



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 HELD ON WEDNESDAY 7TH SEPTEMBER 2022 HYBRID MEETING

Attending in person: Councillors Slatter (Chairman), Mason, Bull(*), Sterndale Holland, Cartwright,
(* denotes operating meeting cameras and audio)
Councillors Whitfield and Faulkner

Staff in attendance: S.Sherborne – Clerk

Public: There were no members of the public or Press that took part in the meeting.

PL1208 Chairman's welcome (Chairman)

Councillor Slatter welcomed members, who were already familiar with the fire escape route and process.

PL1209 Apologies for absence (Interim Clerk)

To receive, consider and accept the apologies for absence (LGA1972 s85).

Apologies were received and accepted from Councillors Davey and Snaden on the grounds of health and work commitments, respectively.

RESOLVED

That the apologies and absence from Councillors Davey and Snaden were accepted and approved.

Vote: all in favour.

PL1210 To receive the Chairman's report:

1. Lifeboat Trust Steps: there is no further update.
2. Visit to docks: deferred as the person organising the visit is currently unavailable.

PL1211 Declaration of Councillors' interests and requests for dispensations (exemptions) Localism Act 2011 s29-34

There were no declarations of interest made or request for dispensation received relating to the business of the meeting.

PL1212 Public participation relating to meeting agenda items

There were no members of the public present or taking part in the meeting online.

PL1213 To consider and approve the Minutes of the last meeting:

Members considered and approved as a true record the Minutes of the committee meeting held on 3rd August 2022.

RESOLVED

To approve the Minutes of 3rd August 2022 and for the Chairman to sign the Minutes.

Vote: all in favour

PL1214 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. There were 2 neutral comments online regarding access to Battery Lane during the development. There were no objections to consider. Councillor Slatter proposed no objection. Councillor Mason seconded the proposal. RESOLVED No objection Vote: all in favour.
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. There were no comments online to consider or objections from members. Councillor Slatter proposed no objection Councillor Holland seconded the proposal RESOLVED No objection Vote: all in favour.
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. There were no comments online to consider or objections from members. Councillor Slatter proposed no objection. Councillor Cartwright seconded the proposal. RESOLVED No objection Vote: all in favour.
22/P/1891/FUH	11 Newhaven Road, BS20 8LH	Proposed erection of a double garage side extension and associated landscaping works.

Reference	Address	Summary
		<p>There were no comments online to consider or objections from members. Councillor Slatter proposed no objection. Councillor Sterndale seconded the proposal. RESOLVED No objection Vote: all in favour</p>
22/P/1881/FUH	14 Fircliff Park, BS20 7HQ	<p>Proposed erection of a single storey front extension No objections There were no comments online to consider or objections from members. Councillor Slatter proposed no objection. Councillor Holland seconded the proposal. RESOLVED No objection Vote: all in favour.</p>
22/P/1930/MMA	Land to The South Of 6 The Garstons, BS20 6QU	<p>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 fencing in place of hedging and alternative hardstanding/drive material with installation of ACO drain</p> <p>A discussion that took place regarding the original planning application stating that hedging by the pathway was required but a claim has been made that there is no soil for a hedge to be planted in front of the fence. Some members felt that a hedge would have made it look nicer, the 1.8m fence looks out of keeping with the street scene. Members had no objection regarding the driveway or the hardstanding. Councillor Slatter proposed objecting. Councillor Mason seconded the proposal. RESOLVED Objects on the grounds that:</p> <ul style="list-style-type: none"> • it will be out of keeping with the street scene • the neighbouring properties on the Garstons have open plan gardens • there is no reason why shrubs cannot be planted in front of the fence to soften the borders <p>The original planning permission is supported and there is no objection to the driveway or the hardstanding. Vote: all in favour.</p>

