



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 www.portishead.gov.uk

MINUTES OF PLANNING ADVISORY COMMITTEE MEETING WEDNESDAY 1st DECEMBER 2021 HYBRID MEETING

Attending in person:	Councillor Slatter - Vice-Chairman Councillors Sterndale, Davey, Bull, Cartwright**
Taking part online:	Councillors Mason*
Staff:	Julia Stuckey - Town Clerk Sharon Sherborne - Assistant Clerk
Press:	None
Public:	5 in attendance and 2 online

PL1094 Chairman's welcome (Chairman)

Councillor Slatter welcomed everyone to the hybrid meeting. She explained that the meeting would be recorded and published on the Town Council website. There were no fire drills planned but the fire exits were pointed out. Masks should continue to be worn whilst in the building unless addressing the meeting. The order of the meeting would be changed to accommodate residents taking part in the meeting within a timely fashion. To access the Wi-Fi in the Folk Hall for public use select "ptcpublic", the password is "folkpublic".

The Town Clerk asked for participants to speak clearly and close to the microphones and engaged with online participants to ensure they had been able to join the meeting.

PL1095 Apologies for absence

Apologies were received and accepted from councillors Holland, Snaden and Mason (who later joined the meeting)

PL1096 Declaration of Councillors' interests and requests for dispensations (exemptions)

The following declarations of interest were received:

Councillor Slatter

Planning application 21/P/2985/FUH - 19 The Deans, Portishead

Reason: acquainted with the applicant

PL1097 To receive the Chairman's report:

Lifeboat Trust Steps – legal advice is being sought. A location plan of the proposed site showing the section of land has been provided.

Land next to 16 Roath Road – an address to liaise with the site owners has still not been identified. Portishead Town Council intends to take the matter up at its next liaison meeting with North Somerset Council early next year. North Somerset Council is investigating if there are any other options the council can take.

North Somerset Council Housing Strategy 2022-2027 – no official response to this consultation was made by Portishead Town Council.

North Somerset Council Local List of Planning Application Requirements - no official response to this consultation was made by Portishead Town Council.

Bristol Airport — Sharon joined the Airspace Change Proposal (ACP) webinar on 09.11.21 - stage 2 engagement presentation. The current airspace travel in and out of Bristol Airport and holding areas are currently being reviewed. This is a lengthy process and initial proposals will be available in more detail next year. Sharon registered to receive a summary of the webinar, which will be made available to members once received.

Planning Application 21/P/2983/CM2A (28-30 High Street change of use) – discussed last month, the Town Council was not a statutory consultee and made no comment.

Local Plan timetable – deferred by North Somerset Council until February 2022 with a consultation expected March 2022

Hinkley Point C mud dredging – dredging paused until Spring 2022 – exact total of mud deposited is now being surveyed – expected to be around 2000,000m³.

North Somerset Council's planning decisions – process on how to receive feedback and report to members on the decisions North Somerset Council has made is being investigated.

St Mary's Road - will be closed to vehicles for up to 5 days from 5th December 2021 for works to be undertaken by Openreach.

MetroWest Phase 1 – with effect from Monday 29th November North Somerset Council are undertaking a vegetation cut of the disused railway line between Pill and Portishead.

Enforcement Case - following last month's meeting Portishead Town Council has asked North Somerset Council's Enforcement team to investigate an allegation of potential land grab on the corner of Cadbury Road and Brampton Way.

PL1098 Questions and comments from residents

In accordance with Standing Orders, members of the public were invited to make representations, ask questions, and give evidence in respect to items of business included in the agenda.

Mrs Joyce a resident spoke objecting to planning application 21/P/3023/FUL. She felt the development was excessive in scale and not in keeping with the street scene. In her opinion the plans are misleading and incorrect: document showing 45-degree angle is 52 degrees, the height of the roof is incorrect as is the placement of a window. The parking sizes are non-compliant with North Somerset Council's policy. Lighting from cars manoeuvring in the rear car park will affect the next-door neighbours. This revised application does not overcome the overshadowing and overbearing concerns. There will be a loss of biodiversity and excavations will damage tree roots in her garden. Full details of Mrs Joyce's objections had been submitted to North Somerset Council.

Assistant Clerk note: 19:42 Councillor Mason joined the meeting. Councillor Mason confirmed that she had no declarations of interest to record.

