



## Portishead Town Council

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

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

### MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY 4<sup>th</sup> MAY 2022 HYBRID MEETING

Attending in person: Councillor Sue Mason (Chairman)  
Councillors Cartwright, Slatter, Bull, Sterndale, Snaden, Davey

Attending online: Councillor Gardner (non-voting) joined at 8.55pm

Staff in person: Julie Martin (Cameras)  
Amy Sear (Minutes)

There was one member of public in person at the meeting and two taking part online.

#### **PL1155 Chairman's welcome**

The Chairman welcomed everyone to the meeting. A sound check was made for those online. There was no fire alarm scheduled but if they did sound the exits were pointed out and the meeting point is in the car park opposite the Folk Hall. Any speakers should give their name and use the microphone.

#### **PL1156 Apologies for absence**

Apologies were received and accepted from Councillor Holland who had a family commitment. Councillor Mason proposed accepting the absence and apologies. Councillor Sterndale seconded the proposal.  
Vote: all in favour.

#### **PL1157 Declaration of Councillors' interests and requests for dispensations (exemptions)**

The following members declared 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.

#### **All members of the Planning Advisory Committee:**

##### **Planning Application: 22/P/0868/FUL**

Application to build a skate park

Reason: the application has been submitted by the Town Council

Vote: all in favour

##### **Councillor Mason**

##### **Planning Application: 22/P/0480/FUL**

Land to the front of Co-op Store, 109-111 Avon Way.

Reason: on the Steering Group of Fairtrade Portishead with Liese Stanley: Co-op Member Pioneer and Community Fridge

Vote: all in favour

**PL1158 To receive the Chairman's report:**

Councillor Mason introduced the following updates:

**Lifeboat Trust Steps:**

There was no update to offer.

**Neighbourhood Plan:**

Councillor Sterndale reported that the Town Council's is currently consulting on the plan. Drop in sessions had been offered and a further session would be available on 7<sup>th</sup> May 2022 at the Folk Hall before the consultation closes on 8<sup>th</sup> May.

**22/P/0622/RM – Land South of 6 Harmony Drive:**

The Planning committee responded to North Somerset Council – no objection

**Metrowest – Portishead Branch Line:**

Reference was made to the 34-page letter/document on the Planning Inspectorate's website advising that the Secretary of State was minded to approve the DCO (Development Consent Order), but as the costs had gone up required evidence of the amount of increased costs and how they would be funded. Consequently, there is a new deadline of 19 February 2023.

**Portbury Wharf Nature Reserve:**

Notice has been received from North Somerset Council that National Grid has restarted its work at the Nature Reserve, this includes replacement of towers, which will be more visible work. Vehicle movements will be tracked for pedestrian safety and they will be continuing with the ongoing ecological surveys. Site notices have been refreshed.

The Chairman changed the order of the meeting.

**PL1159 Questions and comments from residents**

L. Morrissey referred to item 8.3 Green Spaces, in particular to that of Beach Hill allotments. They had not been included in the recommendation and she understood that allotments came under the category of agricultural. Councillor Mason confirmed that they had been excluded from the recommendation as the site is owned by North Somerset Council and leased to Portishead Town Council. Councillor Mason agreed to investigate and confirm to L. Morrissey whether the green spaces protection was better than the agricultural protection (growth of food) for allotment sites.

**PL1160 To consider and approve the Minutes of the last meeting:**

Members considered and approved the Minutes of the committee meeting held on 6<sup>th</sup> April 2022 as a true record and Councillor Mason would duly sign the Minutes after the meeting.

**RESOLVED**

To approved and sign the Minutes of the committee meeting held on 6<sup>th</sup> April 2022 as a true record.

Vote: all in favour

**PL1161 Questions and comments from residents**

A. Newton spoke about his retrospective planning application 22/P/0836/FUH. He explained that they commenced the development believing that they had permitted development rights, which were removed owing to Badgers previously being on the site. He referred to the two objections online, one relating to the planning process and the other as there had been Badgers on the site. There is already a concrete base from the previous school building so the build would not affect badgers and a survey confirmed that badgers were no longer on the site.

