

PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 3RD AUGUST 2016

PRESENT: Councillor Burden - in the Chair

Councillors Mitchell, Clark, M.Cruse, R.Cruse,
Koops, Lord, Mason (7.33pm)

S.Sherborne - Assistant Clerk

APOLOGIES: Councillor Cottrell, Pasley, Oyns

There were 7 members of the general public in attendance but no representatives from the Press.

PL468 DECLARATIONS OF INTEREST

Councillor Koops
Planning Application 16/P/1621/F
Neighbour

Councillor Clark
Planning Application 16/P/1608/F
After consultation with the Town Clerk Councillor Clark felt that there was no interest for him to declare on this particular application

PL469 PUBLIC PARTICIPATION

1. Mr Clive Steele gave his objection to planning application 16/P/1664/F – 89 Hillside Road, Portishead. He confirmed that he would be sending his objections to North Somerset Council in the morning (04/08/16), which included:-

- overdevelopment
- it would have a detrimental impact on parking provisions, which is contrary to North Somerset Council's Sites and Policies Plan (no. DM28)
- incorrectly produced plans not showing 3 bedrooms on the existing plan

Mr Steele highlighted the fact that the proposed front/west elevation indicates that the roof joinery, fascia and barge boards of the proposed new wall would encroach onto his property (no.87). Consequently the submitted ownership Certificate at the end of the Application Form is considered to be invalid. He appreciated that this was a legal/civil matter but confirmed that at this stage he would not allow this encroachment (or any potential foundations on his land not shown on the plans), this could result in design implications that may be relevant to the planning decision.

Assistant Clerk note: Councillor Sue Mason arrives 7.33pm

2. Mr Geoff Hardman asked the Town Council if they could:
 - write to Taylor Wimpey homes in respect to planning application 16/P/1608/F to ask them to confirm who they advertised the commercial land with, for how long and how many offers they received?
 - form a committee to do something for the youth to get involved with? The newest shop on the High Street sells mobility scooters.
3. Mrs J Martin gave her objection to planning application 16/P/1616/RM. She believed that the area is currently designated a play area/open space. In her opinion the proposed dwelling will not blend in with neighbouring properties, it has no garage and it will overlook properties in The Garstons and The Paddock.
4. Mrs E Gent gave her objection to planning application 16/P/1616/RM. She did not feel that the dwelling would be in keeping with other homes in the road and it doesn't reflect the same design (open plan).

The installation of the proposed fence could block the view from her drive (at No. 6 The Garstons) and her line of sight across a footpath, which is part of the Gordano Round and busy with pedestrians.

Mrs Gent was concerned that she would lose privacy in her garden due to a proposed window in bedroom 3 even though she understood this was to be partially frosted.

These minutes summarise what was said during public participation and were views expressed by the speaker named, not the Town Council.

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

PL470 PLANNING APPLICATIONS

16/P/1608/F LAND AT FORMER SEVERN PAPER MILL, HARBOUR ROAD, PORTISHEAD, BS20 7DF

Erection of 70no. dwellings, means of access, landscaping and associated works

The meeting discussed its understanding about the statutory use of this land as employment development and whether North Somerset Council had earmarked the land for housing within its housing numbers and proposed sites.

Councillor Clark questioned the type of affordable housing, he would like assurances that it will be in the hands of social landlords. Councillor Koops believed that the price of the 4 bedroom properties would be out of reach for someone needing an affordable home. The meeting viewed the Affordable Housing Statement and understood that 30% of the 70 homes will be affordable housing.

Councillor M Cruse stated that Portishead was desperate for social homes.

Councillor Mason referred to the consultation response from the Crime Prevention Design Advisor. She also felt that 14 visitor parking spaces for 70 homes are insufficient.

Councillor Lord proposed objecting on the grounds that the Town Council still sees this as employment land, Portishead remains short of jobs within the town and it has seen no evidence that the site has been effectively marketed for employment use.

Councillor Koops seconded the proposal.