Mr Gunnell a resident spoke objecting to planning application 21/P/3023/FUL. Whilst it is positive that the derelict building is going to be improved, he has the following main concerns: parking, overbearing size of building, out of keeping with street scene, proposed balconies will overlook neighbours resulting in a loss of privacy, disproportionate amount of residents for the size of the plot, loss of green space, potential structure damage to neighbouring properties that were built some 190 years ago, owing to the excavations necessary. The Town Council proposed designating the cottage next door as a locally valued non-designated asset. Half of the rear garden is going to be converted as a car park resulting in high-volume traffic down a single lane between the existing and new properties, which will be harmful to the living conditions of the neighbours. The parking spaces will be narrower than North Somerset Council parking standards

and there is no allowance for visitor parking. In his opinion the size of the plot would be far more suited to two households.

Mrs Morrissey a resident spoke in relation to:

A crossing on Bristol Road. She understood that a member of the public had contacted North Somerset Council who referred the enquiry to Portishead Town Council. She believed that North Somerset previously supported a crossing just before covid hit, so had all the evidence to support the necessity of a crossing. She urged the Town Council to press North Somerset Council to get them to go ahead with a crossing. Mrs Morrissey said that she would pass officer details to the Town Council. Councillor Bull met with a North Somerset Council Highways officer today. They are putting a list together of proposed work, he will make sure this is included. Cllr Sue Mason has details of the speed results undertaken in summer 2015, including those from Bristol Road.

Planning application 21/P/2544/FUL – 10 St Mary’s Road. She has registered her objections on North Somerset Council’s website. She has also contacted the Conservation Officer and asked if it was possible to have an emergency stay of demolition enabling Heritage England to assess the building. Both the Conservation Officer and Archaeologist were against the building being demolished. She asked if the Town Council could assist her in getting an emergency stay on the demolition.

**PL1099 To consider and approve the Minutes of the last meeting:
RESOLVED**

The Planning Advisory Committee Minutes for 3rd November 2021 are approved and accepted as a true record. The Minutes would be duly signed by Councillor Slatter, committee Vice-Chairman.

PL1100 The following planning applications will be considered:

Reference	Address	Summary
21/P/3023/FUL	33 Beach Road West, Portishead, BS20 7HX	<p>Demolition of existing building altered access and construction of a block of 4no. apartments with associated car parking, cycle and refuse storage.</p> <p>The meeting understood that there were 15 objections online.</p> <p>RESOLVED to object:</p> <ul style="list-style-type: none"> • out of keeping with the street scene • overbearing • overdevelopment of the site • the balconies will overlook the neighbours resulting in a loss in privacy • loss in light • insufficient parking to accommodate visitors • loss of open space in the rear of the property • the 45-degree angle ruling needs to be investigated • Plans incorrect • there is no report from the Highways department regarding the access to and from the site, which is steep and narrow.

Reference	Address	Summary
		<ul style="list-style-type: none"> • The height of the rear parking area could be detrimental to the neighbours living conditions and should be consider with the application. • development contravenes Policy DM37 • Non-compliance with NSC parking standards • Now listed as an undesignated heritage asset • Nature conservation • Insufficient bat inspection/survey • Roadside parking is at a premium owing to the location as the Lake Grounds, Kilkenny Fields and access to the coastal path is nearby • Living conditions of the basement flat • Potential structural damage to neighbouring properties • to write to District Ward Councillor Snaden asking him to call the application to North Somerset Council's Planning committee for determination if the Case Officer is minded to approve the application <p>Assistant Clerk: <i>**Councillor Cartwright joined the meeting. He declared that he had no declarations of interests to register.</i></p>
21/P/2544/FUL	10 St Marys Road, Portishead, BS20 6QW	<p>Demolition of existing dwelling and the erection of 2no. detached dwelling houses. (44:52)</p> <p>The meeting understood that the Town Council had been contacted by a resident warning that the planning notice had been hidden from public view. There were eleven online objections. A discussion took place regarding the loss of a historic building in the town. The possibility of having the building "spot listed" was considered.</p> <p>RESOLVED to object:</p> <ul style="list-style-type: none"> • Loss of historic building that will take little money and effort to restore. The building is shown on the council's Heritage map to be an undesignated heritage asset, which makes it a material consideration within the planning system and any planning application that is submitted to North Somerset Council affecting any of these assets will need to have regard to the impact on the significance of these assets in line with policy DM7 of North Somerset Council's Development Management Policy Sites and Policies Plan Part 1: <i>when considering proposals involving non-designated heritage assets the Council will take into account their local significance and whether they warrant protection where possible from removal or inappropriate change including harm to their setting.</i>

Reference	Address	Summary
		<ul style="list-style-type: none"> The site is adjacent to the Friends Meeting Hall that is a grade II listed building. The Town Council writes to North Somerset Council's Heritage Officer urging them to instigate a stay of demolition "spot listing" to save the historical building.