Reference	Address	Summary
22/P/1959/FUH	2 Heron Gardens, BS20 7DH	<p>Proposed erection of a single storey front porch extension to the existing detached dwelling. There were no comments online to consider or objections from members. Councillor Slatter proposed no objection. Councillor Mason seconded the proposal.</p> <p>RESOLVED No objection Vote: all in favour.</p>
22/P/2003/FUH	3 Glenwood Rise, BS20 8EH	<p>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</p> <p>The meeting noted that there were a couple of comments online: the objection was regarding the log burner and the other comment was in support. It understood that there is no planning permission required for a log burner providing it meets building regulations. Councillor Slatter proposed no objection. Councillor Holland seconded the proposal.</p> <p>RESOLVED No objection Vote: all in favour.</p>
22/P/2037/FUH	1 Seaview Road, BS20 8HJ	<p>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.</p> <p>The meeting noted that the plans show removal of hedging whereas it states hedges will be introduced for biodiversity. A discussion took place regarding parking and the 1.8m boundary fence. The Town Council's consultation period was discussed and it was confirmed that the period concludes 20th September 2022, so a time extension to allow for neighbour comments was very unlikely to be granted by North Somerset Council. Councillor Slatter proposed no objection. Councillor Holland seconded the proposal.</p> <p>RESOLVED No objection Vote: all in favour.</p>

Reference	Address	Summary
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. There were no comments online to consider or objections from members. Councillor Slatter proposed no objection. Councillor Mason seconded the proposal. RESOLVED No objection Vote: all in favour
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. (25:00 tape) There were 3 comments online: 2 in support and 1 neutral (who had concern about builders using the shared driveway during construction and any damage to the driveway). Councillor Slatter proposed no objection. Councillor Sterndale seconded the proposal. A vote was not taken as a further discussion about damage to the shared driveway took place. Councillor Slatter proposed an amendment, no objection subject to no valid objections from neighbours. Councillor Sterndale seconded the proposal. RESOLVED No objection subject to no valid objections from neighbours. Vote: all in favour.

PL1215 Late Planning Applications:

North Somerset Council's Planning Register for plans registered week commencing 29th August 2022

The following late applications received on Monday 5th September 2022 were discussed:

Reference	Address	Summary
22/P/1412/FUL	23 Hillcrest Road, BS20 8HN	Demolition of existing dwelling and proposed erection of 2no. dwellings RESOLVED That the Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 5 th October 2022. Vote: all in favour.
22/P/1979/FUH	33 Combe Avenue, BS20 6JS	Proposed erection of a two-storey side extension and single storey front extension/Porch with internal alterations.

		<p>Following a site visit there is concern regarding reduced parking but the application states there is no change.</p> <p>RESOLVED</p> <p>That the Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 5th October 2022.</p> <p>Vote: all in favour.</p>
22/P/2096/HHPA	57 Brock End, BS20 8LS	<p>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 3.5 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 2.6metres high</p> <p>The meeting understood that the Town Council has no statutory consultation powers for this type of application and that only neighbours are consulted.</p>
22/P/2101/ADV	7 The Precinct, BS20 6AH	<p>Advertising consent for 1 No. internally illuminated Fascia Sign</p> <p>Councillor Slatter proposed no objection.</p> <p>Councillor Bull seconded the proposal.</p> <p>RESOLVED</p> <p>No objection</p> <p>Vote: all in favour.</p>
22/P/2106/FUH	26 Rippleside, BS20 6NB	<p>Proposed Erection of an outbuilding, with landscaping alterations.</p> <p>The meeting felt that this was built 2 years.</p> <p>RESOLVED</p> <p>That the Town Council writes to North Somerset Council and requests a time extension to consider this application at its next committee meeting on 5th October 2022.</p> <p>Vote: all in favour.</p>

The Chairman changed the order of the meeting.