Vote recorded: majority vote (4 for, 2 against)

RESOLVED that object on the grounds that the Town Council still sees this as employment land, Portishead remains short of jobs within the town and it has seen no evidence that the site has been effectively marketed for employment use.

**16/P/1616/RM LAND TO THE SOUTH OF 6 THE GARSTONS,
PORTISHEAD, BS20 6QU**

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

The meeting noted the objections that had been made on-line and by speakers during public participation. It viewed the comment made by Portishead Town Council when outline planning permission (14/P/2598/O) was considered.

In general the meeting felt that the dwelling would be overdevelopment of the site and out of keeping with the street scene by way of design and scale.

Councillor Lord proposed objecting on the grounds that the dwelling would be overdevelopment of the site and out of keeping with the street scene by way of design and scale.

Councillor R.Cruse seconded the proposal.

Vote recorded: all in favour

RESOLVED that object on the grounds that the dwelling would be overdevelopment of the site and out of keeping with the street scene by way of design and scale.

**16/P/1621/F 28 WATERSIDE PARK, PORTISHEAD, BS20
8LL**

Erection of part single storey and part two storey extension, with wrap around balcony. Erection of new porch. Removal of external stairs to side and alterations to external cladding.

The meeting viewed the site location and proposed block plan and noted the on-line objection. It discussed the land levels of the dwelling in terms of its neighbours.

Councillor R.Cruse proposed no objection subject to no valid objection from neighbours.

Councillor M.Cruse seconded the proposal.

Vote recorded: all in favour

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

16/P/1664/F 89 HILLSIDE ROAD, PORTISHEAD, BS20 8LJ

Proposed extension to front of garage and conversion to habitable space at 89 Hillside Road, Portishead, BS21 8LJ

Whilst there were no on-line objections it noted that Mr Steele who spoke against the application in public participation would be sending his objections to North Somerset Council in the morning (04/08/16).

The meeting viewed existing and proposed plans and noted that the driveway would be very steep and there could be intrusion on next doors garage.

Councillor Koops proposed objecting on the grounds of overdevelopment, out of keeping with the street scene and two off street parking spaces on a surface that is very steep and unlikely to be used.

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that objects on the grounds of overdevelopment, out of keeping with the street scene and two off street parking spaces on a surface that is very steep and unlikely to be used.

16/P/1690/F 42 WETLANDS LANE, PORTISHEAD, BS20 6RF

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

The meeting noted that there was one on-line comment in support of the application. The location plan was viewed as was an image of the street showing neighbouring properties.

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

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours.

16/P/1722/F 258 DOWN ROAD, PORTISHEAD, BS20 8HY

Demolish the existing dwelling and build a new dwelling on its site with bike store, bin storage and associated works

The meeting noted that there were two on-line objections (Chambers and Floyd). There is no vehicular access (for emergency services or construction traffic) to the property only a narrow walkway to the property. However, in the Design & Access statement it refers to two driveways either side of the property that will permit access for emergency vehicles.

Councillor Burden had been contacted by an objector who was going to email him prior to his holiday but at the time of the meeting Councillor Burden had not received the email.

The meeting felt that as there was already a dwelling on the site it was difficult to object in principle to a replacement dwelling of a similar

footprint and could not expect in this day in age for people to live in an asbestos building.

Councillor Burden proposed no objection subject to the concerns of privacy and overlooking from the neighbours being taken into consideration.

Councillor Mason seconded the proposal.

Vote recorded: majority in favour, Councillor Koops abstained

RESOLVED that no objection subject to the concerns of privacy and overlooking from the neighbours being taken into consideration.

16/P/1725/F 39 WREN GARDENS, PORTISHEAD, BS20 7PP

Erection of a two story side and rear extension

The meeting noted that there was one on-line comment from a neighbour (no.37) relating to overlooking and a loss in privacy, which has been noted by a District Ward Councillor.

The existing and proposed plans were viewed on-line and a photograph giving an image of the front of the house.

The meeting felt that many of the properties within the area are overlooked and there did not appear to be any window in the extension of the garage.

