

PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 5TH APRIL 2017

PRESENT: Councillor Burden - in the Chair
Councillors Clark, R.Cruse, Koops, Lord, Mason, Oyns,
S.Sherborne - Assistant Clerk

APOLOGIES: Councillors Pasley, Cottrell & M.Cruse

There were 10 members of the public present and no representatives from the Press present.

PL523 DECLARATIONS OF INTEREST

Councillor Oyns
Personal Interest
Planning Application No.17/P/0110/F
33-37 & 37A Westhill, Portishead, BS20 6LG
Reason: Acquainted to residents

Declaration by members who serve on both the Town and District Council

Councillor Oyns stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

PL524 PUBLIC PARTICIPATION

Councillor Burden made members of the public aware that the meeting is being recorded and will be available on the Town Council website. He also asked that any member of the public speaking about a planning application should clearly state whether they are for or against the application.

A resident spoke in respect to homelessness and how he believed it could be prevented. He also referred to Old Mill Lane and his objection to replacing the business units for residential homes.

A resident spoke in regards to S106 funds and quoted terms in the Town and Country Planning Act. She asked questions under the

Freedom of Information Act and referred to the main road infrastructure to the Ashlands and the train costs.

Councillor Burden responded:

- i) he was unsure whether this is the correct process for Freedom of Information requests,
- ii) whilst the Town Council do have some input in terms of S106 it is very much a district Council process,
- iii) Portishead Town Council has made very strong representations that the train should go ahead

Assistant Clerk note: *this particular resident submitted a copy of her typed speech to the Clerk of the meeting, which will be passed to the Town Clerk.*

A resident spoke in respect to planning application 17/P/0110/F. He continues to object.

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PL525

SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PLANNING APPLICATIONS

17/P/0462/F 22 RALEIGH RISE, PORTISHEAD, BS20 6LA

Increasing width of rear balcony and fitting stainless steel supports and glass balcony

Councillor Koops proposed no objection subject to no valid objection from neighbours.

Councillor Lord seconded the proposal.

Vote recorded: majority in favour

RESOLVED THAT no objection subject to no valid objection from neighbours.

17/P/0495/F 62 LOWER DOWN ROAD, PORTISHEAD, BS20 6PD

Erection of a two storey side and a single storey rear extension

Councillor Burden proposed no objection subject to the application fulfilling North Somerset Council's parking standards.

Councillor Mason seconded the proposal.

Vote recorded: majority in favour

RESOLVED THAT no objection subject to the application fulfilling North Somerset Council's parking standards.

**17/P/0498/MOD FORMER ST. PETER'S SCHOOL SITE,
HALLETTS WAY, PORTISHEAD**

Modification of Section 106 legal agreement on application 1124/92 (47 semi-detached and detached houses and bungalows with 47 garages, together with public open space, roads and footpaths) to discharge planning obligations

Councillor Lord proposed no comment due to a lack of information.

Councillor Mason seconded the proposal.

Vote recorded: majority in favour

RESOLVED THAT no comment due to a lack of information

**17/P/0537/F WESTERING, BATTERY LANE, PORTISHEAD, BS20
7JD**

Single storey ground floor extension

Councillor Lord proposed no objection subject to full planning permission being required if this is to become a separate dwelling.

Councillor Mason seconded the proposal.

Vote recorded: majority in favour

RESOLVED THAT no objection subject to full planning permission being required if this is to become a separate dwelling.

17/P/0555/F 201A PHOENIX WAY, PORTISHEAD, BS20 7GP

Two storey side extension and single storey rear extension with additional railings to boundary

Assistant Clerk note: *Councillor Koops gave a declarations of interest in regards to 17/P/0555/F as she is acquainted with the neighbour. She took no part in the vote.*

Councillor Lord proposed no objection subject to no valid objection from neighbours.

Councillor Mason seconded the proposal.

Vote recorded: majority in favour

RESOLVED THAT no objection subject to no valid objection from neighbours.

