



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078

www.portishead.gov.uk

CRIB NOTES - PLANNING ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY 1ST JUNE 2022 HYBRID MEETING

Attending in person: Councillors Slatter (Chairman), Davey, Sterndale, Mason

Staff in person: S.Sherborne – Clerking
J.Martin – cameras

Public: There were two members of public taking part in the meeting online and no Press.

PL1169 Chairman's welcome (Chairman)

Councillor Slatter welcomed everyone. She explained that there were no fire drills planned but if the fire alarm was activated the fire evacuation meeting point is the car park opposite. All speakers were asked to use the microphones provided. Councillor Slatter took the opportunity to thank Councillor Sue Mason for chairing the Planning Advisory Group over the years. She also thanked Sharon (Deputy Clerk) for the background prep.

PL1170 Apologies for absence (Deputy Clerk)

To receive and consider for acceptance, apologies for absence (LGA1972 s85). Apologies had been received from Councillor Robert Bull who has a long-standing family commitment and Councillors Snaden and Holland who also had commitments.

RESOLVED

That the apologies from Councillors Bull, Snaden and Holland are accepted.

PL1171 Declaration of Councillors' interests and requests for dispensations (exemptions) (Chairman)

There were no declarations of interests relating to the business of the meeting and no requests for dispensation had been received (Localism Act 2011 s29-34).

PL1172 To receive the Chairman's report:

Councillor Slatter gave the following update:

Lifeboat Trust Steps:

Mr Crane of the Portishead Lifeboat Trust 31/05/22 has been in contact with solicitors, who have been given the address of the title owner to pursue their enquiries. He has also liaised with the new owners of the Royal Hotel Inn. It is understood that the law has changed in terms of architecture so new diagrams of the steps are being drawn up on behalf of Portishead Lifeboat Trust.

Neighbourhood Plan:

The statutory six-week public consultation on the draft plan has finished. There were four well attended public events during the consultation, and nearly everyone who engaged was very complementary. The Town Council are now in the process of analysing the feedback received

from the public and its statutory consultees, and amendments will be made to the document where required. A consultation statement is also being prepared. The plan then goes to North Somerset Council for approval and on to a government appointed independent examiner before finally coming back to public for referendum.

MetroWest – Portishead Branch Line:

On 19 April 2022 the Secretary of State announced that although he is 'minded to approve' the application, due to new funding issues he has set a new deadline of 19 February 2023 for the decision on this application. MetroWest is working on the procurement of contractors to design and build the final scheme.

Enforcement Case 21/00611/UAW: 35 Cadbury Road:

North Somerset Council contacted owners of this site in respect to the fence being erected which contravened condition 7 of planning application 21/P/3524/FUH. The fence will be removed on completion of building works. This is being monitored by the local planning authority.

Visit to Docks:

Mr Heaton-Armstrong had been in contact with the Town Council and thanked them for their well wishes, he had now fully recovered. He proposed organising a visit to the docks in October.

Planning Application 21/P/3324/: 25 Charlcombe Rise, Portishead, BS20 8NB

A condition will be applied preventing the new residential space from being converted or used as a separate dwelling.

Bristol Clean Air Zone:

Bristol City Council (BCC) is introducing "Bristol's Clean Air Zone" summer 2022. A request had been received by Portishead Town Council to assist BCC in making sure Portishead residents are aware of the zones when driving into Bristol. The link to the details would be promoted on the Town Council website and its social media platforms <https://www.bristol.gov.uk/streets-travel/bristol-caz>

Junction 19, M5:

A complaint and call for support from a resident in respect to traffic chaos on M5 as follows had been received: *"As a regular user of Junction 19 M5, the predicted traffic chaos from the lane changes has come true and just seems to go from bad to worse. This was a quiet Saturday morning when previously you could just breeze through the junction. No traffic issues on the M5 to blame, this is simply the result of having traffic for Bristol A369 queue on the outside lane (right) then having to merge across into the inside lane (left). If the lights at Gordano services are red, the traffic queues up which then means any cars wanting to use the two - and largely on unused M5 south lanes - are stuck. What compounds the issue is traffic trying to merge into A369 from the M5 north lanes then straddling the box area and blocking traffic trying to go M5 north. And it's not a case of waiting for the lights to change because often cars stuck in the queue have to wait for two or three change of the lights just to go the best part of 100 yards. Result? Gridlock. I have of course written to North Somerset Council to get them to raise the issue with you, but frankly this isn't working and despite the best optimism of desktop modelling software. I live here. It isn't working. Seriously, someone from Highways England needs to revisit this and listen to the experiences of drivers trying to use this junction".* Councillor Slatter on behalf of the Town Council would write to Highways England and North Somerset Council Highways asking for improvements to be made and proposing that a camera is used to record the problems.

Letter to Mather Jamie, Planning Consultants: Tower Farm and land west of Portishead

Downs:

A draft response had previously been circulated to PAG members via SharePoint. Amendments were made following comment from Councillors Slatter, Gardner, Sterndale, Bull and Davey. A discussion took place regarding whether the land in question is in the greenbelt and it was

understood that the Tower buildings have been removed but not the land. Members confirmed their agreement to the letter.

Road Closures:

The following proposed road closures had been received after publishing the PAG agenda. The meeting noted the proposals but declined to make comment.

T22-120: High Street, junction Clevedon Road for 120m to outside Grange Lodge, 26 days: work by Wales and West Utilities Limited.

T22-171: Channel View Crescent, between properties 8-14, 2 days for Wessex Water.

PL1173 Public participation relating to meeting agenda items

Both members of the public taking part in the meeting online declined the offer to participate.

PL1174 The following planning applications will be considered:

Reference	Address	Summary
22/P/0908/FUL	Unit 8, Harbour Road Trading Estate, Portishead, BS20 7BL	Demolition of existing South East elevation extension and replacement single storey extension on same footprint. Plus creation of steps up to a maintenance access platform The meeting noted that there were no comments of objection from members ahead of the meeting. There were no objections online. It was proposed and seconded to submit a response of no objection. RESOLVED No objections. Vote: all in favour
22/P/1072/FUH	Beech Side, Battery Lane, Portishead, BS20 7JD	Erection of single storey front extension and raised decking The meeting noted that there were no comments of objection from members ahead of the meeting and no objections online. It was proposed and seconded to submit a response of no objection. RESOLVED No objections. Vote: all in favour
22/P/1092/FUH	19 Glenwood Rise, Portishead, BS20 8EH	Demolition of porch and erection of single storey extension to northeast elevation The meeting noted that there were no comments of objection from members ahead of the meeting. There was one online neutral comment with no objections. It was proposed and seconded to submit a response of no objection. RESOLVED No objections. Vote: all in favour
22/P/0386/ADV	The Old Bakehouse, 42A High Street, Portishead, BS20 6EL	Metal archway across the lane leading up to the units in the Old Bakehouse The meeting noted that there were no comments of objection from members ahead of the meeting and no

Reference	Address	Summary
		<p>objections online. A discussion took place regarding the planning application content. It was understood that the structure had to be located where they could get permission from the shop owners, it can be seen above the shop and skyline from the alley way. It was proposed and seconded to submit a response of no objection.</p> <p>RESOLVED No objection Vote: all in favour</p>
22/P/0963/FUL	38 - 40 High Street, Portishead, BS20 6EN	<p>Replacement of existing external ATM with a new multi-functional device to the front elevation</p> <p>The meeting noted that there were no comments of objection from members, other than the timing of the application, ahead of the meeting and there were no objections online.</p> <p>It was proposed and seconded to submit a response of no objection.</p> <p>RESOLVED No objection Vote: all in favour</p>
22/P/1105/FUH	41 Galingale Way Portishead North Somerset BS20 7LU	<p>Demolition of existing rear sun room and erection of single storey rear extension and new side window</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting and no objections online.</p> <p>It was proposed and seconded to submit a response of no objection.</p> <p>RESOLVED No objection Vote: all in favour</p>
22/P/1121/FUH	157 Badger Rise, Portishead, BS20 8NN	<p>Proposed erection of a first floor extension over the existing garage and associated internal alterations.</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting and no objections online.</p> <p>It was proposed and seconded to submit a response of no objection.</p> <p>RESOLVED No objection Vote: all in favour</p>
22/P/1127/FUH	4 Redcliffe Close Portishead, BS20 8HB	<p>Proposed loft conversion to include raising of the roof to create a 'chalet style' first floor with 2no. dormers to the North East elevation and 3no. dormers to the South West elevation</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting but there was one comment online in support. A discussion took place regarding the size of the extension and potential effect on the neighbour due to the angle of the development.</p>

