

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD  
ON WEDNESDAY 2<sup>ND</sup> AUGUST 2017**

**PRESENT:** Councillor Burden - in the Chair

Councillors Cottrell, Koops, Oyns, Lord, Pasley, Mitchell

**APOLOGIES:** Councillor Mason, A.Huffadine-cooper, Clark, M.Cruse, R.Cruse

There were 4 members of the public present and no representatives from the Press.

Councillor Burden opened the meeting by welcoming everyone and drew attention to the newly provided helpful information sheet to assist those wishing to talk during public participation. He further asked for it to be noted that the meeting was being audio recorded.

**PL549 DECLARATIONS OF INTEREST**

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

“Councillors Pasley and Oyns stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council”.

**Councillor Lord**  
**Planning Application 17/P/1701/ADV - 38-40 High Street,**  
**Portishead, Bristol, BS20 6EN**  
Reason: customer of bank

**Councillor Lord**  
**Planning Application 17/P/1560/F - 165 Phoenix Way, Portishead,**  
**BS20 7GP**  
Reason: acquainted to an objector

**PL550 PUBLIC PARTICIPATION**

A resident spoke in favour of planning application 17/P1539/F. She believes this application will allow for safer parking and transition between classes, provide wheelchair access, reduce waiting time for children who want to do gymnastics and increase the workforce in the area.

A resident spoke:

- in dismay that North Somerset Council had granted consent to planning application 17/P/1235/F, 62B High Street. There is absolutely no car parking.
- and questioned if the lopping of trees outside of Waitrose and Somerset Hall required planning permission?
- objecting to planning application 16/P/2066/F due to overdevelopment and no infrastructure to cope, including school places.

Councillor Burden responded that the Waitrose trees were removed as they were diseased and a replanting scheme is proposed.

Councillor Cottrell felt that the replanting should be investigated at Waitrose as this is the second time trees have failed in this location. In terms of the tree outside of Iceland the tree was diseased. She also understood that there was 102 parking spaces to be provided in application 16/P/2066/F.

A resident spoke against planning application 17/P/1560/F, as a neighbour at the rear of the property. She feels that she will suffer a loss in privacy, the dwelling will become overbearing, the proposed windows will be out of character with other homes and there will be inadequate parking.

**Assistant Clerk note:** *it was noted that there were no online comments available to view on North Somerset Council's website in respect to 17/P/1560/F but a speaker and her neighbour did submit online comments through North Somerset Council's website on Friday afternoon (28/07/17).*

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**

**PL551**

### **PLANNING APPLICATIONS**

**17/P/1532/F**                      **1 GARDNER ROAD, PORTISHEAD, BS20 7ER**  
Erection of a two storey side extension and a single storey rear extension.

#### **RESOLVED THAT:**

No objection subject to no valid objection from neighbours.
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A vote was taken with all in favour.

**17/P/1539/F                    GROUND FLOOR, UNIT 1, HARBOURMEAD,  
PORTISHEAD, BS20 7AY**

Change of use from a printing company (B1, B2 & B8) to part gymnastics centre (D2) and part playgroup facility for 24no. children (D1)

**RESOLVED THAT:**

Welcomes the application.

A vote was taken with all in favour.

**17/P/1556/F                    12 PARSONAGE COURT, PORTISHEAD, BS20  
6PH**

Demolition of existing conservatory and erection of single storey kitchen extension and two storey extension with dormer to west elevation. Associated groundworks to replace existing garden retaining wall built from timber stakes

**RESOLVED THAT:**

Objects on the grounds of the unavailability of sufficient parking and overdevelopment.

A vote was taken with all in favour.

**17/P/1558/F                    6 HONEYLANDS, PORTISHEAD, BRISTOL,  
BS20 6RB**

Two storey rear extension

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1560/F                    165 PHOENIX WAY, PORTISHEAD, BS20 7GP**

Loft conversion with dormers to the front and rear roof slopes

**RESOLVED THAT:**

Objects on the grounds of overdevelopment and that it will be overbearing on the immediate neighbours and causes them a loss of privacy. It is also noted that the Town Council is aware that there are objections from neighbours that do not appear on North Somerset Council's website.

A vote was taken with all in favour.

**17/P/1610/F**            **45 WREN GARDENS, PORTISHEAD, BS20 7PP**  
Single storey rear extension

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1629/F**            **276 DOWN ROAD, PORTISHEAD, BS20 8HZ**  
Proposed loft conversion with new front and rear dormer windows.

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.

A vote was taken with all in favour.

