



**Portishead Town Council**

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

[www.portishead.gov.uk](http://www.portishead.gov.uk)

**Summons & Notice for the Planning Advisory Committee  
Wednesday 1<sup>st</sup> June 2022 at 7.30pm**

Wednesday 26<sup>th</sup> May 2022

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

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 1<sup>st</sup> June 2022 at 7.30pm. The meeting will consider the items set out below.

Please inform the Deputy Clerk if you are unable to attend.

Yours sincerely

Matt Ryan  
Locum Clerk to the Council

- Agenda and papers are available at [www.portishead.gov.uk](http://www.portishead.gov.uk)
- This meeting will be recorded and published with a link from the Council website, except for confidential or exempt items, which may need to be considered in the absence of the press and public
- To attend in person:
  - Residents are welcome to join the meeting in person at the Folk Hall, Portishead
  - Please book in advance by emailing [enquiries@portishead.gov.uk](mailto:enquiries@portishead.gov.uk)
  - Those attending the meeting are welcome to continue to wear face masks.
- To attend via Zoom:
  - Link <https://zoom.us/j/97881128872?pwd=Tmt2OFRBL01Ld2xXV2xsT2xiZG1aQT09>
  - Meeting ID: 978 8112 8872
  - Passcode: 902183
  - Dial in from your phone 0208 080 6592 United Kingdom

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**Agenda**

**1. Chairman’s welcome** (Chairman)

**2. Apologies for absence** (Deputy Clerk)

To receive, and consider for acceptance, apologies for absence (LGA1972 s85)

**3. Declaration of Councillors’ interests and requests for dispensations (exemptions)**  
(Chairman)

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk (Localism Act 2011 s29-34)

**4. To receive the Chairman’s report:**

- a. Lifeboat Trust Steps – update
- b. Neighbourhood Plan – update
- c. Metrowest – Portishead Branch Line – update
- d. Enforcement Case 21/00611/UAW: 35 Cadbury Road – update
- e. Visit to Docks – update
- f. Planning Application 21/P/3324/: 25 Charlcombe Rise, Portishead, BS20 8NB
- g. Bristol Clean Air Zone – information for parish councils
- h. Junction 19, M5 – complaint regarding congestion
- i. Letter to Mather Jamie, Planning Consultants, regarding Tower Farm and land west of Portishead Downs

**5. Public participation relating to meeting agenda items** if you would prefer to submit questions in advance, please email [deputyclerk@portishead.gov.uk](mailto: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 4<sup>th</sup> May 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/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
22/P/1072/FUH	Beech Side, Battery Lane, Portishead, BS20 7JD	Erection of single storey front extension and raised decking
22/P/1092/FUH	19 Glenwood Rise, Portishead, BS20 8EH	Demolition of porch and erection of single storey extension to northeast elevation
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
22/P/0963/FUL	38 - 40 High Street, Portishead, BS20 6EN	Replacement of existing external ATM with a new multi-functional device to the front elevation

Reference	Address	Summary
22/P/1105/FUH	41 Galingale Way Portishead North Somerset BS20 7LU	Demolition of existing rear sun room and erection of single storey rear extension and new side window
22/P/1121/FUH	157 Badger Rise, Portishead, BS20 8NN	Proposed erection of a first floor extension over the existing garage and associated internal alterations.
22/P/1127/FUH	4 Redcliffe Close Portishead, BS20 8HB	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
22/P/1068/FUH	9 Gardner Road Portishead North Somerset BS20 7ER	Proposed erection of a front porch and single-storey side extension. Remodelling of external hardstanding in order to provide usable off-street parking by creating one parallel disabled parking space
22/P/1168/FUH	27 West Hill Portishead North Somerset BS20 6LG	Proposed erection of a single storey rear extension to existing property
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

## 8.1 Late Planning Applications and Consultations:

**North Somerset Council's Planning Register for plans registered week commencing 23<sup>rd</sup> May 2022** – to follow - will be presented after Monday 30th May 2022.

Reference	Address	Summary

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

This consultation is about possible housing and employment development on land owned by North Somerset Council. The deadline for responses is 9am on Monday 20 June. Further information can be found: <https://n-somerset.inconsult.uk/NSCLand/consultationHome>

### RECOMMENDATION

To consider responding to the consultation, specifically in respect of Slade Road Playing Field, as follows:

- 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.

## 9. For information only:

### 9.1 Planning applications not requiring 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

Reference	Address	Summary
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

## 9.2 North Somerset Council Decisions – information only:

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

## 9.3 NOTICE OF INTENT – ROAD CLOSURE

Notice has been received to close:

- Newlands Hill (T22-1224): from junction of Slade Road to junction of Quarry Road for an anticipated duration of 3 days commencing 11<sup>th</sup> 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 15<sup>th</sup> 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 2<sup>nd</sup> to 5<sup>th</sup> June 2022.

**10. Matters for next meeting:**

10.1 Late Planning Applications and Consultations

**11. Date of the next meeting:** Wednesday 6<sup>th</sup> July 2022