**PL1162 The following planning applications were considered:**

Reference	Address	Summary
22/P/0836/FUH	5 Rose Hill, Portishead, BS20 6BF	Retrospective planning application for the erection of a single storey residential garden room/outbuilding The meeting noted that there were 2 online comments to consider and 1 objection. There were 6 comments of no objection recorded on the committees' internal comments sheet. <b>RESOLVED</b> No objection All members in the room in favour.
22/P/0813/FUH	21 Capenor Close Portishead, BS20 6RH	Proposed erection of a single storey side extension and first floor rear extension The meeting noted that there was 1 online comment to consider. There were no comments of objection recorded on the committees' internal comments sheet. <b>RESOLVED</b> No objection All members in the room in favour.
22/P/0810/FUH	3 Pinecroft, Portishead, BS20 8ED	Proposed erection of a single storey infill extension to the rear kitchen and new pitched roof over existing The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet. <b>RESOLVED</b> No objection All members in the room in favour.
22/P/0415/FUH	8 Manor Close, Portishead, BS20 8NX	Erection of a 10m length of 2m high decorative railing along boundary to Downleaze The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet. <b>RESOLVED</b> No objection All members in the room in favour.
22/P/0480/FUL	Land To Front of Co-op Store 109 - 111 Avon Way, Portishead BS20 6LT	Installation of structure to house a community fridge and freezer to the land immediately outside of the Co-op The meeting noted that there were 38 online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet. <b>RESOLVED</b> No objection Majority members in the room in favour.

Reference	Address	Summary
22/P/0789/FUH	1 Sage Close, Portishead, BS20 8ET	<p>Councillor Mason abstained from voting.</p> <p>Proposed raising of roof of the existing dwelling to form an upper floor extension for additional living space with 1no dormer and installation of 5no PV Solar panels to the front elevation and 2no Juliet balconies to the side elevation.</p> <p>The meeting noted that there were 5 online comments to consider. There were objections recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b></p> <p>Objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• Overbearing.</li> <li>• Overlooking.</li> <li>• Loss of light and privacy to neighbouring properties.</li> <li>• Out of keeping with the street scene of Sage Close and Hillside Road.</li> <li>• Does not conform to North Somerset Council's parking standards or its DM38 policy . Ask North Somerset Council to take note of comments.</li> </ul> <p>All members in the room in favour.</p>
22/P/0863/FUH	44 Paper Mill Gardens, Portishead, BS20 7QX	<p>Proposed erection of a single storey rear extension</p> <p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b></p> <p>No objection</p> <p>All members in the room in favour.</p>
22/P/0752/FUH	11 Denny View, Portishead, BS20 8BS	<p>Single storey rear extension, conversion of existing basement to form habitable space and formation of new cellar, loft conversion with front and rear dormer.</p> <p>The meeting noted that there were no online comments to consider. There were objections recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b></p> <p>Objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Does not comply with North Somerset Council's parking standards</li> <li>• No ability to add off road parking</li> </ul> <p>All members in the room in favour.</p>
22/P/0876/NMA	8 Fircliff Park, Portishead, BS20 7HQ	<p>Non-material amendment to application 21/P/3135/FUH (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.) to allow the addition of a new high level window to the ground floor kitchen / dining room on the north elevation</p> <p>This application was approved on 29 April so the application was not further discussed..</p>

Reference	Address	Summary
22/P/0878/AOC	Land At Harbour Crescent, Portishead	<p>Discharge of condition No. 13 (Sustainable Residential Travel) No. 25 (Car Club Provision) and No. 26 (electric vehicle charging points) on application 16/P/2066/F.</p> <p>The meeting noted that there were no online comments to consider. There were comments of objection recorded on the committees' internal comments sheet.</p> <p>The meeting voted unanimously to object to the planning application. Councillors Sterndale, Slatter and Bull would form a working party to meet in the next couple of days to formulate a response on behalf of the Town Council.</p> <p><b>RESOLVED</b></p> <p>That a Working Party consisting of Councillors Sterndale, Slatter and Bull meet and formulate the objections on behalf of Portishead Town Council.</p> <p>All members in the room in favour.</p>
22/P/0884/NMA	Land At Harbour Crescent, Serbert Road, Portishead	<p>Non material amendment to application 16/P/2066/F (Construction of 93no. residential apartments) to amend Condition No. 25 (Car Club) only</p> <p>The meeting noted that there were no online comments to consider. There were comments of objection recorded on the committees' internal comments sheet.</p> <p>The meeting voted unanimously to object to the planning application. Councillors Sterndale, Slatter and Bull would form a working party to meet in the next couple of days to formulate a response on behalf of the Town Council.</p> <p><b>RESOLVED</b></p> <p>That a Working Party consisting of Councillors Sterndale, Slatter and Bull meet and formulate the objections on behalf of Portishead Town Council.</p> <p>All members in the room in favour.</p>
22/P/0892/ADV	Royal Hotel, Pier Road, Portishead, BS20 7HG	<p>1 no. externally illuminated totem sign, 1 no. externally illuminated single sided post sign with footer, 3 no. externally illuminated wall mounted house name individual letter signs, 3 no. non-illuminated disclaimer signs, 5 no. non-illuminated timber post signs, 1 no. non-illuminated finger post sign and 1 no. non-illuminated directional sign</p> <p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b></p> <p>No objection</p> <p>All members in the room in favour.</p>
22/P/0894/FUH	Springfield, 35 St Marys Road, BS20 6QP	<p>Raise level of roof on existing lean-to side extension.</p> <p>The meeting noted that there was 1 online comment to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b></p> <p>No objection</p> <p>All members in the room in favour.</p>
22/P/0920/FUH	94 Combe Avenue,	<p>Proposed erection of a rear balcony extension and installation of doors in place of the existing window.</p>

