

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD  
ON WEDNESDAY 6<sup>TH</sup> DECEMBER 2017**

**PRESENT:** Councillors Burden - in the chair  
  
Councillors Koops, Cottrell, Clark, Lord, Oyns,  
Mason  
  
S.Sheborne - Assistant Clerk

There were approximately 8 members of the public present and no representatives from the Press were in attendance.

Councillor Burden opened the meeting. He informed the meeting that there were no fire evacuations planned and that the meeting was being recorded.

**PL579 APOLOGIES**

Councillors Huffadine-cooper, Mitchell, M.Cruse, R.Cruse

**PL580 DECLARATIONS OF INTEREST**

Councillor Oyns  
Item 5.3 Tree Warden  
Personal interest – one applicant is known to him

**PL581 PUBLIC PARTICIPATION**

Mr Maltby declined the offer to speak.

Mrs Davey referred to the proposed new schools in Yatton, Nailsea and Locking and yet there are none proposed for Portishead where children are already being ferried into Clevedon, Portbury and Bristol. She felt that unlike Backwell who had been prepared to spend £60k fighting plans in their own town, Portishead had not been supported by its councillors but urged them to stand up and support Mr Mock with his resolution.

Mr Mock read aloud a motion that he wished the Town Council to consider '*Portishead Town Council pass a motion to the effect that says the aforementioned Town Council formally opposes all and any future residential development in Portishead until such time as the material infrastructure in Portishead is improved*'. The purpose is to send a message to North Somerset Council that Portishead cannot accommodate anymore residential developments but also to raise the problem in the national media and to the attention of our MP, Dr Liam Fox. It also sends a message of support to local residents in terms of the concerns they have in respect to roads, transport links, etc. He

believed that the only infrastructure change in Portishead that has taken place is that of Cabstand and the half way road crossing on Wyndham Way by the Old Mill.

Mr Hardman spoke of the overdevelopment and neglect of infrastructure in the town. He referred to the lack of school provision in Portishead and yet money could be found for such a provision in Yatton.

Mr Hardman referred to the formal request made by Mr Mock in respect to passing a resolution in terms of the Town's infrastructure at the last Town Council meeting. He asked if it was the intention of the Town Council to ignore Mr Mock's request?

Mr Hardman questioned whether there was any point in having a Planning & Regulatory committee? Portishead Town Council has given its objection in respect to several planning applications and yet North Somerset Council has still given consent.

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

**Assistant Clerk note:** *Councillor Clark wished for it to be noted that Mr Mock, who had raised issues during public participation, had just left the building and did not have the courtesy to wait to hear a response to his request.*

**PL582            SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

**PLANNING APPLICATIONS**

**17/P/2575/F            PUZZLEWOOD, WOODLAND ROAD,  
PORTISHEAD, BS20 7HF**

Erection of a rear single storey extension, removal of roof and creation of new first floor, garage extension to form additional living accommodation, over cladding of existing building

The meeting viewed the location plan and comment from the neighbour.

**RESOLVED THAT**

**No objection**

A vote was taken with a majority in favour.

**17/P/2583/LB            FLAT 1, 182 HIGH STREET, PORTISHEAD,  
BS20 6QL**

Listed building consent for internal and external works to the existing attached garage. Internal works to include the installation of a floor and

staircase to create a first floor level to be used for storage. External works to include 2no. roof lights to the front elevation

**RESOLVED THAT**

No objection subject to a condition being applied to prevent the development being used as a separate dwelling without planning consent.

A vote was taken with a majority in favour.

**PL583**

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

**5. OTHER PLANNING MATTERS**

**5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS**

**17/P/5010/FUH                      119 NORE ROAD, PORTISHEAD**

Erection of a single storey glass room to front of dwelling

**RECOMMENDATION**

Portishead Town Council responds – no objection.

**17/P/5016/FUH                      25 NORE ROAD, PORTISHEAD**

Conversion of garage to study/hobby room & erection of detached double garage

**RECOMMENDATION**

Portishead Town Council responds – no objection.

**17/P/5026/NMA                      26 SPRINGFIELD ROAD, PORTISHEAD**

Non-material amendment to application 17/P/2220/F (Erection of a two storey rear extension) to change approved render finish to mixed red bricks

**RECOMMENDATION**

Portishead Town Council responds – no objection.

