



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
Wednesday 7th September 2022 at 7.30pm**

Wednesday 1st September 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 7th September 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

S. Sherborne

S. Sherborne
Interim Clerk

- Agenda and papers are available at 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
 - 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 (Interim 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:

4.1 Lifeboat Trust Steps – update.

4.2 Visit to docks – to be deferred.

5. Public participation relating to meeting agenda items

If you would prefer to submit questions in advance, please email deputyclerk@portishead.gov.uk

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

6.1 Recommendation: for members to consider and approve the Minutes of the committee meeting held on 3rd August 2022 as a true record – attached.

6.2 Recommendation: for the Chairman to sign the Minutes.

7. The following planning applications will be considered:

Reference	Address	Summary
22/P/1790/FUH	47 Woodhill Road, BS20 7EY	Proposed demolition of the South and West facing walls and flat roof of the existing garage to the rear. Erection of new South and West facing walls and roof with creation of a terrace area above.
22/P/1791/LBC	47 Woodhill Road, BS20 7EY	Listed building consent for the proposed demolition of the South and West facing walls and flat roof of the existing garage to the rear. Erection of new South and West facing walls and roof with creation of a terrace area above.
22/P/1844/FUH	45 Woodhill Road, BS20 7EY	Demolition of the existing aluminium lean to conservatory on the North-West elevation and proposed replacement with new aluminium lean to conservatory to the same dimensions.
22/P/1891/FUH	11 Newhaven Road, BS20 8LH	Proposed erection of a double garage side extension and associated landscaping works.
22/P/1881/FUH	14 Fircliff Park, BS20 7HQ	Proposed erection of a single storey front extension
22/P/1930/MMA	Land To The South Of 6 The Garstons, BS20 6QU	Minor material amendment to reserved matters application 16/P/1616/RM (submission of Reserved Matters of access, appearance, landscaping, layout and scale for the erection of a detached dwelling pursuant to Outline Planning permission 14/P/2598/O for Outline application with all matters reserved for subsequent approval for the erection of a dwelling) to allow for

Reference	Address	Summary
		fencing in place of hedging and alternative hardstanding/drive material with installation of ACO drain
22/P/1959/FUH	2 Heron Gardens, BS20 7DH	Proposed erection of a single storey front porch extension to the existing detached dwelling.
22/P/2003/FUH	3 Glenwood Rise, BS20 8EH	Proposed erection of an external three tier staircase connecting to refurbished cantilever balcony. Proposed extension of pitched roofing over garage space and removal of chimney stack. Installation of full internal insulation, new windows and log burner with internal alterations and new outside cladding
22/P/2037/FUH	1 Seaview Road, BS20 8HJ	Proposed erection of a single storey front and a single storey rear extension; alterations to the existing roof to form loft space with 10no. PV Solar panels on the South elevation and roof lights. Widening of some of the existing windows and internal re-configurations.
22/P/2047/FUH	16 Fitzroy Circus BS20 7GR	Proposed demolition of existing rear extension, and erection of a new single storey rear extension. Internal alterations and Rear landscaping.
22/P/2054/FUH	71 Drakes Way, BS20 6LD	Proposed erection of a two-storey extension to the south elevation with a larger single storey extension to the south elevation, creating a new garage, and balcony above. Proposed erection of Mansard roof at the south elevation and internal structural alterations.

8.1 Late Planning Applications:

North Somerset Council's Planning Register for plans registered week commencing 29th August 2022 – to follow - will be presented after Monday 5th September 2022.

Reference	Address	Summary

8.2 Consultations:

8.2.1 North Somerset Council: Rights of Way Improvement Plan

A right of way is a path that everyone has the legal right to use on foot and mobility scooter and sometimes using other modes of transport (e.g. horses, horse-drawn carriages, bicycles and sometimes other vehicles).