17/P/0605/F 2 HERON GARDENS, PORTISHEAD, BS20 7DH

Erection of a first floor side/front extension to include a balcony and 4no. roof lights. Erection of an attached garage to the front elevation

Councillor Lord proposed objecting, the application does not demonstrate compliance with North Somerset Council's parking guidelines for a 5 bedroom house and aesthetically it would not be in keeping with neighbouring houses.

Councillor Koops seconded the proposal.

Vote recorded: majority in favour

RESOLVED THAT objects, the application does not demonstrate compliance with North Somerset Council's parking guidelines for a 5 bedroom house and aesthetically it would not be in keeping with neighbouring houses.

Assistant Clerk note: the following application had been amended and so Portishead Town Council is being re-consulted. Portishead Town Council is required to submit its comments no later than 10th April 2017.

**17/P/0110/F 33-37 & 37A WESTHILL, PORTISHEAD, BS20
6LG**

Erection of 3no. 3 bedroom eco town houses and 1no. 2 bedroom eco town house following the demolition of existing converted office accommodation

Councillor Clark proposed repeating the Town Council's previous comment, which read "objects on the grounds that the demolition and subsequent rebuild on this site does not maintain and enhance the conservation area. In addition, access to the rear of the buildings is difficult and access to and from the main road is dangerous".

Councillor Lord seconded the proposal.

Vote recorded: majority in favour (Councillor Oyns took no part in the discussion or vote)

RESOLVED THAT objects on the grounds that the demolition and subsequent rebuild on this site does not maintain and enhance the conservation area. In addition, access to the rear of the buildings is difficult and access to and from the main road is dangerous.

PL526 **SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

OTHER PLANNING MATTERS

5.1 PORTBURY WHARF NATURE RESERVE

Councillor Burden informed the meeting that a couple of the volunteers who are wishing to form a Trust to run the Nature Reserve have met with the Leader of the Council. The outcome of that meeting has not been published.

RECOMMENDATION - there was no recommendation made.

5.2 CAR PARKING

Councillor Clark informed the meeting that he had raised at a recent PACT meeting a parking issue on Newfoundland Way, where owners had parked their cars over the bus stop effecting where the bus could stop to drop and collect passengers.

It was noted that warning notices had been put on to cars and that a traffic warden was present in Portishead on 04/04/17. It was understood that 116 tickets were issued yesterday 04/04/17.

RECOMMENDATION - there was no recommendation made.

5.3 AVON WAY – HIGHWAY

A report was not given.

RECOMMENDATION - there was no recommendation made.

5.4 LATE PLANNING APPLICATIONS

The meeting considered the following planning applications and made recommendations:

**17/P/0660/F 66 WEST HILL, PORTISHEAD, BRISTOL, BS20
6LR**

Erection of a two storey side extension, a single storey side/front extension, a detached garage and an entrance porch following demolition of conservatory

RECOMMENDATION Portishead Town Council responds - no objection providing the application can demonstrate that it complies with North Somerset Council's parking guidelines.

**17/P/0695/TPO COUNCIL LAND OPPOSITE FOOTPATH FROM
11 LYNTON CLOSE, PORTISHEAD, BRISTOL,
BS20 6YS**

T15 oak - reduce large limb growing towards 11 Lynton Close by 4m

RECOMMENDATION Portishead Town Council responds – objects to the reduction.

**17/P/0697/TPO 19 WHITE LODGE PARK, PORTISHEAD,
BRISTOL, BS20 7HH**

T1 sycamore - reduce crown back to old points (maximum 3 metres)

RECOMMENDATION Portishead Town Council responds - objects to the reduction.

**17/P/0709/ADV 38 - 40 HIGH STREET, PORTISHEAD, BRISTOL,
BS20 6EN**

Advertising consent for 3 No. non-illuminated fascia signs, 2 No. illuminated hanging signs and 1 No. non-illuminated nameplate sign

RECOMMENDATION Portishead Town Council responds – no comment.