Reference	Address	Summary
	Portishead, BS20 6JX	<p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b> No objection All members in the room in favour.</p>
22/P/0879/FUL	Royal Hotel, Pier Road, Portishead BS20 7HG	<p>Demolition of garage and steps; Erection of single storey rear extension; erection of single storey side extension; erection of first floor lean-to infill extension; internal and external alterations; alterations to external fire escape; erection of external bar and new steps; erection covered veranda; erection of covered pergola; new raised patio with balustrade; installation of lower deck; alterations to external areas, wooden posts to accommodate festoon lighting and reconfiguration of car parking.</p> <p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet. It was accepted that the property would benefit from being refurbished but had concerns in respect to access, parking and a loss of historic fabric to the building.</p> <p><b>RESOLVED</b> Object on the following grounds:</p> <ul style="list-style-type: none"> <li>• Access and parking issues</li> <li>• Loss of historic fabric of the listed building</li> </ul> <p>Majority of members in the room in favour. Reasons:..</p>
22/P/0880/LBC	Royal Hotel Pier Road Portishead BS20 7HG	<p>Listed building consent for the demolition of garage and steps; Erection of single storey rear extension; erection of single storey side extension; erection of first floor lean-to infill extension; internal and external alterations; alterations to external fire escape; erection of external bar and new steps; erection covered veranda; erection of covered pergola; new raised patio with balustrade; installation of lower deck; new signage; alterations to external areas, wooden posts to accommodate festoon lighting and reconfiguration of car parking.</p> <p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet. It was accepted that the property would benefit from being refurbished but had concerns in respect to access, parking and a loss of historic fabric to the building.</p> <p><b>RESOLVED</b> Object on the following grounds:</p> <ul style="list-style-type: none"> <li>• Access and parking issues</li> <li>• Loss of historic fabric of the listed building</li> </ul>
22/P/0915/FUH	222 Down Road, Portishead, BS20 8DG	<p>Erection of side extension, rear extension, roof extension to include new dormer and balcony. Also a new porch and a self-contained annexe.</p>

Reference	Address	Summary
		<p>The meeting noted that there was 1 online comment to consider. There was 4 no objection comments and 1 objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b> No objection subject to no sub-division of the property and no holiday lets. All members in the room in favour.</p>
22/P/0960/FUH	2 Beechwood Drive, Portishead, BS20 8ES	<p>Proposed erection of a single storey side extension and enlarged parking court with proposed screen wall and new access gates.</p> <p>The meeting noted that there was 1 online comment to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b> No objection All members in the room in favour.</p>
22/P/0976/FUH	35A Seaview Road, Portishead, BS20 8HJ	<p>Proposed alterations to the existing fenestrations; works to include installation of new glazed doors to the South East elevation to replace existing windows, new doors and 2no new windows to the South West elevation (1no window to replace existing door) and new glazed doors to the North West elevation to replace existing window.</p> <p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b> No objection All members in the room in favour.</p>
22/P/0984/FUH	22 Brock End, Portishead, BS20 8AS	<p>Proposed erection of a conservatory to the rear elevation.</p> <p>The meeting noted that there were no online comments to consider. There were no comments of objection recorded on the committees' internal comments sheet.</p> <p><b>RESOLVED</b> No objection All members in the room in favour.</p>

(video 1:30)

### PL1163 Late Planning Applications and Consultations:

The following late planning applications were considered:

Reference	Address	Summary
22/P/0868/FUL	Lake Grounds, Esplanade Rd, BS20 7HA	<p>Application to build a skate park.</p> <p>It was noted that this application was made by Portishead Town Council and a blanket declaration of interest had been made earlier in the meeting.</p>

		<p>The meeting noted that there were 40 online comments: 36 in support, 2 objections and 2 neutral. Councillor Mason understood that the committee could comment as they would be commenting collectively and individual members could not gain from the decision. It discussed whether or not to defer the decision.</p> <p><b>RESOLVED</b> No objection All members in the room in favour.</p>
22/P/0908/FUL	Unit 8 Harbour Road Trading Estate, BS20 7BL	<p>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</p> <p><b>RESOLVED</b> To write to the designated Case Officer asking for a time extension to consider the application at the next Planning Committee meeting on 1<sup>st</sup> June Vote: all in favour</p>
22/P/0952/MMA	Sixty8 At The Marina Newfoundland Way Portishead BS20 7QH	<p>Minor material amendment to planning permission 21/P/1473/FUL (Recladding of the building to replace the existing high-pressure laminate (Parklex) Panels, the timber boarding (Stellac) and insulated render (Marmorit) with new 9mm Rockpanel Woods A2 cladding board, a new insulated render system (PermaRock), a new timber effect boarding (HardiPlank VL) and to replace the existing glazed spandrel panels at high level with new insulation and new back painted glazed spandrels) to remove the balcony soffits and sheathing boards which will alter the appearance of the underside of balconies</p> <p>The meeting understood that there were no online comments and that the work was to accommodate a slight change to the cladding. A discussion took place as to whether it wished to debate the application at next month's meeting.</p> <p><b>RESOLVED</b> No objection Vote: all in favour</p>
22/P/0964/ADV	38 - 40 High Street Portishead, BS20 6EN	<p>Advertising consent for 1 no. non-illuminated digitally printed aluminium Fascia sign over new ATM.</p> <p>The meeting understood that there were no online comments.</p> <p><b>RESOLVED</b> No objection Vote: majority in favour. Councillor Sterndale abstained.</p>
22/P/1004/ADV	25 High Street, Portishead, BS20 6BL	<p>Advertising consent for 1 No. illuminated fascia sign, 1 No. illuminated projecting/hanging sign, 1 No. Illuminated name plate and 1 No. illuminated ATM surround</p> <p>The meeting understood that there were no online comments.</p> <p><b>RESOLVED</b></p>

		No objection Vote: majority in favour. Councillor Sterndale abstained.
22/P/1011/AOC	27A St Marys Road, Portishead BS20 6QP	Discharge of condition No. 14 Energy and Sustainability) on application 18/P/2848/OUT (21/P/0832/RM) The meeting understood that the Town Council was not a statutory consultee and did not further discuss the application.
22/P/1032/HHPA	43 The Deans, Portishead, BS20 6EG	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 4.0 metres; 2) have a maximum height of 3.65 metres and 3) have eaves that are 2.60 metres high The meeting understood that the Town Council was not a statutory consultee and did not further discuss the application.
22/P/1038/DCM	Hinkley Point C Connection Project, Between Bridgwater In Somerset And Seabank Substation, North Of Avonmouth	Formal Submission to discharge of Requirement 6 (1)(i) and 12 (Tree and Hedgerow Protection Strategy for Stage 6 of the authorised development) of the National Grid (Hinkley Point C Connection Project) Order 2016 <b>RESOLVED</b> No comment Vote: all in favour

## PL1164

### TOWER FARM, PORTISHEAD

The meeting understood that the Town Council had been contacted by the new owners of Tower Farm, who are undertaking a range of initial assessments and surveys to consider options for the site. The new owners did not want to cause alarm to residents who may see activity on the site, and wanted to give assurance that if they do want to make changes, they will want to engage with the Town Council and local residents. A discussion took place regarding the strength of the letter, which should also oppose any development on the site, which is near to Weston Big Wood. The committee wanted to see sight of the draft letter prior to despatch.

#### **RESOLVED**

That a letter is drafted encompassing that the Town Council:

- wishes to engage with the new owners of Tower Farm;
- asks to be kept fully informed;
- opposes any development at the Tower Farm site, which is near to Weston Big Wood;

And that the letter is circulated and approved by the committee prior to despatch.