Reference	Address	Summary
		It was proposed and seconded to submit a response of no objection. RESOLVED No objection Vote: all in favour
22/P/1068/FUH	9 Gardner Road Portishead North Somerset BS20 7ER	Proposed erection of a front porch and single-storey side extension. Remodeling of external hard standing in order to provide usable off-street parking by creating one parallel disabled parking space The meeting noted that there were no comments of objection from members ahead of the meeting and no objections online. It was proposed and seconded to submit a response of no objection. RESOLVED No objection Vote: all in favour
22/P/1168/FUH	27 West Hill Portishead North Somerset BS20 6LG	Proposed erection of a single storey rear extension to existing property The meeting noted that there were no comments of objection from members ahead of the meeting and no objections online. A discussion took place regarding only one planning application being necessary as it is in a conservation area and not a listed building. It was proposed and seconded to submit a response of no objection. RESOLVED No objection Vote: all in favour
22/P/1216/FUH	2 Newlands View Newlands Hill Portishead North Somerset BS20 6AZ	Proposed erection of a single storey rear extension and front porch extension. Demolition of existing detached garage and erection of a replacement annexe The meeting noted that there were no comments of objection from members ahead of the meeting and no objections online. A discussion took place regarding holiday lets, sedum roofing and windows on the elevation plan. It was proposed and seconded to respond: no objection but notes that there is some confusion around the west side windows not showing on the external elevation plan and there is confusion as to whether the annex roof will be sedum. RESOLVED No objection: notes that there is some confusion around the west side windows not showing on the external elevation plan and there is confusion as to whether the annex roof will be sedum. Vote: all in favour

PL1176 Late Planning Applications and Consultations:

North Somerset Council's Planning Register for plans registered week commencing 23rd May 2022 – the following planning applications were received on Monday 30th May 2022.

Reference	Address	Summary
22/P/1109/AOC	Church House, Church Road North, Portishead, BS20 6PS	<p>Discharge of condition No. 4 (white timber windows and doors) on application 20/P/2935/FUH</p> <p>The meeting understood that it was not a statutory consultee.</p> <p>It was proposed and seconded that the Town Council makes no comment on this particular planning application.</p> <p>RESOLVED</p> <p>To make no comment on the planning application.</p> <p>Vote: all in favour</p>
22/P/1151/TPO	97 Nore Road, Portishead, BS20 8DW	<p>T1 - Oak - crown thin by 10% T2 - Beech crown thin by 20% previously crown reduced dense foliage</p> <p>The meeting understood that it was not a statutory consultee. It was proposed and seconded that the Town Council makes no comment on this particular planning application.</p> <p>RESOLVED</p> <p>To make no comment on the planning application.</p> <p>Vote: all in favour</p>
22/P/1174/FUL	18 Halliwell Road, Portishead, BS20 8JP	<p>Proposed erection of 2no. 3 bed residential dwellings</p> <p>A discussion took place regarding the possibility of requesting a time extension from the relevant Case Officer. It was proposed and seconded that the Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 6th July.</p> <p>RESOLVED</p> <p>The Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 6th July.</p> <p>Vote: all in favour</p>
22/P/1231/FUH	25 Capenor Close, Portishead, BS20 6RH	<p>Proposed erection of single storey rear and side extensions with internal alterations to provide additional living accommodation</p> <p>A discussion took place regarding the possibility of requesting a time extension from the relevant Case Officer. It was proposed and seconded that the Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 6th July.</p> <p>RESOLVED</p> <p>The Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 6th July.</p>

		Vote: all in favour
22/P/1253/AOC	43 The Paddock, Portishead, BS20 6QX	Discharge of condition No. 9 (Construction Environmental Method Statement) and No. 10 (Year Woodland Management Plan) on 21/P/1849/FUL The meeting understood that it was not a statutory consultee. It was proposed and seconded that the Town Council makes no comment on this particular planning application. RESOLVED To make no comment on the planning application. Vote: all in favour

PL1177 NORTH SOMERSET COUNCIL: BETTER PLACES, HOMES CONSULTATION ON DEVELOPMENT OPTIONS FOR LAND OWNED BY NORTH SOMERSET COUNCIL

The meeting noted the consultation about possible housing and employment development on land owned by North Somerset Council and the deadline for response being Monday 20 June.

