



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 www.portishead.gov.uk

MINUTES PLANNING ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY 3RD AUGUST 2022 HYBRID MEETING

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

Staff in person: S.Sherborne - Clerking and cameras
I.Jeffrey - Minute Taker

Public: There was one member of the public who took part in the meeting in person and no Press.

PL1196 Chairman's welcome (Chairman)

Councillor Slatter welcomed everyone. All speakers were asked to use the microphones provided.

PL1197 Apologies for absence (Interim Clerk)

To receive, and consider for acceptance, apologies for absence (LGA1972 s85)
Apologies were received from Councillors Cartwright, Holland and Gardner.

RESOLVED

That the apologies from Councillors Cartwright, Holland and Gardner are accepted and approved.

PL1198 Declaration of Councillors' interests and requests for dispensations (exemptions) (Chairman)

There were no declarations of interests relating to the business of the meeting and no requests for dispensation had been received (Localism Act 2011 s29-34).

PL1199 To receive the Chairman's report:

Lifeboat Trust Steps:

Councillor Slatter gave the following update: solicitors have responded to Mr Crane in an attempt to find a solution to the matter. Solicitors have been unable to locate the owner of the land. The Council and Crown Estate have not claimed ownership, leading the solicitors to consider how they can get the land registered by an individual with a connection to the land. The solicitors are in correspondence with the solicitors of Greene King in the hope that they will apply for first registration in connection with the land. The solicitors will then look to set up a right of way. If Greene King are unwilling, the solicitors will enter discussions with the Council. In the meantime, the Interim Clerk has requested further information from solicitors in relation to indemnity insurance.

Avon Way Build out – update:

Councillor Bull gave an update. He stated that the build out is complete, but that there has been a slight issue with a resident who is unhappy with the yellow lines and is parking on the edge of them. Councillor Bull will raise this with North Somerset Council.

Visit to docks – to be deferred:

Councillor Slatter stated that the Council is waiting for an update, so the items is deferred.

Portishead Neighbourhood Plan – update:

Councillor Sterndale stated that the final plan is ready for submission to North Somerset Council, who have requested a digital copy of the plan via email.

PL 1200 To consider and approve the Minutes of the last meeting:

Members consider and approved as a true record the Minutes of the committee meeting held on 6th July 2022. The Minutes would be duly signed by the Chairman on conclusion of the meeting.

RESOLVED

To approve the minutes dated 6th July 2022.

PL1201 Public participation relating to meeting agenda items

Ms Mann a local resident stated that she is perturbed by the planning application for two dwellings at the back of the vacant Morgan & Westley shop. The planning application includes two parking spaces for each dwelling and estimates that there will be eight vehicle movements per day. Ms Mann is concerned about the access and egress from the dwellings onto the High Street, particularly given that there is a zebra crossing, Domino's pizza and temporary traffic lights in that location. Ms Mann felt that the proposed access and egress from the premises is wholly inadequate.

Note: The Chairman changed the order of the meeting.

PL1202 The following planning applications were considered:

Reference	Address	Summary
22/P/1652/FUL	28 - 30 High Street, BS20 6EN	<p>Proposed erection of 2no. semi-detached dwellings, following demolition of existing outbuilding to the rear of 28-30 High Street</p> <p>Councillor Slatter proposed an objection to the planning application based on reasons of highways and pedestrian safety due to issues around access and egress to the property and an inaccurate estimate of vehicle movements. It was also noted that there are 3 apartments above the property which will increase the vehicular movement around the property. The driveway to premises is also quite narrow. Access and egress are particular issues given the proximity of the property to a zebra crossing and Domino's pizza. Inadequate access and egress to the property could create a danger to pedestrians.</p> <p>Additionally, Condition 4 of application 21/P/2983/CM2A specified that there would be no bedrooms on the ground floor in accordance with s14 of the National Planning</p>