**17/P/1653/F**            **24 GARDNER ROAD, PORTISHEAD, BS20 7ER**  
Proposed single storey rear extension and re-roofing of existing attached side garage

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1661/F**            **28 FENNEL ROAD, PORTISHEAD, BS20 7FB**  
Loft conversion with Velux roof lights to front & rear elevations

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1663/F**            **2 HERON GARDENS, PORTISHEAD, BS20 7DH**  
First floor front/side extension

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1666/F                    31 SALLY HILL, PORTISHEAD, BS20 7BH**  
Insert new rear glazed doors to enlarged door opening and changing side store door to a window to serve proposed play room.

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1667/F                    1 BEACH ROAD EAST, PORTISHEAD, BS20  
7DL**  
Construction of a driveway on the front garden next to pedestrian gate

**RESOLVED THAT:**

No objection subject to no valid objection from neighbours and any concerns from Highways being made.

A vote was taken with all in favour.

**17/P/1683/F                    ALDI, WYNDHAM WAY, PORTISHEAD, BS20  
8LR**  
Removal/Variation of condition no. 6 on planning permission 15/P/0595/F(External alterations to existing building and amendments to site layout) to change the times deliveries are allowed to the following: "no deliveries shall be made before 06:00 or after 22:00 hours Monday to Saturday or before 09:00 or after 18:00 hours on Sundays and Bank Holidays and no more than one Heavy Goods Vehicle identified as a 16.5m articulated vehicle shall deliver between 06:00 and 07:00 and between 21:00 and 22:00 hours at any one time"

**RESOLVED THAT:**

We strongly object to the variation of this condition because of the detrimental effect on neighbours as previously stipulated as part of the planning consent. The business appears to run successfully within the current constraints.

A vote was taken with all in favour.

**17/P/1698/NMA                      8 HILLTOP, PORTISHEAD, BS20 8RH**

Non-material amendment to application 16/P/0946/F (two storey side extension and one storey rear extension, following demolition of existing garage) to allow the depth of the single storey rear extension to be increased to ensure that the proposed foundations are not built over the existing foul sewer and the porch to be enclosed by a cavity wall

**RESOLVED THAT:**

**No objection subject to no valid objection from neighbours.**

A vote was taken with all in favour.

**17/P/1701/ADV                      38 - 40 HIGH STREET, PORTISHEAD, BRISTOL,  
BS20 6EN**

Advertising consent for 3 No. illuminated fascia signs

**RESOLVED THAT:**

**No objection.**

A vote was taken with all in favour.

**17/P/1710/F                      63 FENNEL ROAD, PORTISHEAD, BS20 7AR**

Proposed single storey rear extension & changes to fenestration

**RESOLVED THAT:**

**No objection subject to no valid objection from neighbours.**

A vote was taken with all in favour.

**17/P/1716/TPO                      WOODLAND TO THE REAR OF 7 HAWTHORN  
CLOSE, PORTISHEAD, BRISTOL, BS20 8HQ**

T1 ash and T2 beech - remove branches overhanging property, back to boundary line; T3 beech - fell; T4 ash – fell

**RESOLVED THAT:**

**No objection to the removal of overhanging branches of T1 and T2 but objects to the felling of T3 and T4 unless it is part of North Somerset Council's tree management scheme.**

A vote was taken with all in favour.

**Assistant Clerk note:**

*An amended plan had been submitted to North Somerset Council. Portishead Town Council are offered a 14 day re-consultation of the following planning application:*

**16/P/2066/F                      LAND AT HARBOUR CRESCENT, SERBERT ROAD, PORTISHEAD, BS20 7FT**

Construction of 93no. residential apartments (C3 use) and office floor space (B1 use) with associated car parking, landscaping and servicing

**RESOLVED THAT:**

**Objects:**

- Portishead needs employment land
- It is overdevelopment: there is inadequate parking and we see no reason to agree to this. The allocated parking is below North Somerset Council's own standards
- There is a current lack of school places and capacity in GP practices

Portishead Town Council also comments that:

Portishead Town Council wished to see evidence of marketing the land for employment use, which is yet to be provided

A vote was taken with all in favour.

**PL552                      SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

**5.                      OTHER PLANNING MATTERS**

**5.1                      LATE PLANNING APPLICATIONS & CONSULTATIONS**

**17/P/1725/F                      78 HIGH STREET, PORTISHEAD, BS20 6EH**

Erection of a first and second floor level to create 3no. flats. Works to include bay windows to both the front and rear elevations and 3no. rooflights to the side elevation

**RECOMMENDATION**

Objects on the grounds that it does not comply with North Somerset Council's parking standards.

**17/P/1728/F                      74 COMBE AVENUE, PORTISHEAD, BS20 6JT**

Proposed ground and lower ground floor extension with juliet balcony on ground floor

## RECOMMENDATION

No objection subject to no valid objection from neighbours.

**17/P/1730/NMA 36 LINDSEY CLOSE, PORTISHEAD, BS20 8RR**  
Non material amendment to planning permission 16/P/0098/F (First floor extension over existing single storey dwelling) to allow a window to first floor North elevation. Change of upper rendered walls to facing brickwork to match existing

## RECOMMENDATION

No objection subject to no valid objection from neighbours.