PL1217 Planning applications not requiring consultation:

22/P/1815/LDP	10 Phoenix Way, BS20 7JJ	<p>Certificate of Lawful development for the proposed conversion of the detached double-garage into a bedroom with enclosed en-suite WC & shower room. Whilst the Town Council is not a statutory consultee a discussion took place regarding the loss of parking on an already congested road, and as this is a standalone garage this would require planning permission. As such the meeting wanted to submit a comment to North Somerset Council.</p> <p>Councillor Slatter proposed objecting.</p> <p>Councillor Mason seconded the proposal.</p> <p>RESOLVED objects on the following grounds:</p> <ul style="list-style-type: none"> • loss of a parking facility • increased parking on an already congested road that is close to a roundabout • Phoenix Road is the main route through the housing development and remains a bus/busy route. <p>Vote: all in favour.</p>
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PL1218 Consultations:

North Somerset Council: Rights of Way Improvement Plan

The meeting understood that North Somerset Council is currently consulting on its Rights of Way Improvement Plan until 7th October 2022.

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/af2.tj/-/1432674/143375813.1/PDF/-/NSC%20Rights%20of%20Way%20Improvement%20Plan%202022-32%20for%20Consultation.pdf> Members attention was drawn to pages 49-50 where there are some proposals specifically outlined for Portishead.

A discussion took place regarding the consultation closing date and that Councillor Davey was involved in the last PRoW consultation.

Councillor Slatter proposed that a Working Party including Councillors Mason, Bull and Davey is given delegated authority to respond to the consultation on behalf of the Town Council. Councillor Holland seconded the proposal.

RESOLVED

That a Working Party incorporating Councillors Mason, Bull and Davey is given delegated authority to respond to the consultation on behalf of the Town Council.

Vote: all in favour.

Nailsea Town Council: Climate Emergency New Build Planning Requirements

The meeting understood that Nailsea Town Council had 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 were provided ahead of the meeting.

The meeting understood that the Town Council had already considered the future building requirements within its Neighbourhood Plan and did not believe that the requirement relating to 100% electricity demand being met on site would be achievable or how this or other stipulations could be enforced. It considered writing to Nailsea Town Council to thank them for the opportunity to look at what they have done but feels that its own Neighbourhood Plan is more suitable for Portishead.

Councillor Slatter proposed that the Town Council writes to Nailsea Town Council to thank them for the opportunity to consider what they have adopted but, in this instance, feels that the Portishead Neighbourhood Plan is more suitable for our area.

Councillor Mason seconded the proposal.

RESOLVED

Portishead Town Council writes to Nailsea Town Council to thank them for the opportunity to consider what they have adopted but, in this instance, feels that the Portishead Neighbourhood Plan is more suitable for our area.

Vote: all in favour.

Late Consultations:

Councillor Bull reported that North Somerset Council has delivered its 2022 Traffic Management (TM) proposals (double yellow / road markings) for Portishead. There are 46 plans detailing the proposals. Early indications are that there are some anomalies that will be investigated and then taken up with North Somerset Council. North Somerset Council has asked for feedback before the end of the month (30 September 2022).

A discussion took place regarding a Working Party including Councillors Bull, Sterndale and Gardner to review the proposals and to respond to North Somerset Council's Traffic Management 2022 Review on behalf of the Town Council.

Councillor Slatter proposed that a Working Party including Councillors Bull, Sterndale and Gardner is given delegated authority to review and respond to North Somerset Council's Traffic Management 2022 Review on behalf of the Town Council.

Councillor Holland seconded the proposal.

RESOLVED

That a Working Party including Councillors Bull, Sterndale and Gardner is given delegated authority to review and respond to North Somerset Council's Traffic Management 2022 Review on behalf of the Town Council

Vote: all in favour.

PL1219 For information only:

The meeting noted the following planning applications that did 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

Reference	Address	Summary
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/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. 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

Reference	Address	Summary
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

PL1220 North Somerset Council Decisions – information only:

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

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

PL1221 Matters for next meeting:
Late Planning Applications and Consultations

PL1222 Date of the next meeting:
The next Planning Advisory committee meeting will be held on Wednesday 5th October 2022 at 7.30pm.

CLOSED: 20:22

DRAFT