Information could be found: <https://n-somerset.inconsult.uk/NSCLand/consultationHome>

Specifically in respect to Slade Road Playing Field, the following response was considered:

- Portishead Town Council (PTC) recently held a consultation on this site, and 93.2% of the 306 people who replied said they did not want to see the land developed. Many reasons were quoted, including the need for more natural green space in an urban setting for health and wellbeing, the need for more local amenities and the practical issues of poor access and potential impact on flooding in the surrounding area.
- The local community have clear ideas for alternative usage, all with the area to be left as a community space. Several possible uses were suggested and supported, including: an amenity and play area; allotments; a memorial garden; a community orchard; leaving the space in its natural state.
- PTC would be happy to sponsor any of these ideas.
- At the recent Portishead Neighbourhood Plan consultation, we put forward around 30 sites, asking residents which were most special to them, and should be designated as Local Green Spaces. Slade Road Playing field was by far the most mentioned site.
- It is public land, and it is our view that the local public should decide its future. They have spoken clearly and categorically.
- PTC would be open to a discussion about purchasing the land to protect it for future community use.
- If, in the future, a planning application were to be submitted for development of the site, the extremely poor access would be a significant planning hurdle and would likely incur a huge battle with local residents who could potentially block access.
- PTC is investing in maintenance of the neighbouring Slade Road Play area which is a woodland area that we are planning to keep as woodland and hoping to further enhance its usage with potentially a small outdoor forest school area, and wooden play equipment in keeping with the environment.
- Developing the playing field will severely hem in and degrade the adjacent Play Area woodland. It will also have a detrimental impact on the rich wildlife that inhabit both sites. For example, birds rely on the supply of field mice and ants in the fields for their food supply.
- The Playing field is a very important urban green space, which is vital for local people's wellbeing as the covid pandemic has highlighted, and it is on the walking route from the High Street through to Weston Big Wood (SSSI)

- People have for many years enjoyed, and continue to enjoy, the site as a recreational area. Recently, enterprising local young people have used the site as a BMX/bike natural dirt track. Again, having the opportunity for such activities outdoors, with no cost implications, are hugely beneficial to mental and physical health and wellbeing.
- There are brown field sites available in Portishead, as detailed in the Wyndham Way study area, that are far more suitable for development. Additionally, PTC are supporting social and affordable housing at the Marina Gardens site. Slade Road playing field is a green field site and a completely inappropriate location for development.
- The Playing Field has historic interest, being the site of the old Slade Road school playing field. It could, for example, be a forest school area, enhancing the adjacent woodland, for three local primary schools which are all in easy walking distance.

The response was proposed and seconded.

RESOLVED

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- People have for many years enjoyed, and continue to enjoy, the site as a recreational area. Recently, enterprising local young people have used the site as a BMX/bike natural dirt track. Again, having the opportunity for such activities outdoors, with no cost implications, are hugely beneficial to mental and physical health and wellbeing.
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- The Playing Field has historic interest, being the site of the old Slade Road school playing field. It could, for example, be a forest school area, enhancing the adjacent woodland, for three local primary schools which are all in easy walking distance.