PL1101 Late Planning Applications and Consultations: (1:03)

B. The meeting understood that a resident had contacted the Town Council asking for its support for an assessment to be made of Bristol Road (B3124) to see if it would benefit from a crossing. The resident firstly enquired with North Somerset Council who referred them to the Town Council. Mrs Morrissey is going to provide the council office with some historical information.

Decision: The Town Council writes to North Somerset Council asking for an updated assessment of the road to be undertaken for the purpose of providing a crossing for safe passage over Bristol Road and B3124 but also reminds officers that this has already been undertaken.

PL1102 The following planning applications were considered:

Reference	Address	Summary
21/P/3077/FUH (1:04)	36 Bristol Road, Portishead, BS20 6QA	<p>Proposed erection of a two-storey side extension and single storey rear extension and widening of front vehicular access to create 2 no. additional off-road parking spaces.</p> <p>The meeting noted that the Town Council office had been contacted by a neighbour regarding the plans and there was concern regarding the space between properties 36 and 38. There were no online objections to consider.</p> <p>RESOLVED no objection.</p>
21/P/2968/FUH (1:06)	3A Woodside Gardens, Portishead, BS20 8EQ	<p>Proposed erection of a ground floor rear extension, creation of basement below the extension and a rear terrace.</p> <p>The meeting understood that the office had been contacted regarding incorrect dimensions on the plans and a loss of privacy on their terrace, decking and in their garden. Comments were available on North Somerset Council's website.</p> <p>RESOLVED no objection.</p>
21/P/2579/RM (1:07)	6 Harmony Drive Portishead, BS20 8DH	<p>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)</p>

		RESOLVED no objection.
21/P/2932/FUH (1:08)	46 Hillcrest Road, Portishead, BS20 8HP	Two-storey rear extension, loft conversion and new car port There were six online comments. RESOLVED to object: Overdevelopment, out of keeping, overlooking, overshadowing, loss of light, loss of privacy, access will be from Kings Road, which is a steep blind bend, the application is not clear and misleading. The front extension goes right up to the apex of the building.
21/P/2985/FUH	19 The Deans Portishead, BS20 6EG	Proposed single storey infill to the existing rear extension. RESOLVED no objection. Councillor Slatter took no part in voting on this application.
21/P/3007/FUH (1:11)	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 RESOLVED no objection.
21/P/2787/FUH	3 Woodhill Avenue, Portishead, BS20 7EX	Retrospective application for rear decking RESOLVED no objection.
21/P/2907/FUH	12 Fircliff Park, Portishead, BS20 7HQ	A single storey front extension with flat roof. There were no objections online to consider. RESOLVED no objection.
21/P/3009/FUH (1:12)	8 South Road, Portishead, BS20 7DW	Proposed external alterations to existing dwelling with proposed erection of an external staircase down to the side garden. There were no objections online to consider. RESOLVED no objection.
21/P/3003/FUH	6 Newfoundland Way, Portishead, BS20 7QE	Conversion of existing garage area into kitchen / dining room. Re-locating and improvement of parking There were no objections online to consider.