Public Rights of Way (PRoW) are a valuable resource for North Somerset residents and visitors alike, allowing access to the beauty and tranquillity of large parts of our countryside. The PRoW network provides a safe alternative to increasingly busy roads and lanes. They enable people to enjoy the outdoors and appreciate wildlife and the landscape whether on foot, bike or by horse. They form part of everyday life for many, providing access to shops, workplaces, educational and health services as well as being a vital link to public transport.

North Somerset Council has a draft Rights of Way Improvement Plan (RoWIP 2022) that can be viewed using this link: <https://n-somerset.inconsult.uk/gf2.ti/-/1432674/143375813.1/PDF/>

[/NSC%20Rights%20of%20Way%20Improvement%20Plan%202022-32%20for%20Consultation.pdf](#)

On pages 49-50 there are some proposals specifically outlined for Portishead.

Recommendation:

Members consider the proposals as defined on pages 49-50 of the attached North Somerset Council Rights of Way Improvement Plan 2nd Edition and responds to the consultation that Portishead Town Council supports the proposals for Portishead made by North Somerset Council.

8.2.2 Nailsea Town Council: Climate Emergency New Build Planning Requirements

Nailsea Town Council has written to Portishead Town Council asking for its support. Back in 2019 Nailsea Town Council declared a Climate Emergency and has been working towards reducing the Town Council’s and residents’ impact on the environment. It believes that it has seen a huge increase in residential development and is due for more development in the Local Plan.

Nailsea Town Council produced its own build requirements for new developers aimed to reduce carbon footprint and future proof against climate change. Whilst Government guidelines for new developments may change in the future, Nailsea Town Council is asking North Somerset Council to bring about changes to combat climate change ahead of any government guidelines.

Portishead Town Council has been asked to consider adopting similar requirements to those produced by Nailsea Town Council and to support Nailsea Town Council by lobbying North Somerset Council to bring about change. The “new build requirements at a glance” that Nailsea Town Council adopted are attached.

Recommendation

Members should consider supporting Nailsea Town Council by writing to North Somerset Council asking for the requirements listed on the “Nailsea new build requirements at a glance” document to be adopted across the district to help ease the adverse impact on the environment.

9. For information only:

9.1 Planning applications not requiring consultation:

Reference	Address	Summary
22/P/1803/HHPA	Middle Bridges, Bristol Road, BS20 6QG	Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 8.0 metres; 2) have a maximum height of 3.0 metres and 3) have eaves that are 3.0 metres high
22/P/1835/LDP	73 Fennel Road, BS20 7AR	Certificate of Lawful Development for the proposed erection of single storey side and rear extensions to provide additional living accommodation
22/P/1842/TPO	20C Devonshire Drive, BS20 8EF	T1 - Beech - crown reduce by 2.5m
22/P/1874/LDP	1 Heron Gardens, BS20 7DH	Certificate of Lawful Development for the demolition of the existing conservatory and proposed erection of single storey rear extension.
22/P/1815/LDP	10 Phoenix Way, BS20 7JJ	Certificate of Lawful development for the proposed conversion of the detached double-garage into a bedroom with enclosed en-suite WC & shower room.