**Vote:** all in favour

### **PORTISHEAD NEIGHBOURHOOD DEVELOPMENT PLAN: LOCAL GREEN SPACES: REGULATION 14:**

The meeting understood that the Town Council has received correspondence from Portishead Neighbourhood Plan Steering Group regarding the designating and protecting of local green spaces that are owned by Portishead Town Council: Underwood Road Play Area, Slade Road Play Area, Mead Road Play Area, Gertie Gales Allotments, North Weston Allotments, Beach Hill Allotments. Councillor Mason reminded the committee that Beach Hill allotments had been excluded as it was not owned by the Town Council, as was discussed in public participation.

Councillor Gardner gave an overview of the involvement from the Neighbourhood Plan Steering Group who are trying to save the green parcels of land around the town to prevent any development in the future.

A discussion took place regarding the designation of allotments and Councillor Gardner advised that according to our planning consultants green belt gives additional protection in comparison to agricultural protection.

**RESOLVED**

Recommends to Town Council that it agrees for its sites: Underwood Road Play Area, Slade Road Play Area, Mead Road Play Area, Gertie Gales Allotments and North Weston Allotments to be designated and put forward as Local Green Space designation in the Neighbourhood Plan.

**Vote:** all in favour

**PL1165 For information only:**

**Planning applications not requiring consultation:**

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

Reference	Address	Summary
22/P/0909/TPO	Chaplains Wood, Nore Road, Portishead, BS20 8GA	As per tree condition reports and schedules

**North Somerset Council Decisions:**

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

Planning Application No.	Address	Decision
22/P/0275/FUH	47 Drakes Way Portishead North Somerset BS20 6LD	Approved
22/P/0198/FUH	4 Conference Avenue Portishead North Somerset BS20 7LF	Approved
21/P/3021/FUH	73 Guillemot Road Portishead North Somerset BS20 7PG	Approved
22/P/0335/FUH	9 Valley Road Portishead North Somerset BS20 8JU	Approved
22/P/0287/FUH	11A Hillcrest Road Portishead North Somerset BS20 8HS	Approved
22/P/0273/FUH	19 Glenwood Rise Portishead North Somerset BS20 8EH	Approved
22/P/0261/FUH	132 Slade Road Portishead North Somerset BS20 6BB	Approved
22/P/0339/TRCA	5A Woodhill Road Portishead North Somerset BS20 7EU	Approved
21/P/3215/FUL	1 Beach Road West Portishead North Somerset BS20 7HR	Approved

21/P/3210/LDE	Lightcliffe 28 St Marys Road Portishead North Somerset BS20 6QW	Split decision
22/P/0682/TRCA	Woodbank Woodlands Road Portishead North Somerset BS20 7HE	Withdrawn by applicant
22/P/0681/TRCA	Woodbank Woodlands Road Portishead North Somerset BS20 7HE	Withdrawn by applicant
22/P/0510/FUH	29 Heron Gardens Portishead North Somerset BS20 7DH	Approved
22/P/0474/FUH	3 Sorrel Gardens Portishead North Somerset BS20 7FJ	Approved
22/P/0399/FUL	Unit 2, 3 And 4 Old Mill Road Portishead BS20 7BX	Approved
22/P/0040/FUH	20 Queens Road Portishead North Somerset BS20 8HT	Approved
21/P/2787/FUH	3 Woodhill Avenue Portishead North Somerset BS20 7EX	Approved
21/P/1225/AOC	Land Adjacent to Westacre Nichols Road Portishead	Approved
21/P/3510/FUH	1 Kilkenny Place Portishead North Somerset BS20 6JD	Approved

#### **NOTICE OF INTENT – ROAD CLOSURE – EASTCLIFF**

Notice has been received to close a section of Eastcliffe Road (outside properties 14, 63 and 89) for a duration of two days to assist Wessex Water.

#### **PL1167 Matters for next meeting:**

Late Planning Applications and Consultations

Visit to Bristol Dock: Councillor Mason asked for the Town Council's best wishes to be passed on to Mr Heaton-Armstrong who it was understood had been poorly.

#### **PL1168 Date of the next meeting: Wednesday 1<sup>st</sup> June 2022**

Councillor Sterndale advised that a response had been received from Celia Dring about proposed changes to the settlement boundaries in Portishead. Despite consultation being officially closed she will allow Portishead Town Council to respond as the council were not aware of the changes. She suggested that the original Working Party reconvene to amend its comments. Councillor Sterndale to arrange a meeting.

Councillor Mason thanked the staff for attending to take the minutes and controlling the cameras.

**Meeting closed: 9.25pm**