Vote: all in favour

PL1178 For information only:

The meeting noted the following planning applications that did not require consultation:

Reference	Address	Summary
22/P/0999/TPO	3 Lilys Orchard, Portishead, BS20 6DS	T1 - Hazelnut - Reduce by 5m to match other stems. T2 - Laurel - Reduce height by 5m and sides by 1-2m to shape. T3 - Hazelnut - Reduce by 5m to match other stems. T4 - Horse Chestnut - Fell. T5 - Sycamore - Reduce building side and garden side only to provide clearance, crown lift to 6m for clearance.
22/P/1102/TPO	6 Woodhill Road, Portishead, BS20 7ET	G1 - 3 x Lime - Remove suckers around base & on stems up to 7m
22/P/1074/AOC	Land Adjoining Capenor Cottage, 43 St Marys Road, Portishead, BS20 6QS	Discharge of Condition No.6 (External Lighting), No.16 (Garage Gate Design), No.18 (Cycle Parking) and No.25 (Construction Method Statement) on application 19/P/2801/FUL
22/P/1114/AOC	Land At Harbour Crescent Portishead	Discharge of condition No. 12 (cycle parking) on application 16//P/2066/F

The meeting noted the following decisions that had been issued by North Somerset Council:

Planning Application No.	Address	Decision
22/P/0876/NMA	8 Fircliff Park, Portishead, BS20 7HQ	Approved
22/P/0612/FUH	16 Honeylands, Portishead, BS20 6RB	Refused
22/P/0571/FUH	17 Downside, Portishead, BS20 6JH	Approved
22/P/0551/FUH	36A Wetlands Lane, Portishead, BS20 6RF	Approved
21/P/3534/FUH	24 Tydeman Road, Portishead, BS20 7LS	Approved
21/P/3510/FUH	1 Kilkenny Place, Portishead, BS20 6JD	Approved
21/P/3023/FUL	33 Beach Road West, Portishead, BS20 7HX	Refused
22/P/0392/FUH	69 Woodacre, Portishead, BS20 7EH	Approved
22/P/0035/FUH	15 Heron Gardens, Portishead, BS20 7DH	Approved
21/P/3470/AOC	62B High Street, Portishead, BS20 6EH	Approved
21/P/3441/LDP	27A St Marys Road, Portishead, BS20 6QP	Approved (lawful)
22/P/0720/FUH	17 Sorrel Gardens, Portishead, BS20 7FJ	Approved
22/P/0626/FUH	36 Charlcombe Rise, Portishead, BS20 8NB	Approved
22/P/0621/FUH	362A Nore Road, Portishead, BS20 8EY	Approved
22/P/0572/CM2A	Coombe House, Combe Road, Portishead, BS20 6BJ	Prior approval - refuse (not PD)

21/P/1258/FUL	Land Off Wyndham Way, Wyndham Way, Portishead, BS20 7PJ	Approved
22/P/1011/AOC	27A St Marys Road, Portishead, BS20 6QP	Approved
22/P/0810/FUH	3 Pinecroft, Portishead, BS20 8ED	Approved
22/P/0813/FUH	21 Capenor Close, Portishead, BS20 6RH	Approved
21/P/3502/FUH	16 Raleigh Rise, Portishead, BS20 6LA	Approved
21/P/2476/FUH	7 Seaview Road, Portishead, BS20 8HJ	Withdrawn by applicant
22/P/0550/FUH	119 Heron Gardens, Portishead, BS20 7BN	Approved

NOTICE OF INTENT – ROAD CLOSURE

The meeting noted the following proposed road closures:

- Newlands Hill (T22-1254): from junction of Slade Road to junction of Quarry Road for an anticipated duration of 3 days commencing 11th July – BT. The Town Council has the option to comment on this closure.
- Eastcliff (T22-131): from junction of Burlington Road to outside numbers 14,63,89 for a duration of 2 days commencing 15th June – Wessex Water. This is a final notice of intent, and the Town Council has not been invited to comment.
- Various road closures (see attached schedule 9.3) for Queens Jubilee celebrations for period 2nd to 5th June 2022.

PL1179 Matters for next meeting:

Late Planning Applications and Consultations
Avon Way Build out update

PL1180 To consider and approve the Minutes of the last meeting:

Members considered and approved as a true record the Minutes of the committee meeting held on 4th May 2022. The Minutes would be duly signed by the Chairman on conclusion of the meeting. The proposal to accept the Minutes as a true record was seconded.

Vote: all in favour

PL1181 Date of the next meeting:

Wednesday 6th July 2022

Meeting closed at: 8.12pm