gov.uk](http://www.portishead.gov.uk)

**MINUTES OF PLANNING ADVISORY COMMITTEE MEETING  
WEDNESDAY 3<sup>RD</sup> NOVEMBER 2021  
HYBRID MEETING**

<b>Attending in person:</b>	Councillor Sue Mason - Chairman Councillors Slatter, Sterndale, Bull, Davey, Cartwright
<b>Taking part online:</b>	Councillors Snaden
<b>Staff:</b>	Julia Stuckey - Town Clerk Sharon Sherborne - Assistant Clerk
<b>Press:</b>	None
<b>Public:</b>	1 in attendance and 2 online

**PL1082 Chairman's welcome (Chairman)**

The Chairman welcomed everyone to the meeting. If the alarms are activated everyone should vacate the building and meet in Folk Hall car park. Microphone should be used when addressing the meeting.

**PL1083 Apologies for absence (Assistant Clerk)**

Apologies were received and accepted from Councillor Holland and Gardner.

**PL1084 Declaration of Councillors' interests and requests for dispensations (exemptions)**

The were no declarations of interests received or requests for dispensation made.

**PL1085 To receive the Chairman's report:**

**Lifeboat Trust Steps** – Councillor Sterndale reported that the Town Council has engaged with a specialist in this field. She hoped to get feedback this week.

**Land next to 16 Roath Road** – no update at the present time.

**Metro-west Phase 1** – Portishead Branch Line – update - Secretary of State has decided to reset the statutory deadline for this application to 19<sup>th</sup> April 2022.

**Bristol Road & Lippgate Place flooding** – update. Mixture of surface water sewers, highway drains, culverted and open watercourses providing drainage through the area. North Somerset Council completed CCTV survey and found 100% blockage of the culverted watercourse. North Somerset Council is taking the matter up with a private landowner.

**Road Closure Notices** – Sunday 14<sup>th</sup> November 2021. There are various road closures on 14<sup>th</sup> November to accommodate the Remembrance Parade through the High Street from 09:45am - 10:45 am.

**Planning application 21/P/2567/FUH** – 15 Brackenwood Gardens – update. Following the Town Council’s comment of “no objection” it submitted to North Somerset Council, the office received an email from a nearby resident, stating: We notice that the above retrospective planning application has "No objection " from Portishead Council. Our property 141 Nore Road, BS20 8DX is the one effected by the extension of the existing fence from 1.6 mtrs to 2.4 mtrs. The applicant has raised the level of his Garden, so his application shows a new fence of 2 mtrs, the application does not show the actual fence increase from 1.6 mtrs as in the original Brackenwood Gardens planning application to the 2.4 mtrs. The enclosed photos as submitted to North Somerset Planning show not only the increase in height, the construction ie added to the existing fence of 1.6 mtrs and the loss of light.If all the 4 properties backing onto 141 undertook similar works then this may cause structural problems due to increase weight and total loss of light to this area, which existed long before Brackenwood Gardens. We would ask that our photos and comments be forwarded by Portishead Council to North Somerset, showing the inaccuracy of the application. We would also note that no site visit has been undertaken so as to clarify the situation. Also note the fence has not been extended to the adjoining properties of 16 and 14 Brackenwood Gardens, so they are not affected by this change. The Assistant Clerk wrote back to the resident urging them to submit their comments directly to North Somerset Council as the application was due to be determined by its officers. Full approval for this was given on 28<sup>th</sup> October 2021.

**Planning application 21/P/2165/FUL – Sainsbury’s Supermarket** – update. Following complaint from a resident the Town Council contacted the Case Officer as the resident claimed that they had not been consulted about the application. North Somerset Council responded, that as there were multiple nearby residents a site notice was erected instead, in accordance with article 15 of the Development Management Procedure Order.

**Wyndham Way Study Area (WWSA)** – update. Councillors and the Town Clerk attended a briefing. North Somerset Council is supporting Place Making: generally, includes design and providing places to live, work, leisure, travel within a cohesively designed area. North Somerset Council has procured Allies & Morrison to lead the next stage: using the 1<sup>st</sup> stage feedback, a more in-depth /direct consultation with residents, businesses and other interested parties will take place. A request was made to the owners to tidy the road up but there is some question about who owns Old Mill Road.

**Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan** – a referendum took place on 23<sup>rd</sup> September 21. It was 81.34% in favour. The plan will now go before North Somerset Council on 9<sup>th</sup> November to be formally “made”.

**North Somerset Council Housing Strategy 2022-2027** – update. The consultation date has been extended from 1<sup>st</sup> to 15<sup>th</sup> November 2021. Two responses have so far been sent to Sharon.:

- 1. You should concentrate effort on making existing properties habitable, including the removal of dangerous cladding, providing support to people who want to move to smaller properties, discouraging the ownership of second homes and penalising people who own empty properties before considering building any new houses.*
- 2. The housing strategy is clear but not sure where the money is coming from to pay for it all. Agree people need more affordable homes but what is affordable depends on where you live. Need 2 and 3 bed starter houses, also homes for people who want to downsize or who have a disability who do not want a flat. Need mixed developments of different types and sizes of homes. Infrastructure to go hand in hand with housing development. All new housing to be good quality. Agree empty properties to be brought back into use. New properties to be accessible and near amenities.*

Members to send in their proposals and Councillor Mason will formulate a response. Sharon will resend the link to members.

**North Somerset Council Local List of Planning Application Requirements** – update: no comments were provided so a formal response was not made by the Town Council.

**Bristol Airport – stage 2 engagement presentation** – update. Two webinars are being offered to receive information about the review of air space above Bristol Airport, some proposed changes and the process. Councillor Bull offered to take part. A discussion took place regarding members availability and dates of the webinar (9<sup>th</sup> November 1pm and 10<sup>th</sup> November 10am). Councillor Cartwright to liaise with Councillor Bull. An update would be available at the next meeting.

**PL1086 Questions and comments from residents**

Mrs Morrissey raised the following:

Q: The type of development at number 28-30 High Street (formerly Morgan & Westley).

A: Renovation of shops below and flats above.

Q: A hedge has been removed from number 35 Cadbury Road and the grassed area has been encompassed into the garden.

A: The matter will be passed on to North Somerset Council's Enforcement Team.

Q: Change in proposed development under planning application 21/P/1258/FUL. Councillor Mason asked that these comments be raised when the meeting discusses the application.

Mr David Cook was invited to address members but declined.

Mr Geoff Hardman raised the following:

His objection to planning application 21/P/1258/FUL and where the consultation took place to substantiate this provision.

His objection to planning application 21/P/2703/FUL and the lack of parking.

**PL1087 To consider and approve the Minutes of the last meeting: (30:52)**

**RESOLVED** that the Planning Advisory committee Minutes for 6<sup>th</sup> October 2021 area approved and accepted as a true record. The Minutes would be duly signed by Councillor Mason.

Councillor Mason changed the order of the meeting.

**8.1 National Highways-Route Strategies Evidence Gathering On-line Tool (32:17)**

Portishead Town Council noted that it had been invited to submit its views and provide any evidence in respect to Route Strategies. Once information has been collated it will be included in its ongoing assessment and consideration of what priorities should be recommended to government for possible investment in RIS 3. The online tool for commenting available until 30<sup>th</sup> November 2021: <https://highwaysengland.co.uk/our-work/our-route-strategies/>

**RESOLVED:** members would respond individually, a meeting would also be offered to all Planning committee members and delegated authority will be given to those who take part to formulate a response to go to Highways England on behalf of the Town Council.

PL1088 The following planning applications were considered:

Reference	Address	Summary
21/P/2703/FUL	28-30 High St, Portishead, BS20 6EN	Proposed installation of a new shop front, replacement of windows and doors to front, side and rear elevations, demolition of rear single storey extension and rear chimneys and bricking up of 2no. windows to south-west side elevation. The meeting noted that there were no comments online to consider. The application only related to the outside of the building. <b>RESOLVED:</b> no objection
21/P/2983/CM2A	28 - 30 High Street Portishead BS20 6EN	Prior approval for change of use of first floor and part of ground floor from commercial, business and service (Use class E) to 3no. self-contained flats (Use Class C3) The meeting noted that the Town Council has no statutory consultation available. Members had concern regarding parking and safety. <b>RESOLVED:</b> members to submit their own comments to the Planning Chairman who will formulate an official response from the Town Council to go to North Somerset Council.