**17/P/1735/F 212 DOWN ROAD, PORTISHEAD, BS20 8DG**  
Dormer extensions to first floor, internal remodelling, landscaping, re-roof & replacement doors/windows.

## RECOMMENDATION

No objection subject to no valid objection from neighbours.

**17/P/1744/F UNITS 9 & 10, HARBOUR ROAD TRADING ESTATE, PORTISHEAD, BS20 7BL**  
Change of use from gymnasium (D2) to storage and distribution (B8) together with minor external alterations to include windows and doors re-configured, new aluminum framed entrance, external cladding, new bollards to front elevation and handrail to rear elevation

## RECOMMENDATION

No objections.

**17/P/1748/F 69 WETLANDS LANE, PORTISHEAD, BS20 6RJ**  
Single storey front extension.

**Assistant Clerk note:** *discussion of this application was deferred to Town Council on 09/08/17 as it was not available on North Somerset Council's website. Portishead Town Council's consultation expiry date is 28<sup>th</sup> August 2017 and the Planning and Regulatory committee are not due to meet until 6<sup>th</sup> September.*

**17/P/1755/LB Flat C, 39 Woodhill Road, Portishead, BS20 7EY**  
Listed building consent for the replacement of the purlin with a steel purlin to include repairs to the wall plate as detailed in the survey.



Replacement of 2no. dormer windows on the second floor on the rear elevation

**Assistant Clerk note:** *discussion of this application was deferred to Town Council on 09/08/17 as it was not available on North Somerset Council's website. Portishead Town Council's consultation expiry date is 28th August 2017 and the Planning and Regulatory committee are not due to meet until 6th September.*

## **5.2 HIGHWAYS UPDATE**

5.2.1 The meeting noted that an email had been received from David Bailey (Senior Engineer, NSC) advising that he is in contact with contractors to complete road markings that they failed to install along Burlington Road due to parked cars.

## **5.3 BUS SERVICE IN PORTISHEAD**

A verbal update was given by the Assistant Clerk, which included:

- notification that a surgery run by First Bus and North Somerset Council would be taking place on Friday 4<sup>th</sup> August 2017 in the Portishead Library between 2.00pm and 3.30pm.
- new bus timetable coming into operation on 3<sup>rd</sup> September
- offer received from Chris Hanson, Staff Operations Manager, to meet with Portishead Town Council to discuss the issues in Portishead

## **RECOMMENDATION**

Portishead Town Council writes to Chris Hanson to formally invite him to attend the next Planning and Regulatory committee meeting on Wednesday 6th September 2017 to make a presentation and receive questions.

**Assistant Clerk note:** *an event has been created (03/08/17) within Portishead Town Council's website to advertise the bus service surgery at Portishead Library.*

## **5.4 DISABLED PARKING BAY APPLICATIONS**

5.4.1 10424333 - Mr Thomas Henry Knight  
6 Rippleside, Portishead, BS20 6JG  
An application form, plan and completed C3 disabled bay consultation form was considered.

## **RECOMMENDATION**

No objections – supports the disabled parking bay application.

5.4.2 364675 – Master Benjamin James Pritchard  
3 Gardner Road, Portishead, BS20 7ER  
An application form, plan and completed C3 disabled bay consultation form was considered.

## RECOMMENDATION

No objections – supports the disabled parking bay application.

- 5.4.3 364945 – Robert A Jones  
5 Charlton View, Portishead, BS20 6NN  
An application form, plan and completed C3 disabled bay consultation form was considered.

## RECOMMENDATION

No objections – supports the disabled parking bay application.

### 5.5 **NORTH SOMERSET COUNCIL – NEW LOCAL PLAN FOR NORTH SOMERSET – DEVELOPING OPTIONS FOR HOUSING DELIVERY**

The meeting noted the previously emailed Powerpoint presentation from North Somerset Council and councillor Cottrell gave a verbal report.

There was no recommendation made.

### 5.6 **ASSESSING NEW NUCLEAR POWER STATION DESIGNS – ASSESSMENT OF HITACHI-GE'S ADVANCED BOILING WATER REACTOR (ABWR) NUCLEAR POWER**

The meeting noted that a notice had been received advising that the Environment Agency has now issued its report, which could be viewed online:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/625872/Consultation\\_responses.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625872/Consultation_responses.pdf)

Councillor Oyns had concerns but stated that he is no professional in nuclear power engineering. The meeting wished to note this consultation and takes up the offer made by a colleague of Councillor Pasley to attend any future nuclear power briefings on behalf of Portishead Town Council in order to supply them with a report.

## RECOMMENDATION

To note this consultation and takes up the offer made by a colleague of Councillor Pasley to attend any future nuclear power briefings on behalf of Portishead Town Council in order to supply them with a report to respond to consultations.