**17/P/5030/FUH                      5 DUNLIN DRIVE, PORTISHEAD**

Ground floor extension of kitchen and bathroom

**RECOMMENDATION**

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

**17/P/5053/MMA                      17 ADMIRALS WALK, PORTISHEAD**

Minor material amendment to permission 17/P/1341/F (Proposed conservatory with application of render to part of the flank and front

walls to match existing) to allow change in conservatory roof design from hipped to gable fronted

**RECOMMENDATION**

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

**17/P/5038/FUH**                      **1 BEACHCLIFF, BEACH ROAD WEST, PORTISHEAD**

Proposed single storey extension and enlarged rear balcony.

**RECOMMENDATION**

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

**17/P/5037/FUL**                      **LAND ADJACENT TO 73 WETLANDS LANE, PORTISHEAD**

Erection of 4no. semi detached dwellings

The meeting viewed various plans and noted the objections on line.

**RECOMMENDATION**

Portishead Town Council responds – objects on the grounds of cramped overdevelopment, loss of parking to No. 43, speed of traffic on the road at this point and out of keeping with the street scene. Portishead Town Council also requests that the relevant Ward District Councillor (Councillor Burden) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.

**17/P/5035/FUH**                      **61A HERON GARDENS, PORTISHEAD**

Single storey rear extension and first floor extension over attached enlarged garage.

The meeting discussed that a party wall agreement was not relevant to planning permission. It also noted the online comments (9 from the same person) and a letter received by the Town Council office from Sean Westbrook and Jane Dorney.

***Assistant Clerk note:** Councillor Clark leaves the meeting at 8.03pm to speak with a member of the public and returns at 8.04pm.*

**RECOMMENDATION**

Portishead Town Council responds – Notes the neighbours concern but awaits a decision by the Town Council on 13/12/17.

**17/P/5112/FUH**                      **224 DOWN ROAD, PORTISHEAD, BS20 8DG**

Single storey side extension and infill below roof canopy to create front porch.

## **RECOMMENDATION**

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

### **5.2 HIGHWAYS UPDATE**

Councillor Cottrell informed the meeting that a proposal was on the table to widen the width of the inward part of Wyndham Way between the two roundabouts in the hope of alleviating problems following changes at Junction 19. The one million pound bill is being picked up by Highways England. Councillor Cottrell had been assured that this proposal is being made following computer modelling on the basis of existing homes and also, the additional 350 homes proposed in the town by North Somerset Council.

## **RECOMMENDATION**

There was no recommendation made.

### **5.3 PORTISHEAD TREE WARDEN VACANCY**

The meeting noted and accepted the report.

## **RECOMMENDATION**

Portishead Town Council:

- accepts the two named volunteers
- writes to Nick Hall and Chris Hammond to accept and thank them for volunteering
- contacts Mrs Sandy Tebbutt the third volunteer to invite her in for a chat with Councillors Burden and Cottrell in the New Year (as was the case with Nick Hall and Chris Hammond)
- provides an email address ([portishead.gov.uk](mailto:portishead.gov.uk)) to each Tree Warden, unless they wish to use their personal email address
- provides identification cards with photo to each Tree Warden
- provides a hi Vis vest stating “Tree Warden” for each volunteer
- provides an in-house meeting room free of charge to accommodate the volunteers meeting one another to share best practices
- notifies North Somerset Council (NSC) of the new Tree Warden contact details and puts them forward to receive a NSC Welcome Pack and training

### **5.4 JOINT SPATIAL PLAN**

Councillor Cottrell suggested she provide a written report ready for Town Council on 13/12/17. She apologised but it had proved a bit more complicated than originally thought. Councillor Cottrell agreed to circulate her report to Town Councillors prior to the meeting.

### **5.5 INSIDE GOVERNMENT – PREPARING & DELIVERING EFFECTIVE LOCAL PLANS**

Unfortunately Councillor Mitchell was not present at the meeting as he had been called away. Councillor Cottrell understood that Councillor Mitchell found the seminar extremely interesting and feels that it is something the Town Council should seriously consider. Councillor

Cottrell would ask Councillor Mitchell to prepare a written report to present at Town Council on 13/12/17. A discussion took place regarding Parish Plans.

#### **5.6 PORTISHEAD DEVELOPMENT & INFRASTRUCTURE**

Councillor Clark informed the meeting that about three weeks ago he contacted Mr Mock in attempted to set up a meeting to find out what ideas he had. Mr Mock allegedly responded that he was too busy to meet with Councillor Clark and has not been back in contact with Councillor Clark to suggest a time when they could meet.

Councillor Clark thought about the issues himself and discussed them with one or two other people. Councillor Clark has since passed a motion to Council via Mrs Duffy the Town Clerk, which will come to Town Council on 13<sup>th</sup> December 2017.