Councillor Clark proposed objecting on the grounds of overlooking.

Councillor Mason seconded the proposal.

Vote recorded: 2 for, 5 against

Councillor Koops proposed no objection as it is a very similar development to the adjoining house.

Councillor R.Cruse seconded the proposal.

Vote recorded: majority in favour,

RESOLVED that no objection as it is a very similar development to the adjoining house.

16/P/1726/F 9 BRUTON AVENUE, PORTISHEAD, BS20 8BW

The project proposals include a front porch extension, small side kitchen extension, bike store, widening the garage with a new pitched

roof, raising the ridge height to the bungalow with pitched roof over the current flat roof, new dormer to rear and velux roof lights to front, together with internal alterations.

The meeting noted that there were no on-line comments.

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

Councillor Mason seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours.

16/P/1733/F 65 Woodhill Road, Portishead, BS20 7HA

Erection of a single storey side/rear extension at lower ground floor level to include a lantern style roof light. Extend balcony at first floor level following the demolition of the rear glazed extension and metal access stair

The meeting noted that there were no on-line comments and viewed the location plan showing the length of the back garden to visualise any affect extending the balcony may have on the property to the rear of the house.

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

Councillor Mitchell seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours.

16/P/1699/LUP 19 REDPOLL DRIVE, PORTISHEAD, BS20 7JZ

Application for lawful development certificate for the proposed single storey rear extension

The meeting noted that there were no on-line comments to consider. A discussion took place regarding HHPA and LUPA applications.

Councillor Koops proposed no comment.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

RESOLVED that no comment

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL471 OTHER PLANNING MATTERS

**5.1 NORTH SOMERSET CORE STRATEGY
CONSULTATION ON PROPOSED MODIFICATIONS TO REMITTED
POLICIES CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33**

The meeting discussed and noted that North Somerset Council is now consulting on the proposed Main Modifications following a legal challenge and an independent inspection in terms of housing numbers. Housing numbers have been increased to 20,985 from 14,000, which is now formally part of the plan.

The proposed Main Modifications and consultation documents were available to view: http://consult-ldf.n-somerset.gov.uk/consult.ti/CSCCmain_mods/view?objectId=7928948#7928948

RECOMMENDATION - Portishead Town Council notes the consultation.

**5.2 ADOPTION OF NORTH SOMERSET SITES AND POLICIES PLAN
PART 1: DEVELOPMENT MANAGEMENT POLICIES**

The meeting noted that The Sites and Policies Plan Part 1: Development Management Policies was adopted on 19 July 2016 and now forms part of the development plan for North Somerset. It also understood the process and timescale should they be aggrieved by the adoption

RECOMMENDATION – Portishead Town Council notes the consultation.

5.3 PORTBURY WHARF NATURE RESERVE

The meeting noted the letter from Portbury Parish Council dated 20th July in response to a letter Portishead Town Council sent to them on 15th June, relating to the management of Portbury Wharf Nature Reserve, including funding and the formation of a Trust.

The letter indicated that Portbury Parish Council feel that it may be appropriate for both parishes to meet (Portishead and Portbury) to discuss its relationship with any new Trust.

Councillor Burden advised that he recently attended a meeting with people who have volunteered to form a Trust following the public meeting that was held at the Somerset Hall.

Councillor Burden proposed the following resolution incorporating an amendment in the last sentence proposed by Councillor Lord:

Portishead Town Council makes contact with the other parish councils in the Gordano Valley to invite them to a meeting to discuss the importance of the future long term management of the Portbury Wharf Nature Reserve. This meeting will hear a presentation from a group of local people wishing to set up a community trust to offer to take over the management of the site from North Somerset Council and to consider its possible advantages to the wider area. If the meeting considers the proposal to have merit, Portishead Town Council approves the making of a joint approach to North Somerset Council.

Councillor M.Cruse questioned if the trust volunteers who Councillor Burden recently met with were aware of Councillor Burden's resolution? Councillor Burden confirmed that the trust volunteers at the last meeting were informed of his intentions.