Reference	Address	Summary
		<p>Policy Framework. The flood risk assessment with this application has no mention of the risk of flooding of the ground floor bedroom.</p> <p>Councillor Bull requested a full formal traffic analysis.</p> <p>Councillor Davey requested that a copy of the analysis is sent to the people carrying out the survey on the High Street. Councillor Bull agreed that he would send this information on.</p> <p>It was proposed by Councillor Mason and seconded by Councillor Bull that the Council would submit a response of objection.</p> <p>RESOLVED: Objects – based on reasons of highways and pedestrian safety due to issues around access and egress to the property and an inaccurate estimate of vehicle movements. It was also noted that there are 3 apartments above the property which will increase the vehicular movement around the property. The driveway to premises is also quite narrow. Access and egress are particular issues given the proximity of the property to a zebra crossing and Domino's pizza. Inadequate access and egress to the property could create a danger to pedestrians.</p> <p>Additionally, Condition 4 of application 21/P/2983/CM2A specified that there would be no bedrooms on the ground floor in accordance with s14 of the National Planning Policy Framework. The flood risk assessment with this application has no mention of the risk of flooding of the ground floor bedroom.</p> <p>A full formal traffic analysis should be produced.</p> <p>Vote: All in favour.</p>
22/P/0747/FUL	15 Cabstand, BS20 7HW	<p>Change of use of basement currently used as storage to 1no. self-contained flat. Alterations create a light well, new entrance door and creation of an enclosed amenity space with cycle parking and bin storage</p> <p>Councillor Slatter proposed an objection to this planning application on the basis of overdevelopment and a lack of natural light to the flat. There is also a lack of parking space. There is no mention of the height of the retaining wall by the light well in between the existing building and retaining wall. The light well would be in the existing garden, which presents an issue around maintenance. There is also an issue around ownership if the light well</p>

Reference	Address	Summary
		<p>is in someone else's garden. There would be a lack of natural daylight to the flat. Councillor Davey noted confusion about the staircases proposed and where they are going. Councillor Slatter also stated that the plans show different boundaries onto Cabstand and the Slade Road Junction which need to be clearer.</p> <p>It was proposed by Councillor Mason and seconded by Councillor Davey that the Council would submit a response of objection.</p> <p>RESOLVED: Objects – overdevelopment and a lack of natural light to the flat. There is also a lack of parking space. There is no mention of the height of the retaining wall by the light well in between the existing building and retaining wall. The light well would be in the existing garden, which presents an issue around maintenance. There is also an issue around ownership if the light well is in someone else's garden. There would be a lack of natural daylight to the flat. The staircase is difficult to follow on the plan. The plans have different boundaries onto Cabstand and the Slade Road junction which need to be clearer.</p> <p>Vote: All in favour.</p>
22/P/1495/FUL	1 South Avenue, BS20 7EP	<p>Internal alterations to allow for the increase in number of children within the nursery building from 16 to 22 children</p> <p>The meeting noted that there was one comment of objection online. The objection notes concern about encroachment, an increase in the number of cars due to the increase in number of children and the lack of consultation on the previous change of use application.</p> <p>It was proposed by Councillor Sterndale and seconded by Councillor Snaden that the Council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour</p>
22/P/1618/FUH	14 Mead Road, BS20 6RY	<p>Single storey front extension</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no objections online.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Bull that the Council would submit a response of no objection.</p>

Reference	Address	Summary
		<p>RESOLVED: No objections Vote: all in favour.</p>
22/P/1210/FUH	40 Beach Road West, BS20 7HU	<p>Retrospective planning permission for replacement fence on the southern boundary</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were three comments online, two of which were in favour of the application and the other which stated it was not in favour but included content which was in favour of the application.</p> <p>It was proposed by Councillor Davey and seconded by Councillor Bull that the Council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour.</p>
22/P/1422/FUL	28 - 30 High Street, BS20 6EN	<p>Proposed ramp to front elevation</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no objections online.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Snaden that the Council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour.</p>
22/P/1523/FUH	71 Woodhill Road, BS20 7HA	<p>Demolition of conservatory and erection of single storey extension to south elevation at lower ground floor level</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There was one neutral comment online relating to access for builders.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Snaden that the Council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour.</p>

Reference	Address	Summary
22/P/1555/AOC	6 Ranchway, BS20 8DQ	<p>Discharge of Condition No.4 (Landscaping), No.7 (Construction Method Statement), No.8 (Renewable Energy), No.9 (Drainage), No.13 (Code Level 4) and No.14 (EV Charging) on application 21/P/2655/FUL</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no comments online. The Council is not a Statutory Consultee on this application.</p> <p>It was noted that the relevant Case Officer would wait so that the Council could comment on the application.</p> <p>Councillor Sterndale stated that the planning application was not as detailed as expected.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Bull that the Council would submit a neutral comment. Concern was expressed about the discharge of Condition No.4 due to the lack of information and detail provided in the plans.</p> <p>RESOLVED: No objections Vote: all in favour</p>
22/P/1600/MOD	Proposed New Building, Martingale Way Portishead	<p>Modification of Section 106 agreement for permission 18/P/3512/FUL to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area</p> <p>Councillor Slatter noted that the Council could not comment on the modification to the mortgagee exemption clause because the original wording of the clause could not be found in the previous planning application.</p> <p>It was noted that the Council is a statutory consultee in relation to discharging the s106 agreement. Councillor Slatter also noted that the matter is of interest to the council, irrespective of whether it is a statutory consultee.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Sterndale that the council would submit a neutral response, on the grounds that further information is required.</p> <p>RESOLVED: No objections</p>