### 5.7 **INSIDE GOVERNMENT – PREPARING AND DELIVERING EFFECTIVE LOCAL PLANS**

The meeting noted the gathering of local authorities responsible for planning and development that is taking place on 8<sup>th</sup> November 2017 in

central London. Led by the Planning Inspectorate and Local Plans Expert Group this pivotal strategy forum will:

- Outline new requirements for local authorities for reviewing or updating plans
  - Provide an overview of the March 2016 'Report to the Communities Secretary and to the Minister of Housing and Planning'
  - Outline 'Fixing our Broken Housing Market 2017', the government's new approach to streamlining the planning process for local authorities and tackling the nation's housing crisis
  - Define the criteria in which central government would intervene in local authorities planning process if they fail to submit plans, as outlined in the Neighbourhood Planning Act 2017
  - Outline key issues needing consideration during the drafting stages, including views on a vision, objectives, sustainable resources, environmental protection, and meeting local resident's needs
- Public Sector delegate rates £385.00 for the 1<sup>st</sup> delegate and £355.00 for the 2<sup>nd</sup> delegate.

Link to the full Agenda:

<http://email.insidegovernment.co.uk/c/1tFpt90VRFaMa9NDzuFIWPXaY>

#### **RECOMMENDATION**

To pay costs associated with a representative from Portishead Town Council attending on 8<sup>th</sup> November 2017, hopefully the Vice Chair Councillor Peter Mitchell.

#### **5.8 PORTISHEAD TREE WARDEN**

The meeting noted that Norma, who has served the Town Council exceptionally well over the years, is moving to new pastures.

#### **RECOMMENDATION**

Portishead Town Council formally writes to thank Norma Parfitt and uses its resources to advertise for a new Tree Warden, emphasising that enthusiasm and an ability to learn is foremost.

#### **5.9 NORTH SOMERSET COUNCIL SITE ALLOCATIONS PLAN EXAMINATION**

The meeting noted that North Somerset Council has issued two documents (CD2 and CD3). CD2 has four appendices and is live on the examination web page <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/site-allocations-plan-examination-further-residential-site-assessments/>

#### **RECOMMENDATION**

**Part 1:**

Portishead Town Council writes to object strongly to the inclusion of 350 dwellings at Old Mill Road as being “broadly in conformity with the Core Strategy framework”. We call upon the Executive Member responsible for this document to withdraw any reference to this number of dwellings on land allocated for employment. As a town that has absorbed so much development over recent years with little extra employment we cannot afford to lose any site with existing employment.

**Part 2:**

Portishead Town Council agrees to the formation of a Working Party to respond to North Somerset Council’s Site Allocations Plan on behalf of Portishead Town Council.

**PL553**

**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

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/1518/F	53 Down Road, Portishead, BS20 8RB	Single storey rear extension	No objection subject to no valid objections from neighbours

#### TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/1597/TPO	Land to the rear of, 13 Riverleaze, Portishead, BS20 8EA	1 x beech - crown lift to 25ft over 13 and 14 Riverleaze	No objection to minor tree works.

#### PL554 OTHER PLANNING MATTERS

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

###### A. ENFORCEMENT CASES

None received.

###### B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

###### C. PLANNING CONSENT GRANTED

17/P/1235/F 62B High Street, Portishead, BS20 6EH

**D. PLANNING CONSENT REFUSED**

None.

**E. PLANNING APPLICATIONS WITHDRAWN**

None.

**F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT**

None.

**G. APPEAL DECISIONS**

None.

**H. LICENCE APPLICATIONS**

None.

**I. ROAD CLOSURE**

Notices:

BRUTON AVENUE, HOLLY RIDGE & DENNY CLOSE – 2 day closure operative from 14<sup>th</sup> September 2017 between the hours of 08:00 and 17:00 and then again during late September (dates TBC) for 3 days

ESPLANADE ROAD – between the hours of 16:55-17:10 on Saturday 26<sup>th</sup> August 2017 and between the hours of 10:10-10:25 on Sunday 27<sup>th</sup> August 2017.

CABSTAND between the hours of 19:00 and 06:00 for 14 night's operative 7<sup>th</sup> August 2017.

**Assistant Clerk note:** a brief discussion took place regarding the names of adopted roads e.g. the road in front of properties between Westcoast to Printacopy is referred to Cabstand on North Somerset Council's map yet the buildings have a High Street postal address.

**8.2 WESTON AREA HEALTH NHS TRUST**

The meeting noted the question and answer sheet regarding the temporary night closure (22:00-08:00).

- PL555**
- 9. MATTERS FOR THE NEXT MEETING**
  - 9.1** Late Planning Applications
  - 9.2** Highways update
  - 9.3** Bus Service in Portishead

Meeting closed 9.05pm