Councillor Clark proposed that Councillor Burden permit any member of the public to talk outside of public participation so that he could ask if there were any members of the public present that could corroborate Councillor Burden's statement.

Councillor Burden had no objection to Councillor Clark's proposal and called a vote to temporarily suspend Standing Orders.

Vote recorded: all in favour

A lady from the public gallery, Helen Mason, confirmed that what Councillor Burden had just said was correct.

Councillor Burden resumed Standing Orders.

Councillor Burden proposed the following resolution:

Portishead Town Council makes contact with the other parish councils in the Gordano Valley to invite them to a meeting to discuss the importance of the future long term management of the Portbury Wharf Nature Reserve. This meeting will hear a presentation from a group of local people wishing to set up a community trust to offer to take over the management of the site from North Somerset Council and to consider its possible advantages to the wider area. If the meeting considers the proposal to have merit, Portishead Town Council approves the making of a joint approach to North Somerset Council.

Councillor Lord seconded the proposal.

Vote recorded: majority in favour

PL472

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

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

Vote recorded: all in favour

PL472 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1526/F	48 Martingale Way, Portishead, BS20 7AW	Proposed installation of 1no. new A/C condenser unit 300mm above ground level on the northwest elevation following the relocation of the existing condenser unit 1m to the left. Containment of all existing pipework in PVC trunking to match the existing installation	No objection subject to no valid objections from neighbours
16/P/1533/F	Chy An Mor, Woodland Road, Portishead, BS20 7HF	Erection of a canopy to the front elevation and the application of cladding treatment to the front elevation and the garage and lower the level of the lawn to a more convenient level	No objection subject to no valid objections from neighbours
16/P/1541/F	21 Queens Road, Portishead, BS20 8HT	Erection of a single storey extension to rear and side elevation following the demolition of existing conservatory	No objection subject to no valid objections from neighbours
16/P/1564/F	53 Nore Road, Portishead, BS20 6JY	Erection of replacement conservatory	No objection subject to no valid objections from neighbours
16/P/1566/F	5 The Park, Portishead, BS20 7LT	Single storey rear extension	No objection subject to no valid objections from neighbours
16/P/1609/F	5 South Avenue, Portishead, BS20 7EP	Erection of a single storey rear extension with two storey side extension with garage following the demolition of existing garage	No objection subject to no valid objections from neighbours
16/P/1622/F	35 Albert Road, Portishead, BS20 6PP	Proposed two storey side extension with demolitions and alterations to existing rear extension	No objection subject to no valid objections from neighbours
16/P/1644/F	32 Down Road, Portishead, BS20 6EA	Erection of a two storey and single storey rear extension and convert	No objection subject to no valid objections from neighbours

		garage to living space and erect a first floor extension above	
16/P/1647/F	2 Beachcliff, Beach Road West, Portishead, BS20 7HY	Second storey balcony to already approved application 15/P/1841/F	No objection subject to no valid objections from neighbours
16/P/1734/NMA	55 Hillcrest Road, Portishead, BS20 8HN	Application for a non-material amendment to application 15/P/2684/F (Erection of a two storey rear extension and a single storey side extension following the demolition of the existing double storey rear extension and conservatory) to allow the simplification of the roof construction.	No objection subject to no valid objections from neighbours

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1567/TPO	18 Kings Road, Portishead, Bristol, BS20 8HH	T1 corsican pine - reduce lateral spread by approximately 3 metres.	Objection - This in the opinion of our Tree Warden is a fine tree, there is another close by and both are a prominent feature visible for almost 360 degrees around. The tree looks healthy and has certainly been there longer than the house. The proposed reduction will mar the tree's appearance and may damage its health.
16/P/1635/TPO	20B Devonshire Drive, Portishead, Bristol, BS20 8EF	T2 and T3 oaks - reduce back to old points	No objection subject to no valid objections from neighbours

PL473

OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

The report dated 5th July 2016.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