Councillor Slatter declared an interest in planning application 1258

Reference	Address	Summary
21/P/1258/FUL	Land off Wyndham Way, Portishead	Erection of a 54-bedroom care home and day centre. The meeting understood that this was a reconsult owing to revised plans. It is now a 54-bedroom care home and day centre. Reduced consultation to 14 days. The meeting noted that there were 23 objections online and 1 in support. The Design and Access statement was discussed. <b>RESOLVED:</b> objects on the following grounds: <ul style="list-style-type: none"> <li>• Loss of privacy and light to residents in the neighbouring flats</li> <li>• Overdevelopment and overbearing on nearby residents</li> <li>• No feasibility study provided to substantiate the need for this provision in the town</li> <li>• Inadequate parking will result in an increase in on-street parking on roads nearby and have an adverse impact on its residents.</li> <li>• Removal of trees currently screening residents from a busy highway</li> <li>• Unable to access the utilities report</li> <li>• Increase in noise pollution from type of residents to be accommodated</li> </ul> Councillor Slatter abstained from voting.

21/P/2310/FUL	113 Avon Way, Portishead, BS20 6LT	<p>Proposed erection of a staff annexe above existing ground floor restaurant.</p> <p>The meeting familiarised itself with previous applications that had been refused on this site. There were 5 comments online, 4 objecting regarding loss of privacy, light, potential fire risk, leaseholder will not give permission for access over the site, narrow access private drive for deliveries and refuse collection.</p> <p><b>RESOLVED:</b> objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• overdevelopment of above shop/terrace area</li> <li>• out of keeping with the street scene</li> <li>• no dedicated parking other than nearby busy public car park</li> <li>• loss of amenity space for flat numbers 109A, 109B and 109C who currently have right of access to the flat roof</li> <li>• flues between house and Avon Way Hall could present a fire hazard with debris getting trapped</li> <li>• there is only access via steps to empty the 80-litre refuse bin at the rear of the building, which is privately owned</li> <li>• The Town Council's previous comments for development at this site under planning application 20/P/2042/FUL are still relevant. Overdevelopment, out of keeping with street scene, no parking, loss of light to existing flats,</li> </ul>
21/P/2655/FUL	6 Ranchway, Portishead, BS20 8DQ	<p>Proposed demolition of existing bungalow and construction of 2no dwellings with associated ancillary works.</p> <p>There were 3 comments online objecting to the application relating to the maintenance of the unadopted road, overbearing on #5, no height details of the new building, chimney is of a lower height than the roof resulting in smoke surrounding the house(s), no space for scaffolding, loss of privacy, access to #7 and #8 during construction, lack of bin storage and parking provisions.</p> <p><b>RESOLVED:</b> objects on the grounds of:</p> <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• out of character with the street scene</li> <li>• parking provisions to inappropriately use the hammerhead, which is a turning point for vehicles</li> <li>• Right front corner of dwelling 2 is in the hedge. Building work could/would damage the roots of the existing hedge</li> <li>• Residents previously mentioned the fire hydrant in the turning circle and access needed by the fire service through the site to the house behind.</li> <li>• Cannot compare height of proposed dwellings with neighbouring properties as details are missing</li> </ul>
21/P/2697/FUH (1:22:53)	50 Brock End, Portishead, BS20 8AS	<p>Erection of single storey front extension for downstairs Toilet &amp; hand basin.</p> <p>There were no comments online to consider.</p> <p><b>RESOLVED:</b> no objection.</p>

