



Portishead Town Council

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

www.portishead.gov.uk

Summons & Notice for the Planning Advisory Committee 19.30 Wednesday 6th April 2022

Thursday 31st March 2022

To: All Members of the Portishead Town Council Planning Advisory Committee
Councillors Mason, Slatter, Sterndale, Holland, Bull, Davey, Cartwright, Snaden

Dear Councillor

You are summoned to a meeting of the Portishead Town Council Planning Advisory Committee at The Folk Hall, 95 High Street, on Wednesday 6th April 7.30pm. The meeting will consider the items set out below.

Yours sincerely

Mr Matt Ryan
Locum Clerk to the Council

- Residents are welcome to join the meeting in person at the Folk Hall, Portishead
- Please book in advance by emailing enquiries@portishead.gov.uk
- It would be appreciated if you would continue to wear masks when walking around and standing up in the building, except when you are speaking during public participation
- To attend via Zoom:
- Meeting ID: 938 0036 7781 Passcode: 251141
- Use link: <https://zoom.us/j/93800367781?pwd=cUtQZWsxYzZekpYemYvRm92N1dqQT09>
- Dial in from your phone: 0330 088 5830 5830 (this will be charged at the normal national call rate).
- Please sign in using your full name and stay on mute unless you are asked to speak.

Agenda

1. **Chairman's welcome** (Chairman)
2. **Apologies for absence** (Assistant Clerk)
3. **Declaration of Councillors' interests and requests for dispensations (exemptions)** (Chairman)

Members declare any disclosable pecuniary (financial) and other interests re. items on the agenda as required by the council's Code of Conduct, Standing Orders, and Localism Act 2011.

4. **To receive the Chairman's report:**
 - a. Lifeboat Trust Steps – update
 - b. Roath Road – land adjacent to number 16 – update
 - c. Neighbourhood Plan – update

- d. Visit to Bristol Dock – update
- e. Notice of intend to temporary close Clapton Lane 19th April for 4 days.
- f. North Somerset Cycle Forum – scheme updates by Councillor Bull
- g. Wyndham Way Study Area – information is available online:
<https://wyndhamway.co.uk/> or there is a session that you can attend in person on Thursday 7th April from 3pm to 7pm at Portishead Library.
- h. Traffic Calming measurers on Clevedon Road – update

5. Questions and comments from residents

In accordance with Standing Orders, members of the public may make representations, ask questions, and give evidence in respect of any items of business included in the agenda. In order to allow officers some research time could questions be emailed in advance to deputyclerk@portishead.gov.uk

6. To consider and approve the Minutes of the last meeting:

- a. Recommendation: for members to consider and approve the Minutes of the committee meeting held on 2nd March 2022 as a true record – attached.
- b. Recommendation: for the Chairman to sign the Minutes.

7. The following planning applications will be considered:

Reference	Address	Summary
22/P/0040/FUH	20 Queens Road, BS20 8HT	<i>NB this was a reconsult. Closing date for comments was 28.03.22. PTC submitted its original objection comments to NSC.</i>
22/P/0096/FUL	68 Lower Down Road, BS20 6PA	Erection of 1no. detached dwelling and vehicular access adjacent to No.68. Creation of a new vehicular access to No.68
22/P/0474/FUH	3 Sorrel Gardens Portishead, BS20 7FJ	Proposed loft conversion with dormer extensions to front and rear roof slopes.
22/P/0499/FUH	41 Charlcombe Rise, BS20 8NB	Proposed erection of a balcony extension with glass balustrade to the rear ground floor level and a balcony to the first floor level; erection of a detached single storey garden room and external alterations.
22/P/0510/FUH	29 Heron Gardens, BS20 7DH	Proposed erection of a front porch extension to the existing detached dwelling.
22/P/0525/NMA	65 Drakes Way, BS20 6LD	Non material amendment to application 20/P/1226/FUH (first floor front extension above existing garage.) to allow 2nd floor bay window shell tiles (all sides) to be removed and replaced with black UPVc cladding. Extension fascia, soffits, gutters and downpipes to match in black.
21/P/3534/FUL	24 Tydeman Road, BS20 7LS	Erection of first floor side extension plus modifications to the existing conservatory.
22/P/0399/FUL	Unit 2, 3 And 4, BS20 7BX	External alterations to Units 2, 3 and 4. Works include raising roof line by 100mm with new fascia boards, changes to