17/P/0721/F 8 LADYMEAD, PORTISHEAD, BS20 7LJ

Two storey rear extension, single storey front extension and alterations to roof of existing single storey rear extension

RECOMMENDATION Portishead Town Council responds – no objection subject to no valid objection from neighbours.

17/P/0725/F 24 HILLSIDE ROAD, PORTISHEAD, BS20 8EU

Retrospective planning application for the erection of a dwelling as built

RECOMMENDATION Portishead Town Council responds – no objection subject to compliance with current North Somerset Council parking standards.

**17/P/0726/F BRACKENWOOD GARDENS, PORTISHEAD,
BS20 8FD**

Variation of condition 5 (relating to 10% energy generation) of permission 14/P/0467/F (Erection of seven residential dwellings) to allow a fabric-first approach to achieve a 10% energy consumption saving

RECOMMENDATION Portishead Town Council responds – no objection subject to the policy being met in another way.

**17/P/0738/F 103A Nore Road, Portishead, Bristol, BS20
8DW**

Single storey rear extension, new roof dormers and detached garage

RECOMMENDATION Portishead Town Council responds – no objection subject to no valid objection from neighbours

17/P/0740/F **21 COMBE AVENUE, PORTISHEAD,
BRISTOL, BS20 6JS**

Erection of two storey side extension and associated works
RECOMMENDATION Portishead Town Council responds - no
objection subject to no valid objection from neighbours

17/P/0756/TPO **29 HIGHFIELD DRIVE, PORTISHEAD, BRISTOL,
BS20 8JD**

T1 oak - fell
RECOMMENDATION there was no recommendation made

5.5 WESTON GENERAL HOSPITAL

The meeting noted that residents in North Somerset were being invited to have their say on emerging ideas to build a strong future for Weston General Hospital.

The consultation closes on Thursday 6 April.

RECOMMENDATION there was no recommendation made

5.6 PREVENTING HOMELESSNESS STRATEGY FOR NORTH SOMERSET

The meeting noted that North Somerset Council's Housing Team has just launched a new draft 'Preventing Homelessness Strategy for North Somerset'.

The consultation and the review undertaken in 2016 can be found using the following link: <http://consult.n-somerset.gov.uk/consult.ti/Hstrat/consultationHome>

The consultation closes on 21st April 2017.

RECOMMENDATION – Portishead Town Council notes the consultation.

5.7 HARBOUR EDGE

Councillor Clark gave background information to the meeting. He understood that 42 (out of 91) properties are currently occupied and that it would be a nice walk along Portbury Ditch if a footpath was opened to link the public footpath between Harbour Edge and Phoenix Way. He believed this should be given priority and asked for the Town Council to write to North Somerset Council in support of a footpath being given priority as soon as the Harbour Edge development is completed.

RECOMMENDATION Portishead Town Council writes to North Somerset Council in support of introducing a new footpath linking

Harbour Edge and Phoenix Way along Portbury Ditch as a priority to coincide with the completion of the development of Harbour Edge.

**5.8 PORTBURY PARISH COUNCIL – PLANNING APPLICATION
17/P/0429/F – DAYS INN, HOTEL EXTENSION**

The meeting noted a letter dated 22/03/17 from Portbury Parish Council to North Somerset Council and discussed the entranceway to Gordano Services on the M5.

RECOMMENDATION Portishead Town Council writes to North Somerset Council in support of Portbury Parish Council's wishes for Welcome Break to improve the entranceway to Gordano Services so that it is more welcoming.

**5.9 NORTH SOMERSET COUNCIL – SITE AND POLICIES PLAN PART
2: SITE ALLOCATIONS PLAN**

The meeting noted that an inspector has been appointed - Mrs Wendy J Burden BA DipTP MRTPI who is intending to hold the hearing sessions of the examination on 16th, 17th and 18th May 2017 with a possibility of a further session on 23rd May if necessary. The hearings will be at the Ballroom, Grand Atlantic Hotel, Beach Road, Weston-super-Mare BS23 1BA, commencing at 10:00am daily.