21/P/2757/FUH (1:23:16)	10 Bristol Road, Portishead, BS20 6QA	Loft conversion with erection of rear dormer There were no comments online to consider. <b>RESOLVED:</b> no objection.
21/P/2819/FUH (1:24:24)	8 Hollis Avenue, Portishead, BS20 6TQ	Demolition of conservatory and erection of single storey rear extension. There were no comments online to consider. <b>RESOLVED:</b> no objection.
21/P/2543/FUL (1:24:45)	Puzzlewood, Woodlands Road, Portishead, BS20 7HF	Removal of condition 5 (privacy screen to balcony) of permission 21/P/0783/MMA (Minor material amendment to planning permission 18/P/3962/FUH (first floor, front and rear extensions including balcony, alterations to the roof and remodelling of the interior) to: reduce height of the first floor windows, provide parapet around the roof, remove window to the left of turret (south side), remove chimney , remove single door from lower ground floor east side, relocate utility door from rear to west side; provide new window in west elevation) to allow the installation of standard height balustrade. There were no comments online to consider. <b>RESOLVED:</b> no objection.
21/P/2800/FUH (1:25:30)	92 Marjoram Way Portishead, BS20 7JS	Retrospective application to provide two bedrooms and a bathroom within the existing roof structure and five roof lights on front slope and one roof light on rear slope. There were no comments online to consider. <b>RESOLVED:</b> no objection.
21/P/2579/RM (1:36)	6 Harmony Drive, Portishead	Reserved matters application for access, appearance, landscaping, layout and scale for the erection of a dwelling pursuant to outline application 19/P/1796/OUT (for the erection of a detached dwelling in addition to existing remaining dwelling with all matters reserved for subsequent approval) The meeting understood that whilst there were no comments online, this application has only just been registered by North Somerset Council and listed on this week's Planning Register. The Application was brought to the committee's attention as a neighbour had written in stating that the top of the road is a turning point and should not be used for vehicles to park when making deliveries. The road is privately owned and should be kept clear for traffic to flow. The Case Officer confirmed that the consultation letters had only been issued to 11 other neighbours on 02.11.21. <b>RESOLVED:</b> to write to the relevant North Somerset Council Case Officer and request a time extension to the council's statutory consultation period to consider this application at next month's meeting - December. This will allow time for residents to receive their consultation letters and the Town Council to consider their comments.

**PL1089 Late Planning Applications and Consultations:**

North Somerset Council's Planning Register for plans registered week commencing 25<sup>th</sup> October 2021 were considered:

Reference	Address	Summary
21/P/2904/TPO	Tudor Cottage Battery Lane Portishead BS20 7JD	T1 - Oak - crown reduce by 2.5m - repeat works The Town Council is not a statutory consultee.
21/P/2932/FUH	46 Hillcrest Road Portishead BS20 8HP	Two-storey rear extension, loft conversion and new car port. <b>RESOLVED:</b> to write to the relevant Case Officer at North Somerset Council and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.
21/P/2968/FUH	3A Woodside Gardens Portishead BS20 8EQ	Proposed erection of a ground floor rear extension, creation of basement below the extension and a rear terrace. <b>RESOLVED:</b> to write to the relevant Case Officer at North Somerset Council and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.
21/P/2983/CM2A	28 - 30 High Street Portishead BS20 6EN	Prior approval for change of use of first floor and part of ground floor from commercial, business and service (Use class E) to 3no. self-contained flats (Use Class C3). <i>Dealt with under PL1088 earlier in the meeting.</i>
21/P/2985/FUH	19 The Deans Portishead BS20 6EG	Proposed single storey infill to the existing rear extension. <b>RESOLVED:</b> to write to the relevant Case Officer at North Somerset Council and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.
21/P/3007/FUH	37A Valley Road Portishead BS20 8JU	Erection of rear and side single storey extensions, plus loft conversion including dormer to create an additional floor comprising of 2 bedrooms and a bathroom <b>RESOLVED:</b> to write to the relevant Case Officer at North Somerset Council and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.

**8.2 Public Rights of Way Improvements**

The meeting recalled that in August 2020 Portishead Town Council responded to North Somerset Councils Public Rights of Way Improvements Plan. The appointed Project Officer for this improvements plan has recently contacted the Town Council. It is understood that the officer has familiarised himself with the routes and some work has already taken place. However, a meeting has been requested to discuss the proposals put forward by the council. The spreadsheet submitted to North Somerset Council will be provided to both councillors ahead of the meeting.