A discussion took place regarding:

- the possibility of putting together a Neighbourhood Plan, which would correlate the information required
- the 16 million pounds being spent on a railway to service Portishead that will reduce road traffic by 10%
- the district council no longer being able to build new schools unless they are an academy or free school
- there not currently being a problem in getting a doctor's appointment

#### **5.7 FIRST WEST OF ENGLAND STAKEHOLDER SURVEY 2017**

The meeting discussed its disappointment that the consultation was only open for the period 17.11.17 to 03.12.17 and that it had not had the opportunity to respond. It felt that Portishead Town Council should contact James Freeman, MD of First West of England to give its disappointment and advise that if the timescale is extended Portishead Town Council would respond.

#### **RECOMMENDATION**

That Portishead Town Council writes to James Freeman, MD of First West of England, to give its disappointment that it was unable to comment due to the consultation period but if the timescale is extended Portishead Town Council would respond to the consultation.

#### **5.8 BRISTOL AIRPORT – PHASE 1 CONSULTATION – PREPARING A MASTER PLAN**

The meeting noted that historically Portishead Town Council had not responded to airport consultations but felt it now appropriate due to the scale and service it now provides. Councillors Cottrell and Lord agreed to supply a report to the Town Council at its meeting next week.

#### **RECOMMENDATION**

To receive a report from Councillors Cottrell and Lord at the Town Council meeting on 13/12/17.

**5.9 PLANNING APPEAL 17/P/0217/F APP/DO121/W/17/3185278  
GROUND FLOOR AND FIRST FLOOR FLATS ALBERT PLACE  
HIGH STREET PORTISHEAD BS20 6QL**

The meeting noted that an appeal has been made to the Planning Inspectorate against North Somerset Council's decision to refuse the planning application and that it had the opportunity to make further comments or modify/withdraw previous representations before 18<sup>th</sup> December 2017.

**5.10 NORTH SOMERSET COUNCIL LOCAL PLAN 2036 – GENERAL IDEAS**

The meeting noted that North Somerset Council is now conducting the first stage of consultation on the emerging Local Plan 2036. This consultation is called "Generating Ideas" and is focusing on the proposed Strategic Development Locations identified in the Joint Spatial Plan at Banwell, Churchill, Backwell and Nailsea.

A discussion took place about Portishead and Clevedon not being included in the plan, which should include all areas in North Somerset Council. It was felt that the plan was premature. Councillor Lord agreed to draft her four bullet points and present these to Town Council next week.

**RECOMMENDATION**

To receive a proposed response from Councillor Lord at the next Town Council meeting on 13.12.17.

**5.11 REVIEW OF HOUSING CONDITIONS IN THE PRIVATE RENTED SECTOR IN NORTH SOMERSET**

The meeting noted that the consultation is not open until 15<sup>th</sup> December and only runs until 12<sup>th</sup> January 2018, which is over the Christmas and New Year period. It was proposed that Portishead Town Council writes to the Chief Executive of North Somerset Council to ask for the consultation to be extended given the number of working days that will be lost over the festive season.

**RECOMMENDATION**

Portishead Town Council writes to the Chief Executive of North Somerset Council to ask for the consultation to be extended given the number of working days that will be lost over the festive season.

**PL584 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.

**PL584 SECTION 3 DELEGATED CHAIRMAN DECISIONS**

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

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
17/P/2588/F	86 Combe Avenue, Portishead, BS20 6JX	Retrospective application for a brick boundary wall	No objection subject to no valid objection from neighbours and North Somerset Council's Highways department.
17/P/2590/LUP	61 Woodhill Road, Portishead, BS20 7HA	Lawful development certificate for the proposed conversion of existing basement area into annexed accommodation.	Whilst it is understood that no consultation is required Portishead Town Council requests that a restriction is applied to the annexe so that it cannot be used as a separate dwelling.
17/P/2618/F	NORTHAMS, 19 St Marys Road, Portishead, BS20 6QP	Construct new double garage. Carry out external alterations to the main house: Introduce timber cladding; Construct new roof dormers; adjustment to main entrance.	No objection subject to no valid objections from neighbours
17/P/2626/F	11 Dunlin Drive, Portishead, BS20 7NH	Loft Conversion with pitched roof dormers to the front roof slope, and roof windows to the rear roof slope.	No objection subject to no valid objections from neighbours
17/P/2629/F	49 Heron Gardens, Portishead, BS20 7DH	Single storey rear extension and first floor front extension over attached garage.	No objection subject to no valid objections from neighbours and compliance with North Somerset Council's parking standards
17/P/2635/F	21 Combe Avenue, Portishead, BS20 6JS	Erection of two-storey side extension and associates works	No objection subject to no valid objections from neighbours and compliance with North Somerset Council's parking standards.