Reference	Address	Summary
		windows and doors on front elevation, provision of secure cycle storage facility located adjacent to unit 2
22/P/0550/FUH	119 Heron Gardens, BS20 7BN	Proposed erection of single storey rear and first floor side extensions
22/P/0551/FUH	36A Wetlands Lane, BS20 6RF	Erection of single storey rear extension.
22/P/0571/FUH	17 Downside, BS20 6JH	Erection of single storey rear extension plus 1.5 storey side extension partially incorporating garage
22/P/0392/FUH	69 Woodacre, BS20 7EH	Erection of a single storey rear extension
22/P/0612/FUH	16 Honeylands, BS20 6RB	Loft conversion to include rear and side dormers. Original application 21/P/0536/FUH
22/P/0621/FUH	362A Nore Road, BS20 8EY	Extension to the existing external balcony at 1st floor and an extension to the existing patio area at ground floor at the rear of the property
22/P/0626/FUH	36 Charlcombe Rise, BS20 8NB	Proposed conversion of the basement area to provide additional living accommodation with 3no new windows and 1no door to the side elevations.
22/P/0572/CM2A	Coombe House, Combe Road, BS20 6BJ	Prior Approval for the change of use from retail space (Use Class E) to 5no. self-contained one bedroom residential flats (Use Class C3) <i>Please note: Portishead Town Council is not a statutory consultee. A request to comment has been made to the Case Officer.</i>
22/P/0629/FUH	11 Wood Hill Park, BS20 7DR	Creation of a second storey over the existing property and erection of a single storey rear infill extension
22/P/0720/FUH	17 Sorrel Gardens, BS20 7FJ	Proposed loft conversion with 2no dormer extensions to the front elevation and 3no roof lights to the rear roof slope.

8. Late Planning Applications and Consultations:

8.1 North Somerset Council's Planning Register for plans registered week commencing 28th March 2022 – to follow - will be presented after Monday 4th April 2022.

Reference	Address	Summary

8.2.1 North Somerset Council – Preferred Options Local Plan March 2022

North Somerset Council is consulting on its Preferred Options Local Plan March 2022 draft consultation. The closing date for comments is Friday 29th April 2022

The new Local Plan Preferred Options document, identifies where development can and cannot take place in North Somerset and guides investment and funding for new housing, jobs, transport and community facilities until 2038. The draft plan follows two public consultations in 2020 which received over 4,500 responses. The responses received from the next consultation will help shape the next version of the local plan. That version will be the document which the council proposes to

submit for examination to the Planning Inspectorate and will be the subject of a further round of consultation prior to its submission for examination by an independent inspector.

All the details and documents are available: <https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-policy/our-local-plan/local-plan-2038/draft-plan-2021>

Various drop in sessions will be available for parishioners to talk to officers. Officers will be available in the Portishead Library on Thursday 7th April between 3pm and 7pm.

Recommendation:

A Working Party is formed to debate the draft consultation and given delegated authority to form a response on behalf of the Town Council.

8.2.2 North Somerset Council – Public Space Protection Orders 2022

North Somerset Council is consulting on its Public Space Protection Orders (PSPOs) that were introduced in North Somerset in October 2017. These orders are part of the Anti-Social Behaviour, Crime and Policing Act 2014 and are designed to deal with a particular nuisance or problem in a public space that is detrimental to the local community's quality of life by introducing a number of restrictions and/or requirements which will apply to everyone. The existing PSPOs enable North Somerset Council and Avon & Somerset Constabulary to deal with low level anti-social behaviour that relates to psychoactive substances, street drinking / alcohol related anti-social behaviour and encouraging responsible dog ownership. Details and information on the existing orders can be found here www.n-somerset.gov.uk/pspo. These orders have resulted in the Council being able to deal effectively with a wide range of complaints by using the orders when appropriate and proportionate to prevent further low-level disorder. In response to concerns from residents and businesses, North Somerset Council is consulting on proposed new Public Space Protection Orders to allow the council and partner agencies, such as the police to deal more effectively with a wider range of anti-social behaviour issues in our public spaces.

The consultation closes on Friday 8 April 2022.

Recommendation:

The committee should consider responding to the consultation by completing the questionnaire.

8.2.3 North Somerset Council – Banwell Bypass and Highways Improvements

North Somerset Council is consulting on plans for a new road to bypass the village of Banwell. The bypass will be funded by Homes England's Housing Infrastructure Fund. It will help to: reduce traffic congestion through Banwell, make roads safer for active travel, reduce noise, improve air quality. The bypass will also open up further areas of land for travel and housing. This will provide access to a greater range of jobs for local communities. Subject to the Local Plan, it will also have space to build new and affordable homes for growing families. Further information can be found: <https://www.n-somerset.gov.uk/business/regeneration-development/housing-infrastructure-fund/banwell-bypass>. The consultation closes Friday 22nd April 2022.