The submission documents can be viewed on the North Somerset Council website at <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/sitesandpolicies/>

A copy of the Inspector's Guidance Note (ID/2) and Hearing Programme (ID/3) have been supplied and are available from the Town Council office.

North Somerset Council's responses to the Inspector's questions are now available on the examination web page <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/sites-policies-plan-part-2-site-allocations-plan-examination/>

Information about the examination process in general can be downloaded from the following websites:

<https://www.gov.uk/guidance/local-plans> and <https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

RECOMMENDATION Portishead Town Council nominates representatives to attend and writes to Robert Young, Programme Officer, expressing an interest for the representatives to attend the Hearing.

PL527

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

**PLANNING APPLICATIONS AS REPORTED BY THE PLANNING &
REGULATORY CHAIRMAN**

**TREE APPLICATIONS AS REPORTED BY THE PLANNING &
REGULATORY CHAIRMAN**

The Delegated Chairman Decisions previously agreed by the core members of the Planning & Regulatory committee were noted.

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PL527 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/0453/F	10 Denny View, Portishead, BS20 8BS	Rear extension, front garage extension and internal alterations	No objection subject to no valid objections from neighbours
17/P/0512/LUP	77 Pembroke Road, Portishead, BS20 8HE	Lawful development certificate for the proposed addition of thermal insulation with render finish and cladding finish, fenestration and door changes to right side elevation, remove chimney stack and external steps	The Town Council notes that it is not required to consult on lawful use/development.
17/P/0549/HHPA	20 Station Road, Portishead, BS20 7DB	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 5.5 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 3 metres high	The Town Council notes that it is not required to consult on HHPA applications
17/P/0567/F	2 Frobisher Avenue, Portishead, BS20 6XB	Application of Insulation in a neutral colour to outside walls	
17/P/0604/HHPA	17 Down Road, Portishead, BS20 6EB	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 5.9 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 3.0 metres high	The Town Council notes that it is not required to consult on HHPA applications

PL527 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/0421/WT	CHURCH HOUSE, Church Road North, Portishead, Bristol, BS20 6PS	Walnut - prune branches back to previous knuckles; plum and thorn - prune back to previous line	No objection to pruning the Walnut branches back to previous knuckles or pruning the plum and thorn back to previous lines.
17/P/0529/WT	113 High Street, Portishead, Bristol, BS20 6PT	T1 garrya - fell; T2 elder - fell; T3 holly - reduce height by 1m; T4 bay - reduce height by 2m; T5 hawthorn - reduce by 1.5m; T6 damson plum - fell; T7 hazel - reduce height by 2m	No objection subject to the approval of North Somerset Council's Tree Officer
17/P/0561/TPO	FEDDEN VILLAGE, Nore Road, Portishead, Bristol, BS20 7HN	Various as per application tree work specification, including felling	No objection subject to the approval of North Somerset Council's Tree Officer
17/P/0657/TPO	7 Riverleaze, Portishead, Bristol, BS20 8EA	Hawthorn and blackthorn trees within area on map - reduce height by 5 feet	No objection subject to the approval of North Somerset Council's Tree Officer

PL528 OTHER PLANNING MATTERS

8.1 THE FOLLOWING NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL WERE NOTED:

A. ENFORCEMENT CASES

2016/0447 – Brackenwood Garden Site, Nore Road, Portishead

The height of the building has been investigated and no breach was found. No action will be taken and the case has been closed.

2017/0066 – 63 Hillside Road, Portishead

Alterations of frontage of property

No breach was identified during a recent site visit made by North Somerset Council.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

A report had not been received

C. PLANNING CONSENT GRANTED

17/P/0101/TPO **5A Woodhill Road, Portishead, BS20 7EU**

T1 Deodar Cedar – fell

16/P/3001/F **The Annexe, 34 Hollis Avenue, Portishead, BS20 6TQ**

Formation of new access onto Clevedon Road for parking on hard standing in front of property known as the Annexe

17/P/0216/LUP **9 Slade Road, Portishead, BS20 6BS**

Conversion of ground floor flat and maisonette back to original detached single dwelling house.