		RESOLVED no objection.
21/P/3086/FUH (1:13)	Burlington House Highlands Road Portishead, BS20 6LS	Demolition of existing single storey front extension and erection of replacement flat roof single storey front extension. Replace existing front roof with a flat roof and replacement of existing windows including a Juliet balcony at first floor level to the front elevation. There was one online comment that appeared to be an objection against the work already having commenced. Councillor Snaden was not present at the meeting to give the reasons for his objection. There were no objections online to consider. RESOLVED no objection.
21/P/3135/FUH (1:14)	8 Fircliff Park, Portishead, BS20 7HQ	Loft conversion plus erection of single storey extensions to South, East and North elevations. Dormer windows to West and South elevations and skylights to East and West elevations. Some members had visited site. There were no objections online to consider. RESOLVED no objection.
21/P/2839/FUL (1:15)	1 Seaview Road Portishead, BS20 8HJ	Proposed demolition of existing house and construction of new dwelling There were 11 objections online. The meeting considered the size of the plot and the development. RESOLVED to object: <ul style="list-style-type: none"> • Out of keeping with street scene • Overbearing • Loss of privacy • Overdevelopment due to size and mass • Tall roof out of line with street/scene • Proposed roof above the first floor is too high • Insufficient amenity land for a 4-bedroom home • Unsafe access onto Kings Road owing to the proposed fence.
21/P/3110/FUH	38 Greenfield Park, Portishead, BS20 6RQ	Demolition of existing garage & utility extension. Erect a double storey side extension. The meeting discussed parking standards. RESOLVED no objection.

21/P/3149/NMA (1:22)	5 Norewood Grove, Portishead, BS20 8DL	Non-material amendment to application 21/P/1342/FUH (proposed extension of first floor rear balcony to incorporate porch below) to change stone parapet with a cast iron balustrade to a glass balustrade with no parapet upstand RESOLVED no objection.
21/P/3195/FUH	8 Winford Close, Portishead, BS20 6YG	Retrospective planning application for the erection of a single storey side extension and garage, alterations to the driveway/hard standing for increased provision of off-road parking for 1no vehicle and garage access RESOLVED no objection.

PL1103 Late Planning Applications and Consultations:

A. North Somerset Council's Planning Register for plans registered 22nd to 28th November – received on 29th November 2021.

Reference	Address	Summary
21/P/3021/FUH	73 Guillemot Road, Portishead, BS20 7PG	Erection of a railing fence around side and front of garden. RESOLVED: Portishead Town Council writes to the Case Officer requesting a time extension to discuss this application at its next meeting in January 2022.
21/P/3154/FUH	12 Fieldfare Avenue, Portishead, BS20 7NL	Erection of a single storey rear extension. RESOLVED: Portishead Town Council writes to the Case Officer requesting a time extension to discuss this application at its next meeting in January 2022.
21/P/3206/H2PA	11 Wood Hill Park Portishead, BS20 7DR	Enlargement of a dwellinghouse by construction of additional storeys The meeting noted that there was no statutory consultation for the Town Council to make a comment.
21/P/3210/LDE	Lightcliffe 28 St Marys Road, Portishead, BS20 6QW	Certificate of Lawfulness for the continued use of land as part of the residential curtilage. The meeting noted that there was no statutory consultation for the Town Council to make a comment.
21/P/3237/FUH	20 Lower Down Road, Portishead, BS20 6PF	Proposed erection of a single storey rear and side extension to provide Store, Utility, W.C. Playroom, and extended Kitchen/Dining room. RESOLVED: Portishead Town Council writes to the Case Officer requesting a time extension to discuss this application at its next meeting in January 2022.

8.1 Highways: (1:24)

A. The meeting noted that Vale Vets had written to the Town Council regarding the safety of the junction outside of its premises (Beach Road West / Woodhill Avenue) following a recent accident. The Town Council had already met with North Somerset Council and plans were in the pipeline to have some double yellow lines on the corner of Woodhill Road and Beach Road West (Vale Vets side of the road only).

Decision: The Town Council forwards a copy of the letter received from Vale Vets to the North Somerset Council Officer who is dealing with the matter (Mr Rob Thompson).

8.2 Public Rights of Way Improvement Plan

Councillors Davey gave a verbal report for information only following a meeting she and Councillor Cartwright had with David Holtby (North Somerset Council officer) who is dealing with North Somerset Council's public rights of way Improvements Plan. North Somerset Council is making use of grant funding to improve public rights of way and he reported back on what has been achieved so far: waymarkers and bridges are being installed on the Coastal path (Gordano Round), a new kissing gate leading down to Weston-in-Gordano and there are no obstructions at the moment in East Wood. The possibility of having directional fingerposts on the outskirts of Weston Big Wood was discussed. An application from users to create a footpath from behind High Down School to Gordano school would need to be submitted to progress the proposal made by Portishead Town Council. There is an application for registering a footpath behind Hollis Avenue, which is going through the process. Since the meeting green fingerposts have been identified at Parish Wharf Nature Reserve.