Reference	Address	Summary
		Vote: All in favour
22/P/1326/FUH	252 Down Road, BS20 8HY	<p>Proposed erection of a two storey & single storey rear extension with balcony and 1 no. dormer; two-storey front porch extension and raising of ridge height.</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no comments online.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Snaden that the Council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour.</p>
22/P/1544/MMA	Burlington House, Highlands Road, BS20 6LS	<p>Minor material amendment to planning permission 21/P/3086/FUH (Demolition of existing single storey front extension and erection of replacement flat roof single storey front extension. Replace existing front roof with a flat roof and replacement of existing windows including a Juliet balcony at first floor level to the front elevation) to allow for slight change to boundary wall to east elevation.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Bull that the Council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour</p>
22/P/1679/FUH	Westholm, Lake Road, BS20 7JA	<p>Erection of two-storey rear extension, installation of a balcony to front elevation, and a front entrance porch. Plus widening of vehicle access and a new double garage with terrace above.</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no comments online.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Snaden that the council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour</p>

Reference	Address	Summary
22/P/1690/FUH	1 Lipgate Place, Clevedon Road, BS20 6QN	<p>Erection of attached side garage and single storey rear extension</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no comments online.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Bull that the council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour</p>
22/P/1608/FUH	33A Woodhill Road, BS20 7EY	<p>Proposed removal of the existing cement rendering to expose original stonework on west elevation at basement level. Repair and pointing natural stonework in lime mortar. Replacement of a pair of doors and 1no. door and window to the west elevation to match existing.</p> <p>The meeting noted that there were no comments of objection from members ahead of the meeting. There were no comments online.</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Snaden that the council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour</p>
22/P/1609/LBC	33A Woodhill Road, BS20 7EY	<p>Listed building consent for the proposed removal of the existing cement rendering to expose original stonework on west elevation at basement level. Repair and pointing natural stonework in lime mortar. Replacement of a pair of doors and 1no. door and window to the west elevation to match existing</p> <p>It was proposed by Councillor Slatter and seconded by Councillor Snaden that the council would submit a response of no objection.</p> <p>RESOLVED: No objections Vote: all in favour</p>

PL1203 Late Planning Applications:

North Somerset Council's Planning Register for plans registered week commencing 25th July 2022 – received in the office on Monday 1st August 2022.

Reference	Address	Summary
22/P/1790/FUH	47 Woodhill Road, BS20 7EY	<p>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</p> <p>It was noted that North Somerset Council is not due to determine this application until 16 September 2022.</p> <p>Councillor Slatter proposed and Councillor Snaden seconded that the council requests a time extension.</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 7th September 2022.</p>
22/P/1791/LBC	47 Woodhill Road, BS20 7EY	<p>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.</p> <p>It was noted that North Somerset Council is not due to determine this application until 16 September 2022.</p> <p>Councillor Slatter proposed and Councillor Snaden seconded that the Council requests a time extension.</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 7th September 2022.</p>
22/P/1803/HHPA	Middle Bridges, Bristol Road, BS20 6QG	<p>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</p> <p>Councillor Slatter proposed that the council does not discuss this matter as it is not a consultee.</p>

PL1204 Consultations:

The meeting noted that at the time the agenda was published there were only two consultations open with North Somerset Council. The Travel Plan Supplementary Planning Document (SPD)

that was dealt with by committee last month and the Pill and Easton-in-Gordano 20mph area that is outside of the Portishead parish. However, three further consultations have since opened, these are:

North Somerset Council: on a new parking control measure in central Weston-super-Mare, covering the following streets: Baker St., Beaufort Rd., Clarendon Rd., George St., Glebe Rd., Gordon Rd., Hill Rd., Jubilee Rd., Milburn Rd., Stafford Rd., Stanley Grove, Stanley Rd., Swiss Rd., Trevelyan Rd., & Wooler Rd. This is open from 01 Aug 2022 to 12 Sep 2022 and further details could be found: <https://n-somerset.inconsult.uk/WestonRPZ/consultationHome>

It was proposed by Councillor Slatter and seconded by Councillor Mason that the council would not comment on this consultation.