Recommendation:

As the bypass is not within the parish of Portishead and members may have limited information about current road situations and the impact of the proposed bypass, Portishead Town Council responds to the consultation "no comment".

8.2.4 North Somerset Council - Portishead Traffic Management Review

A verbal update will be provided by Councillor Bull.

Recommendation:

For Portishead Town Council to consider writing to North Somerset Council if it feels appropriate once the update is delivered to members.

9. For information only:

9.1 Planning applications not requiring consultation:

Reference	Address	Summary
22/P/0516/AOC	Land At Harbour Crescent, Portishead	Discharge of condition No. 7 (Landscape Planting Scheme) No. 8 (Landscape Management Plan) and No.11 (Cycle Storage Provision on application 16/P/2066/F)
22/P/0518/AOC	62A High Street, BS20 6EH	Discharge of condition No. 1 (evidence that work has commenced on site.) on application 21/P/1649/MMA
22/P/0545/AOC	49 Martingale Way, BS20 7SG	Discharge of condition No. 3 (Construction Environmental Management Plan) on application 21/P/0301/FUL
22/P/0622/RM	Land To The South of 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)
22/P/0667/LDP	62A High Street, BS20 6EH	Certificate of Lawfulness for confirmation that planning permission 21/P/1649/MMA, (granted 19th August 2021), for the erection of a first and second floor extension to the existing flats has commenced in time and that the development would be lawful.
22/P/0681/TPO	Woodbank, Woodlands Road, BS20 7HE	T1 - Beech - Carry out balanced crown reduction by approx 3-3.5m
22/P/0682/TRCA	Woodbank, Woodlands Road, BS20 7HE	T1 - Beech - Reduce major limb toward SE and house by approx 3m and secondary limb to S towards house & garden by 3m.
22/P/0592/TRCA	40 Woodhill Road, BS20 7EZ	T1 - Scots Pine - Fell due storm damage

9.2 North Somerset Council Decisions – information only:

Planning Application No.	Address	Decision
22/P/0059/FUH	10 Beach Road West Portishead North Somerset BS20 7HR	Approved
21/P/3404/FUL	139 High Street, Portishead, BS20 6PY	Approved
21/P/3387/TPO	Flat 5 Severnscap, Battery Lane, BS20 7RN	Approved
21/P/2655/FUL	6 Ranchways, Portishead, BS20 8DQ	Approved
21/P/2310/FUL	113 Avon Way, Portishead, BS20 6LT	Approved
22/P/0400/AOC	Unit, 2, 3 and 4 BS20 7BX	Approved - discharged conditions
22/P/0422/TEN	Pavement outside 18 Denston Drive, BS20 6YP	No objection - unconditional
21/P/1473/FUL	Sixty 8 at the Marina, Newfoundland Way, BS20 7QH	Approved - discharged conditions

21/P3539/FUH	2 Heron Gardens, BS20 7DH	Approved
21/P/3524/FUH	35 Cadbury Road, BS20 6QF	Approved
21/P/3328/FUH	364A Nore Road, BS20 8EY	Approved
21/P/3196/FUL	Unit 2, Wyndham Way Retail Park, BS20 7BY	Approved
22/P/0545/AOC	49 Martingale Way, BS20 7SG	Approved - discharged conditions
22/P/0174/FUH	155 Badger Rise, BS20 8NN	Approved
22/P/0145/FUH	37 The Finches, BS20 7NE	Approved
21/P/3369/FUH	54 Wetlands Lane, BS20 6RF	Approved
21/P/2971/TPO	132A Slade Road, BS20 6BB	Approved
21/P/2839/FUL	1 Seaview Road, BS20 8HJ	Withdrawn by applicant
21/P/2544/FUL	10 St Mary's Road, BS20 6QW	Approved
22/P/0525/NMA	65 Drakes Way, BS20 6LD	Withdrawn by applicant
22/P/0148/FUH	24 Merlin Park, BS20 8RN	Approved
22/P/0122/LDP	89 Burlington Road, BS20 4BQ	Approved (lawful)
21/P/3302/AOC	Former garage site off Westhill, Channel View Rd,	Approved
22/P/0381/TRCA	44 Woodhill Road, BS20 7EZ	No objection - unconditional

10. Matters for next meeting:

10.1 Late Planning Applications and Consultations

11. Date of the next meeting: Wednesday 4th May 2022