



## 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 6<sup>th</sup> APRIL 2022 HYBRID MEETING

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

Staff in person: Julia Stuckey – IT Support  
Staff online: Sharon Sherborne – Deputy Clerk

There was one member of the public taking part in the meeting online.

#### **PL1144 Chairman's welcome** (Chairman)

Welcomed everyone to the meeting. Councillor Mason explained that she was getting over a cold and still has a cough, but she did have a negative covid test earlier in the day. 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.

#### **PL1145 Apologies for absence** (Deputy Clerk)

Apologies were received and accepted from Councillors Holland and Snaden.

#### **PL1146 Declaration of Councillors' interests and requests for dispensations (exemptions)** (Chairman)

Members were offered the opportunity to 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. The following declaration of interest was made:

- **Councillor Slatter:**  
22/P/0551/FUH  
36A Wetlands Lane, BS20 6RF  
Erection of single storey rear extension  
Reason: acquainted with the applicant

#### **PL1147 To receive the Chairman's report:**

##### **Lifeboat Trust Steps:**

The solicitor on behalf of Portishead Lifeboat Trust has made extensive enquiries about the section of unregistered land. A response had been received from Sarah Lawrence (North Somerset Council) who own the adjoining land. The solicitor will be in contact with Sarah to try and resolve the matter, as Land Registry records could be incorrect.

**Roath Road land adjacent to number 16:**

Matter was raised at a joint liaison meeting between Portishead Town Council and North Somerset Council. On request an email had been sent to Richard Kent and the Town Council is awaiting a response.

**Neighbourhood Plan:**

The draft plan has been published and is available on Portishead Plan website. The consultation is open from 28/03/22 to 08/05/22. A leaflet encouraging people to comment on the plan is being delivered by Royal Mail direct to residents. An online consultation with Commonplace is available and a drop-in information session will be available in the Folk Hall on 16<sup>th</sup> and 23<sup>rd</sup> April and in the library on 20<sup>th</sup> April 2022 from 10am to 4pm. Once the comments have been reviewed and the draft plan updated it will be submitted to North Somerset Council for approval.

**Visit to Bristol Dock:**

No date yet available – Deputy Clerk working with Mr Heaton-Armstrong.

**Notice of intent to temporary close Clapton Lane 19<sup>th</sup> April for 4 days:**

Portishead Town Council did not respond directly to North Somerset Council. Wales & West Utilities responded to the Town Council to advise that it would not be placing an overnight closure on the road and will only close the road as required (when works are being undertaken). There will be priority access for residents using road plates, wherever possible. Councillor Cartwright will be doing a daily update for residents working with Wales and West.

**North Somerset Cycle Forum:**

An early-stage meeting with stake holders was held this week to get initial views from key organisations in Portishead prior to developing initial thoughts for public consultation on safety measures for Bristol Road and the High Street, Portishead. Councillors Bull, Cartwright and Churchill are part of this forum, and a meeting is waiting to be organised hopefully sometime in May.

**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 7<sup>th</sup> April from 3pm to 7pm at Portishead Library.

**Traffic Calming measures on Clevedon Road:**

Portishead Town Council raised the matter with North Somerset Council, but its Highways department does not believe that traffic calming measures are required. The North Somerset Council South Ward Councillor had been requested to write to the resident and explain the matter.

**PL1148 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](mailto:deputyclerk@portishead.gov.uk)

**Assistant Clerk note:** There was a brief problem with the meeting audio and so a “chat message” was sent to “Rich” who was online to see if he wished to talk in public participation. After a short period there was no response or any speakers.

**PL1149 To consider and approve the Minutes of the last meeting:**

Members considered the draft Minutes of the committee meeting held on 2<sup>nd</sup> March 2022.

## RESOLVED

The Planning Advisory Committee Minutes of 2<sup>nd</sup> March 2022 were approved and accepted as a true record. The Minutes would be duly signed by Councillor Mason after the meeting.