16/P/2554/F **28 Exeter Road, Portishead, BS20 6YF**

Two storey side extension, single storey rear extension and position of garden wall moved.

17/P/0179/TPO **51 The Downs, Portishead, BS20 6EE**

T1 Ash – cut pollard re-growth back to knuckles on one limb overhanging house

17/P/0211/TPO **20B Devonshire Drive, Portishead, BS20 8EF**

T1 Oak – crown reduction back to old pruning points (up to 2m)

17/P/0178/TPO **Aylwin, Beechwood Drive, Portishead, BS20 8ES**

T1 and T2 maple – crown reduction by up to 4m

17/P/0242/F **11A Hillcrest Road, Portishead, BS20 8HS**

Construction of two storey rear extension

D. PLANNING CONSENT REFUSED

16/P/2837/F **5 Hollis Avenue, Portishead, BS20 6TQ**

Two storey front extension, first floor rear extension and conversion of garage to garden room.

E. PLANNING APPLICATIONS WITHDRAWN

16/P/2886/F 313 Nore Road, Portishead, BS20 8EN

Two storey side extension with front balcony, raising of the roof with dormers to create a second floor and change from flat to pitched roof at rear.

F. APPEAL DECISIONS

No reports received

G. LICENCE APPLICATIONS

No reports received

H. ROAD CLOSURE

No reports received

i. NEWFOUNDLAND WAY, PORTISHEAD

That a number of trees currently fouling streetlights along Newfoundland Way will be removed week commencing 6th March 2017. Felling was chosen in preference to 'siding up' to clear the lights and costly repeat management. The stumps will be ground out at a later date and the trees will be replaced in more appropriate locations.

j. INCREASE IN HOMES AND IMPACT ON EDUCATION PROVISIONS IN PORTISHEAD

Letter dated 21/02/17 received from Councillor Nigel Ashton in response to the concerns raised by the Governors of Trinity Anglican Methodist School letter dated 7th February 2017, which Portishead Town Council forwarded to both NSC's Chief Executive Mike Jackson and The Rt. Hon Liam Fox MP.

k. MODIFICATION TO TPO1048 – SILBURY, BATTERY LANE, PORTISHEAD, BS20 7JD

Plan and specification of trees for the modification.

The meeting noted the following:

8.2 JOINT SPATIAL PLAN AND JOINT TRANSPORT STUDY

Letter of acknowledgement dated 16th March following the comments submitted by Portishead Town Council.

8.3 FRIENDS OF PORTBURY WHARF NATURE RESERVE

March 2017 – issue 7.

**8.4 METROWEST PHASE 1 – DEVELOPMENT CONSENT ORDER SECTION 42
CONSULTATION POSTPONED**

Letter dated 20th March explaining the postponement and that the board decided to deliver the project in stages rather than cancel.

8.5 MINUTES OF PLANNING & REGULATORY 01/02/17 – PL511 – M.KEMP – 16/P/3020/F

An addendum will be added to the above Minutes to alter the address made in public participation by Mr Kemp, as follows: [Malcolm Kemp a local resident spoke in relation to planning application 16/P/3020/F and offered comments for the meeting to consider. **The application says there is a need to provide affordable homes but put into the context of the site and its location** “*fails to take the opportunities available for improving the character and quality of the area and the way it functions*”. In the Governments National Planning Policy Framework, part 7, page 16, quote 64, it states that permission should be refused for applications of this nature].

**8.6 AMENDED PLANNING APPLICATION 17/P/0217/F – GROUND FLOOR AND FIRST FLOOR FLATS,
ALBERT PLACE, HIGH STREET, PORTISHEAD, BS20 6QL**

Due to 14 days consultation period the Core members of Portishead Town Council’s Planning & Regulatory committee reviewed the amended plans. As a result Portishead Town Council confirmed on 24/03/17 that it wished to comment as previous plans ‘*object on the grounds of significant overdevelopment and a lack of parking*’.

Meeting closed 8.45pm