A report had not been received

C. PLANNING CONSENT GRANTED

Delegated reports in relation to the following consents:

15/P/2623/O Silbury, Battery Lane, Portishead, BS20 7JD

Outline for demolition of existing house, erection of a three storey block of 6 no. apartments

16/P/1198/ADV Martingale Way, Portishead, BS20 7AW

To display 1 no. non illuminated fascia sign, 1 no. non illuminated projecting sign, 1 no. hoarding sign and 10 flag/poles

16/P/1304/WT 22 Woodhill Road, Portishead, BS20 7EU

T1 – apple- fell

16/P/1492/NMA 5 Meadows Close, Portishead, BS20 8BU

Non-material amendment 15/P/2056/F. To allow for a window to under croft on NW elevation

16/P/1416/WT Denneyside, Woodlands Road, Portishead, BS20 7HF

T1 Robinia – fell

D. PLANNING CONSENT REFUSED

Delegated reports in relation to the following refusals:

16/P/1207/CUPA Ocean Development Homes

Prior approval for proposed change of use of office (B1(a)) into a residential dwelling (Class C3)

16/P/1074/F 61 Hillside Road, Portishead, BS20 8JR

Erection of a two storey extension and an extension to basement garage

16/P/1103/F Land adjacent to 16 Roath Road, Portishead, BS20 6AN

Erection of 1 no. two bedroom two and a half storey property with dormers to the rear elevation. Creation of off-road parking.

E. PLANNING APPLICATIONS WITHDRAWN

There were no reports

F. APPEAL DECISIONS

There were no reports

G. LICENCE APPLICATIONS

There were no reports

H. ROAD CLOSURE

Notices:

Sally Hill, Portishead, Sunday 17th July 2016 – street party

Hillside Road, Portishead, 22nd August 2016 for 4 weeks – Wessex Water

Down Road, Portishead, 15th August for 3 weeks, 08.00 and 20.00- carriageway resurfacing works

i. NORTH SOMERSET COUNCIL PLANNING PORTAL

The email from Cllr Pasley dated 7th July 2016 and that the Town Council office received a telephone call from North Somerset Council's Mike Riggle. Mr Riggle expressed his apologies for the system downtime and offered to come

along to the Town Council to provide details of the continuing work North Somerset Council are doing to improve the system.

j. COMMUNITY INFRASTRUCTURE LEVY (CIL)

Abstract from June 2016 Town and Parish Digest, which gives an update and information about CIL.

K. KEEP CLEAR (H BAR POLICY)

Email from David Bailey, Senior Engineer, North Somerset Council dated 26th July advising that Portishead Town Council will not be included in the process.

Assistant Clerk note: Following a query raised by Councillor Mason, Councillor R Cruse proposed that Councillor Mason contact Councillor David Jolley to establish if residents on Down Road will have to pay £95.00 to have H bars reinstated outside their homes following the road resurfacing that is due to take place in August.

8. 2. OFFICE FOR NUCLEAR REGULATION

Quarterly report dated 12/07/16

8. 3. SUPPORT OFFERED – DR GEOFF CAMPLIN

An email in which Dr Geoff Camplin has offered to assist the Town Council in researching scientific backgrounds on issues, e.g. pylon installation over the Nature Reserve that could affect animal life.

Councillor Koops proposed that Portishead Town Council officially acknowledge Dr Camplin's email and responds that it will contact him when we have any appropriate actions.

Assistant Clerk note: an email from the Town Clerk to Dr Camplin thanking him for his offer was sent on 5th July 2016.

8. 4. NALC – COPYING OF PLANNING DOCUMENTS

Attached Legal Topic Note LTN60 dated July 2016 in which local councils are reminded of Section 47 of the Copyright, Design and Patents Act 1988, which applies to copying planning information to councillors as well as members of the public.

9. MATTERS FOR THE NEXT MEETING

9.1 Car parking

9.2 High Down road traffic

9.3 Portbury Wharf Nature Reserve

Meeting closed 8.50pm