### PL1150 The following planning applications were considered:

Reference	Address	Summary
22/P/0040/FUH	20 Queens Road, BS20 8HT	This application was a reconsult and the closing date for comments was 28.03.22. Members were contacted by email and agreed that the original objection should be re-submitted to North Somerset Council.
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 The meeting noted that there was one online comment supporting the development providing the mature trees (by the pavement) remain intact. 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/0474/FUH	3 Sorrel Gardens Portishead, BS20 7FJ	Proposed loft conversion with dormer extensions to front and rear roof slopes. The meeting noted that there were no online comments to consider. <b>RESOLVED</b> No objection All members in the room in favour.
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. The meeting noted that there was one online comment referring to the balcony extensions, resulting in an unacceptable intrusion into their garden and a loss in privacy. It also noted that there were no details about the garden building and so they were unable to comment on any effect it may have on the neighbouring property. <b>RESOLVED</b> Objection: <ul style="list-style-type: none"><li>• overlooking and loss of privacy to neighbouring property</li><li>• no details or information about the single-story garden room</li></ul> Majority of members in the room in favour.

Reference	Address	Summary
22/P/0510/FUH	29 Heron Gardens, BS20 7DH	Proposed erection of a front porch extension to the existing detached dwelling. 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/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. There were no online comments to consider, and the application had been withdrawn by the applicant on 22/03/22. The application was not further discussed.
21/P/3534/FUL	24 Tydeman Road, BS20 7LS	Erection of first floor side extension plus modifications to the existing conservatory. The meeting noted that there were no online comments to consider, and 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/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 windows and doors on front elevation, provision of secure cycle storage facility located adjacent to unit 2 The meeting noted that there were no online comments to consider, and 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/0550/FUH	119 Heron Gardens, BS20 7BN	Proposed erection of single storey rear and first floor side extensions. A discussion took place regarding the location of the parking and access not being defined on the plans. <b>RESOLVED</b> No objection Majority of members in the room in favour.
22/P/0551/FUH	36A Wetlands Lane, BS20 6RF	Erection of single storey rear extension. The meeting noted that there was no mention of the new cladding to the first floor or to the changes to the window on the first floor (front and 2 side windows) on the plans. <b>RESOLVED</b> No objection Majority of members in the room in favour. Councillor Slatter took no part in the debate or vote

Reference	Address	Summary
22/P/0571/FUH	17 Downside, BS20 6JH	Erection of single storey rear extension plus 1.5 storey side extension partially incorporating garage The meeting noted that there were no online comments to consider, and 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/0392/FUH	69 Woodacre, BS20 7EH	Erection of a single storey rear extension The meeting noted that there were no online comments to consider, and 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/0612/FUH	16 Honeylands, BS20 6RB	Loft conversion to include rear and side dormers. Original application 21/P/0536/FUH The meeting noted that there were no online comments to consider, and 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/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 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/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. The meeting noted that there were no online comments to consider, and no comments of objection recorded on the committees' internal comments sheet. There was one internal comment regarding the change to planning application forms and that on many applications the applicant is not listed, just the agent, so it does not afford members the opportunity to declare an interest. <b>RESOLVED</b> No objection All members in the room in favour
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) Please note: Portishead Town Council is not a statutory consultee. The meeting discussed that the plans do not match the description of the development and felt that there would be insufficient parking. <b>RESOLVED</b>

Reference	Address	Summary
		<p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>• overdevelopment</li> <li>• insufficient parking</li> <li>• the proposed site plan and ground floor plan are different: information incorrect: actually 6 flats</li> <li>• loss of office space in the town</li> </ul> <p>All members in the room in favour</p>
22/P/0629/FUH	11 Wood Hill Park, BS20 7DR	<p>Creation of a second storey over the existing property and erection of a single storey rear infill extension</p> <p>The meeting noted the previous application 21/P/3206/H2PA for which North Somerset Council approved the prior approval.</p> <p><b>RESOLVED</b></p> <p>No objection</p> <p>All members in the room in favour</p>
22/P/0720/FUH	17 Sorrel Gardens, BS20 7FJ	<p>Proposed loft conversion with 2no dormer extensions to the front elevation and 3no roof lights to the rear roof slope.</p> <p>A discussion took place concerning a previous application and that this application would increase the property to six bedrooms.</p> <p><b>RESOLVED</b></p> <p>No objection</p> <p>All members in the room in favour</p>