8.3 North Somerset Council – Co-ordinated Admission Schemes for 2023-24 (1:30)

The meeting understood that North Somerset Council were consulting on its school admissions for 2023-2024 and the Town Council has the option to make comments before 8th January 2022.

Further information could be found online: See https://n-somerset.inconsult.uk/Coordinated_Schemes_2023_24/consultationHome. Members felt that they could respond to the consultation individually as there is only one question.

Decision: The Town Council will not be responding to the consultation.

8.4 North Somerset Council – School Admission Arrangements for North Somerset Community and Voluntary Controlled Schools 2023-2024 (1:32)

The meeting understood that this consultation did not relate to any schools in Portishead. The consultation details can be found: https://n-somerset.inconsult.uk/admission_arrangements/consultationHome The consultation closes on 8th Jan 2022.

Decision: The Town Council will not be responding to the consultation.

8.5 TR040011 – Portishead Branch Line – MetroWest Phase 1 (1:32:42)

The meeting acknowledged that the Town Council had been invited by The Secretary of State to give comment on the Applicant's (North Somerset Council) response to the Secretary of States letter dated 9th November 2021. The document can be found here: [Portishead Branch Line – MetroWest Phase 1 | National Infrastructure Planning \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Portishead-Branch-Line-MetroWest-Phase-1) The deadline for responding is 8th December 2021.

Decision: The Town Council will not be responding.

8.6 North Somerset Council – School Funding Arrangements for 2022-2023 financial year (1:33)

The meeting noted that North Somerset Council is currently consulting on its 'Fair Funding' arrangements. North Somerset Strategic Schools Forum plans for how the 'minor national funding arrangements' will be introduced in North Somerset. It is of interest mainly to school heads, heads of governors and bursars at schools. The online questionnaire is available <https://n->

somerset.inconsult.uk/SchoolsFunding2022_2023/consultationHome. The consultation closes on 17th December 2021.

Decision: The Town Council will not be responding.

PL1104 For information only:

9.1 The meeting noted the following planning applications that were for information only and did not requiring consultation:

Reference	Address	Summary
21/P/3100/HHPA	83 Brock End, Portishead, BS20 8LS	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 3.2 metres and 3) have eaves that are 2.3 metres high
21/P/3211/TRCA	113 High Street, Portishead, BS20 6PT	T1 - Yew Hedge -Reduce height by 1m. T2 - Multi-stemmed hazel - Reduce height by 3m.
21/P/3093/TPO	6 Harmony Drive, Portishead, BS20 8DH	T1 - Cherry, T2 - Yew, T3 - Yew - Undertake excavation & selective root pruning within the RPA for retained trees. To be completed under supervision of competent arboriculturist. The meeting noted that the Council's Tree Warden had made no objectional comments.
21/P/3212/TPO	Cherry Tree Cottage, Battery Lane, Portishead, BS20 7JD	T1- Beech - Crown reduction (eastern side) to give 3m clearance from property. Crown lift small sub-laterals to 3m. Reduction of limbs on highway side to clear highway to 5.2m The meeting noted that the Council's Tree Warden had made no objectional comments.

9.2 Road Closure notices

The meeting noted the following proposed road closure notices:

A. Newlands Hill (outside of Yewtree House) from 6th December for an expected period of 3 days – Bristol Water.

B. High Street (Wyndham Way to Albert Road roundabout), Combe Road (junction with High Street to junction with Slade Road / Avon Way, Ferndale Road (junction with High Street), Slade Road (junction with Combe Road / Avon Way and Cabstand / Nore Road on Sunday 12th December 2021 between the hours of 13:00 and 20:30 for Portishead Victorian Evening. The Town Council were consulted on this closure and responded that it had no objection.

9.3 Consultation Responses

The meeting noted the tabled consultation responses that had been made since last month's meeting:

A. Highways England online tool

B. How North Somerset Council consults with residents and organisations

PL1105 Decision notices received from North Somerset Council – information only:

There were none to report.

PL1106 Matters for next meeting:

- a. Late Planning Applications and Consultations
- b. Visit to Royal Portbury and Avonmouth Docks

PL1107 Date of the next meeting: Wednesday 5th January 2022

Meeting closed: 9.10pm

Vice-Chairman

Councillor Tanya Slatter:

DRAFT