17/P/2657/F	84 Marjoram Way, Portishead, BS20 7JS	Proposed loft conversion to include a dormer window to the rear elevation and 3no. roof lights to the front elevation	No objection subject to no valid objections from neighbours and compliance with North Somerset Council's parking standards
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**PL584 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
17/P/2603/TPO	80 Brampton Way, Portishead, BS20 6YT	T1 Oak - reduce limb growing towards no. 76 by 4m approx.	In the absence of a Tree Warden Portishead Town Council regrets that it is unable to comment.
17/P/2604/WT	63 West Hill, Portishead, BS20 6LG	Cherry (T1) - 3m crown reduction; mixed hedge (T2) - reduce to clear phone & power lines	In the absence of a Tree Warden Portishead Town Council regrets that it is unable to comment.
17/P/2651/TPO	The Watch House, 70A Nore Road, Portishead, BS20 8DU	Cypress x 3 (T1-T3), Willow (T4, Port. Laurel (T5) - crown reduce by up to 3m; Cypress x 5 (G1) - clear from garage by up to 2.5m; Cypress & Port. Laurel (G2) - clear crown from house by up to 3m and reduce crowns by up to 3m; Cypress x 3 (T6-T8) - reduce crowns by up to 7m; Cypress (T9) - fell	In the absence of a Tree Warden Portishead Town Council regrets that it is unable to comment.

**PL585 OTHER PLANNING MATTERS**

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

**A. ENFORCEMENT CASES**  
**25 Gaunts Close, Portishead, BS20 8BL**

PL585

**8.1** Erection of fence

**Assistant Clerk note:** *the safety of the iron railings was investigated by NSC's Building Control on 30/10/17 and no problems were identified. A number was not allocated to this case due to the upgrading of NSC's Planning website.*

**2017/0274 Land at Harbour Road/Spine Road, Portishead Quays, Harbour Road**

North Somerset Council has received assurances from the agent acting on behalf of the owners that the wording on the signs has now been changed to say that parking for office tenants and visitors only during office hours. The case has now been closed.

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

A list had not been provided.

**C. PLANNING CONSENT GRANTED**

17/P/1725/F	78 High Street, Portishead, BS20 6EH
17/P/1914/F	1 Tower Road, Portishead, BS20 8RD
17/P/1941/F	71 Fennel Road, Portishead, BS20 7AR
17/P/2210/F	26 Wetlands Lane, Portishead, BS20 6RA
17/P/2281/F	Land between 1-7 Albert Place, and 176 High Street, Portishead, BS20 6QL
17/P/2303/F	Land adjacent to 1 St Peters Road, Portishead, BS20 6QY
17/P/2411/F	46B West Hill, Portishead, BS20 6LR

**D. PLANNING CONSENT REFUSED**

None received.

**E. PLANNING APPLICATIONS WITHDRAWN**

17/P/2546/NMA	18 Beach Road West, Portishead, BS20 7HR
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**F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPMENT**

None received.

PL585

**G. APPEAL/DECISIONS**

See item 5.9 for notice of appeal.

**H. LICENCE APPLICATIONS**

None received.

**I. ROAD CLOSURE**

Notices to temporarily close:

- the High Street to accommodate the switching on of Portishead Christmas lights on Monday 27<sup>th</sup> November 2017 between the hours of 18:00 and 19:30
- the High Street from its junction with Ferndale Road to its junction with Roath Road on Friday 15<sup>th</sup> December 2017 between the hours of 18.00 and 21.00 to accommodate Portishead Victorian Evening.

**J. SITE ALLOCATIONS PLAN**

Portishead Town Council were consulted in respect to ID-8 from the Planning Inspectorate. The closing date for this was 1<sup>st</sup> December 2017. A copy of ID-8 is attached and Portishead Town Council responded: *Portishead Town Council strongly supports the Planning Inspector's proposed amendment, that North Somerset Council should consider removing certain Permitted Development Rights when granting planning permission for new business developments in order to avoid the future loss of these uses. Portishead has already lost employment land, and this would give added protection in the future.*

**K. DRAINAGE REPAIRS – HIGH VIEW**

Work to repair a broken pavement gully on High View is to take place on Thursday 21<sup>st</sup> December 2017. The road will remain open while the crew is at work.

**8.2 OFFICE FOR NUCLEAR REGULATION**

Weekly ebuletin digest dated 16<sup>th</sup> November 2017.

**PL586      MATTERS FOR THE NEXT MEETING**

**9.1**      Late Planning Applications

**9.2**      Highways update

Meeting closed at 9.07pm