#### PL1151 Late Planning Applications and Consultations:

**North Somerset Council's Planning Register for plans registered week commencing 28<sup>th</sup> March 2022** – the meeting noted the following late planning applications that had been received on Monday 4<sup>th</sup> April 2022:

Reference	Address	Summary
22/P/0813/FUH	21 Capenor Close, BS20 6RH	<p>Proposed erection of a single storey side extension and first floor rear extension.</p> <p><b>RESOLVED</b></p> <p>To write to the designated Case Officer asking for a time extension to consider the application at the next Planning Advisory committee meeting on 4<sup>th</sup> May 2022.</p>
22/P/0810/FUH	3 Pinecroft, BS20 8ED	<p>Proposed erection of a single storey infill extension to the rear kitchen and new pitched roof over existing</p> <p><b>RESOLVED</b></p> <p>To write to the designated Case Officer asking for a time extension to consider the application at the next Planning Advisory committee meeting on 4<sup>th</sup> May 2022.</p>

#### North Somerset Council – Preferred Options Local Plan March 2022

The meeting understood that North Somerset Council is consulting on its Preferred Options Local Plan March 2022 draft consultation. The closing date for comments is Friday 29<sup>th</sup> 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 7<sup>th</sup> April between 3pm and 7pm.

#### **RESOLVED**

That a Working Party consisting of Councillor Mason, Slatter, Davey and Sterndale is formed to discuss the specific sections relating to Portishead in the consultation and produce a response to North Somerset Council on behalf of Portishead Town Council.

All in the room in favour.

#### **North Somerset Council – Public Space Protection Orders 2022**

The meeting noted that North Somerset Council is consulting on its Public Space Protection Orders (PSPOs) that were introduced in North Somerset in October 2017. 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](http://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.

#### **RESOLVED**

That members would individually consider responding to the consultation by completing the questionnaire independently.

All in the room in favour.

#### **North Somerset Council – Banwell Bypass and Highways Improvements**

The meeting noted that 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 22<sup>nd</sup> April 2022.

A discussion took place about the bypass not being within the parish of Portishead and members may have limited information about current road situations and the impact of the proposed bypass.

#### **RESOLVED**

Portishead Town Council responds to the consultation - no comment.

All in the room in favour.

#### **North Somerset Council - Portishead Traffic Management Review**

Councillor Bull explained that there are a couple of specific reviews relating to Bristol Road and the High Street. One meeting to talk to stakeholders (schools etc) has been held and then a



public consultation will take place. A crossing on Bristol Road and road markings around the town are being investigated. At the present time there was no requirement for the Town Council to make representation.

**RESOLVED**

Not to write to North Somerset Council regarding Portishead’s Traffic Management Review at the present time.

**PL1152 For information only:**

**Planning applications not requiring consultation:**

The committee noted that the following applications did not require 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

**North Somerset Council Decisions – information only:**

The committee noted the following decisions made and reported by North Somerset Council:

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 Severnscope, 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

Councillor Mason spoke in relation to planning application 21/P/2310/FUL. The windows on the East elevation (bathroom and kitchen annex) will need to be fitted with obscure glazing, no windows, roof lights or dormers can be inserted on the elevation of the annex without consent from the local planning authority, and the staff annex must be occupied by a member of staff from 113 Avon Way to support the ground floor restaurant and not used as a separate dwelling.

**PL1153 Matters for next meeting:**

Late Planning Applications and Consultations  
Docks visit update

**PL1154 Date of the next meeting:**

Wednesday 4th May 2022

Meeting closed 20:37