RESOLVED:

Not to comment.
Vote: all in favour

North Somerset Council: Weston Central Liveable Neighbourhood: measures to improve a mostly residential area of central Weston-super-Mare, to provide residents safer streets with less rat running traffic and a greener environment where it is easier to cycle, walk and play. This is open from 02 Aug 2022 to 12 Sep 2022 and further details could be found: <https://n-somerset.inconsult.uk/WCLN/consultationHome>

It was proposed by Councillor Slatter and seconded by Councillor Mason that the council would not comment on this consultation.

RESOLVED:

Not to comment.
Vote: all in favour

Cardiff Airport - FASI-S, Airspace change ID: ACP-2019-41:

Current status:IN PROGRESS

08/07/2022: The CAA has determined that it will review the Stage 2 submission for ACP-2019-41 exceptionally at an additional Gateway on 22 July 2022.

This decision to review this ACP outside of the published schedule is due to a number of factors including but not limited to:

- the demand across the scheduled Gateways;
- the available CAA resource;
- the complexity of the proposal and the outstanding areas required to be addressed to meet CAP 1616 requirements;
- the resubmission of an unsuccessful previous Gateway whereby the CAA has had exposure to some of the details within;
- the sponsors' ability to meet the alternative submission deadline.

It must be noted that this additional Gateway is applied on a by-exception and case by case basis only at the discretion of the CAA.

Current step:

Step 3a

Created:

29 July 2019

Last updated:

03 August 2022

It was proposed by Councillor Slatter and seconded by Councillor Mason that the council would not comment on this consultation.

RESOLVED:

Not to comment.
Vote: all in favour

PL1205 For information only:

Planning applications not requiring consultation:

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

Reference	Address	Summary
22/P/1574/AOC	29 Woodhill Road, BS20 7EY	Discharge of Condition No.6 (Construction Method Statement) on application 21/P/0172/FUH
22/P/1669/AOC	Rear Of 62 High Street, BS20 6EH	Discharge of Condition No. 5 (Materials) on application 20/P/2663/MMA
22/P/1487/TPO	132 Hillside Road, BS20 8LG	T1 - T5 Sycamore, crown reduce height by 2m and lateral spread by 1.5m
22/P/1750/AOC	Capenor Cottage, 43 St Marys Road, BS20 6QS	Discharge of Condition No.12 (Materials) and No.17 (Drainage) on application 19/P/2801/FUL
22/P/1758/HHPA	16 Rodmoor Road, BS20 7JE	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 5.0 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 3.0 metres high

North Somerset Council Decisions – information only:

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

Planning Application No.	Address	Decision
22/P/1592/TEN	Pavement outside 12 Halliwell Road, BS20 8JP	PN Reg 5 (Tel) Noted (unconditional)
22/P/0892/ADV	Royal Hotel, Pier Road, BS20 7HG	Approved
22/P/1593/TEN	Pavement outside 4 Sage Close, Portishead, BS20 8ET	PN Reg 5 (Tel) Noted (unconditional)
21/P/3196/FUL	Wyndham Way Retail Park, Portishead, North Somerset	Approved
22/P/1168/FUH	27 West Hill, Portishead, North Somerset, BS20 6LG	Approved
22/P/0868/FUL	Lake Grounds, Esplanade Road, Portishead, North Somerset, BS20 7HA	Approved
22/P/1317/FUH	45 Down Road, Portishead, BS20 8RA	Approved
22/P/1305/FUH	8 Branscombe Walk, Portishead, BS20 8LP	Approved
22/P/1298/FUH	71 The Finches, Portishead, BS20 7NE	Approved
22/P/1286/TPO	Woodside, Woodlands Road, Portishead. BS20 7HF	Approved
22/P/1245/TPO	61 Charlcombe Park, Down Road, Portishead, BS20 8LD	Approved

22/P/1231/FUH	25 Capenor Close, Portishead, BS20 6RH	Approved
22/P/1151/TPO	97 Nore Road, Portishead, BS20 8DW	Approved
22/P/1132/TPO	97 Nore Road, Portishead, BS20 8DW	Approved
22/P/0999/TPO	3 Lilys Orchard, Portishead BS20 6DS	Split Decision. Deciding 20th July.
22/P/0180/FUL	Land off Wyndham Way (To rear of Heron Gardens) Portishead	Withdrawn by applicant

PL1206 Matters for next meeting:
Late Planning Applications and Consultations

PL1207 Date of the next meeting:
Wednesday 7th September 2022

Meeting closed at 8.25pm

Signed:Chairman, Councillor Slatter

DRAFT