Reference	Address	Summary
22/P/1900/HHPA	37 Clevedon Road, BS20 6TF	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 5.8 metres; 2) have a maximum height of 4.0 metres and 3) have eaves that are 3.3 metres high
22/P/1921/AOC	27A St Marys Road, BS20 6QP	Discharge condition No. 9 (Access), No.10 (Landscaping Scheme) and No.15 (Waste) on 18/P/2848/OUT
22/P/1934/TPO	53 Sally Hill, BS20 7BH	T1 Lime to crown thin by 20%; crown lift to 4 metres
22/P/1942/AOC	156 High Street, BS20 6PY	Discharge of Condition No.9 (External Lighting) on application 19/P/0502/FUL.
22/P/1944/AOC	156 High Street, BS20 6PY	Discharge of Condition No.9 (External Lighting) on application 19/P/0503/LBC.
22/P/1954/TPO	5 Little Halt, BS20 8JQ	T4 1. Prune back to suitable growth points, those low side-branches that have been roughly cut back over far edge of track. 2. Reduce crown height by 3m/4m , cutting back to healthy looking replacement growth. 3. Thin and lighten crown framework reaching over track and towards No 5 Little Halt by judicious removal of 2 no. 100mm/150mm diam branches, selected at well spaced intervals within crown 4. Reduce largest, furthest reaching side branch over No 5 Little Halt house. (This limb is est 200mm diam at point of attachment to main trunk at 12m ht) prune back and lightly shape to subsidiary side branch (est 75mm / 100mm diam) , approx. 1.5m out from the main trunk, where parent branch is est 150mm diam. 4 5. Reduce remaining crown profile over No 5 property by 3m/ 4m, cutting back to healthy looking replacement growth. 6. Lightly thin (by 10 %) any congested areas of growth about crown 7. Reduce lowest long-reaching lower growth over parking area of Tregenna and garden of Sea Lanes by 2m, cutting back to healthy-looking replacement growth. 8. Remove any major dead wood and apparently weak live growth throughout crown 9. Assess crossing/rubbing branches throughout crown and remove or reduce as appropriate 10. Monitor tree condition
22/P/2025/AOC	52 Martingale Way Portishead	Request to discharge conditions 3, (Details of Walling, Balustrading, handrails, windows, canopies, louvers, doors, balconies and ground floor defensible Space) and 20, (Fire Hydrant Plan) on application 18/P/3512/FUL
22/P/2052/LDP	1 Portland Drive, BS20 6YQ	Certificate of Lawful Development for the proposed conversion of the existing detached garage to a guest suite

9.2 North Somerset Council Decisions – information only:

Planning Application No.	Address	Decision
22/P/1745/TEN	Pavement outside 36 Mendip Road Junction Mendip & Brendon Rd	PN Reg 5 (Tel) Noted (unconditional)
22/P/1746/TEN	Pavement outside 22 Mendip Road, Portishead	PN Reg 5 (Tel) Noted (unconditional)
22/P/1299/FUH	1 Wight Row, Portishead BS20 7FY	Approved
22/P/1174/FUL	18 Halliwell Road, Portishead, BS20 8JP	Approved
22/P/0789/FUH	1 Sage Close, Portishead, BS20 8ET	Refused
22/P/1273/CM2A	Coombe House, Coombe Road, Portishead, BS20 6BJ	Prior Approval - required & granted
22/P/1253/AOC	43 The Paddock, Portishead, BS20 6QX	Approved
22/P/1210/FUH	40 Beach Road, Portishead, BS20 7HU	Approved
22/P/0879/FUL	Royal Hotel, Pier Road, Portishead, BS20 7HG	Approved
22/P/0880/LBC	Royal Hotel, Pier Road, Portishead, BS20 7HG	Approved
22/P/1555/AOC	6 Ranchway, Portishead, BS20 8DQ	Approved
22/P/1495/FUL	1 South Avenue, Portishead, BS20 7EP	Approved
22/P/1385/FUH	29 Capenor Close, Portishead, BS20 6RH	Approved
22/P/1669/AOC	62 High Street, Portishead, BS20 6EH	Approved
22/P/1991/TEN	Pavement Opposite 27 Clevedon Road, Portishead BS20 6TF	PN Reg 5 (Tel) Noted (unconditional)
22/P/1750/AOC	Capenor cottage, 43 St Marys Road, Portishead, BS20 6QS	Approved
22/P/1618/FUH	14 Mead Road, Portishead, BS20 6RY	Approved
22/P/1574/AOC	29 Woodhill Road, Portishead, BS20 7EY	Approved
22/P/0747/FUL	15 Cabstand, Portishead, BS20 7HW	withdrawn by the applicant

10. Matters for next meeting:

10.1 Late Planning Applications and Consultations

11. **Date of the next meeting:** Wednesday 5th October 2022