**RESOLVED:** to schedule a meeting with the North Somerset Council Project Officer and to give delegated authority to Councillors Davey and Cartwright to meet with the Project Officer along with an officer from Portishead Town Council.

### 8.3 North Somerset Council Consultation – the way it consults with residents

The meeting understood that North Somerset Council are seeking views from residents on how it consults with them about general council consultations. This is not relating to Planning Policy/Local Development Framework. The link to the consultation: <https://n-somerset.inconsult.uk/Cpol/consultationHome> which is open until 30<sup>th</sup> November 2021 had already been forwarded to Council members for them to complete the consultation as a resident of North Somerset.

**RESOLVED:** to convene a meeting for all Planning committee members and to give delegated authority to those taking part in the meeting to formulate a response to go to North Somerset Council on behalf of the Town Council.

### 8.4 North Somerset Council Consultation - Weston Stone Walls Article 4 Direction

The meeting noted that North Somerset Council is consulting on a proposal to place Article 4 Directions on walls of a height of one metre and under within the Great Weston Conservation Area. This would necessitate planning permission to demolish walls within the site under one meter in height and is aimed to limit the decline of the character of the Conservation Area. Full details of the consultation can be found here: <https://n-somerset.inconsult.uk/stonewalls/consultationHome> The consultation closes on 7<sup>th</sup> December 2021.

**RESOLVED:** not to respond to the consultation.

### PL1090 For information only – planning applications not requiring consultation:

The meeting noted the following plans that did not require consultation by the Town Council.

Reference	Address	Summary
21/P/2603/TRCA	Old Stones Church Road South Portishead, BS20 6PU	T1 - Macrocarra - Reduce height by one third
21/P/2736/HHPA	42 Fennel Road, Portishead, BS20 7FB	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 3.3 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.5 metres high
21/P/2760/LDP	11 Lower Down Road Portishead, BS20 6PE	Certificate of lawful development for a proposed single storey rear extension
21/P/2786/LDP	3 Woodhill Avenue, Portishead, BS20 7EX	Certificate of lawful development for a proposed new rear dormer to the second floor
21/P/2592/TPO	8 Charlcombe Rise, Portishead, BS20 8NB	T1 - Corsican Pine - Crown reduction 3.5m on lateral limbs overhanging garden
21/P/2761/TPO	20C Devonshire Drive Portishead, BS20 8EF	T1 - Beech - Crown reduction up to 2.5m. T2 - Holly - Crown reduction 0.75, Crown Raise 2.5m

Reference	Address	Summary
21/P/2848/TPO	Land to The South Of 6 Harmony Drive, Portishead, North Somerset	T600 - Lime Tree - Fell due Emergency Access requirements. T685 - Sugar Maple - Remove lower limb impeding access of driveway and crown lift over neighbouring garden. G1 - Yew/Cypress - Crown lift to 3.5m over driveway. T653 - Oak - Reduce southern side by 3m. T668 - Beech - Crown reduction 3m. T1 (Within G662) - Cypress - remove (collapsed)

**PL1091 Decision notices received from North Somerset Council – information only:**  
The meeting noted the following decisions that had been reported to Portishead Town Council. The office will write to North Somerset Council and ask if a list of all Planning decisions it makes for Portishead could be provided in the future.

Reference	Address	Summary
21/P/2452/TPO	16 Fircliff, Portishead, BS20 7HQ	Refused permission to reduce crown on T1 - Ash
21/P/2348/TPO	32 The Deans, Portishead, BS20 6EQ	Refused permission to crown reduce T1 – Oak

**PL1092 Matters for next meeting:**

- 1.Late Planning Applications and Consultations
- 2.Councillor Slatter will chair the next Planning Advisory committee meeting should Councillor Mason not be available.

**PL1093 Date of the next meeting:**

Wednesday 1<sup>st</sup> December 2021

CLOSED 21:23