

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 7TH FEBRUARY 2018**

PRESENT:

In the Chair - Councillor Burden
Councillors - Mitchell, Huffadine-cooper, Lord, R.Cruse, Mason
Assistant Clerk - S.Sherborne

Councillor Burden welcomed everyone.

PL594 APOLOGIES

Received from Councillors Cottrell, Koops, M.Cruse, Oyns, Clark

PL595 DECLARATIONS OF INTEREST

Councillor Lord
Planning Application 17/P/5621/MMA
NEWCOMBE, BATTERY LANE, PORTISHEAD
Personal Interest – lives nearby

PL596 PUBLIC PARTICIPATION

Mr Dixon spoke in respect to double decker buses being used around Portishead and how historically when single decker buses were used they became full and you had to wait for the next bus. He noted that there was no width difference between a single and double decker bus. One alternative however could be to use a smaller minibus for going through the town but questioned if the bus company could afford this. He also wished for it to be noted that there seems to be an error in the departure time from Victoria Court to Heron Gardens.

Mr Dixon believed that a 20mph speed limit around the town was a positive move.

Councillor Burden informed Mr Dixon that James Freeman from First would be coming along to the Planning and Regulatory committee meeting on 4th April 2018 if there were specific bus queries to be discussed.

Mr Bishop spoke in respect to double decker buses driving around the town and the damage they cause. He wished to propose that when the new railway station is built a hub to accommodate the exchange of large buses into minibuses is created to save large buses being driven around the town.

Councillor Burden believed that the bus patronage for the town is dramatically increasing and the buses that service Portishead continue to Clevedon and Weston. He noted Mr Bishop's wish to make a formal presentation, which would be put to members later in the meeting. Alternatively there was the option for Mr Bishop to raise issues with Mr Freeman on 4th April.

Mrs Davey spoke in respect to S106 money and a request she has made to Portishead Town Council to find out where the money has been spent and how much is outstanding. She referred to a report submitted to Portishead Town Council by Councillor Koops on 09.07.14, which reflected on a survey undertaken as to what the money should be spent on around the town e.g. cabstand, the precinct, resurfacing of Slade Road car park. She asked for assurances that the money will be spent before the time limit of three and a half years is reached (at which time S106 money would have to be returned to the developer). Mrs Davey also questioned the appropriateness of S106 money allocated to Portishead being spent to rectify the errors made on cabstand by North Somerset Council.

Councillor Burden informed Mrs Davey that S106 money is a district not parish council matter.

Ms Morrissey asked why the reports that Councillor Mitchell has previously emailed to Town Councillors in respect to Neighbourhood Planning and Preparing and Delivering Effective Local Plans, as is recorded in previous Planning minutes, have not been made available to the public.

Councillor Burden confirmed that a Working Party was set up to look into the feasibility of either a local plan within the Town and Country Planning Act or another document e.g. aims and aspirations, as it was felt by some members that the neighbourhood plan scheme is far too complicated for the town. The working party has not yet met but it will be discussing how it can engage with residents. In terms of supplying reports that have been emailed to Town Councillors he will discuss the matter with the Town Clerk.

Councillor R.Cruse wished for it to be noted that Portishead Youth Centres Prospectus 2018 magazine has been put together by Tracey Fowler (The Residents Editor) and solely funded by the advertisements therein. The delivery was provided free of charge by NS Times (Archant).

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

PLANNING APPLICATIONS

17/P/5419/FUH 40 WETLANDS LANE, PORTISHEAD, BS20 6RF
Proposed first floor side extension and remodelling

The meeting viewed the online plans and noted that there were no objections.

RESOLVED THAT

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

A vote was taken with all in favour.

**17/P/5239/FUL 315 NEWFOUNDLAND WAY, PORTISHEAD,
BS20 7QH**

Installation of new shopfront

A discussion took place regarding licensing and human rights legislation when Councillor Clark worked on the licensing committee. It is believed that people have a right to sleep and that in a residential area there should be no noise or such places open between 11pm and 7am.

RESOLVED THAT

Objects – it is understood that a previous agreement was made by North Somerset Council's Licensing committee and under human rights legislation, residents are entitled to sleep between 11.00pm and 7.00am.

A vote was taken with all in favour.

**17/P/5354/ADV 315 NEWFOUNDLAND WAY, PORTISHEAD,
BS20 7QH**

Installation of 1 No. illuminated hanging sign

RESOLVED THAT

No comment

A vote was taken with all in favour.

17/P/5380/MMA SANDSTONES, BELTON ROAD, PORTISHEAD, BS20 8DR

Minor material amendment to planning permission 16/P/2581/F (Erection of a two storey rear with balcony and single storey side extensions ,a new detached garage and alterations to access from highway following the demolition of attached garage) to allow a window and fully glazed door on the ground floor South elevation

A discussion took place as to whether this was a minor amendment and that there were objections online regarding loss of privacy and residential amenity.

RESOLVED THAT

Objects – loss of privacy for neighbours.

A vote was taken with a majority in favour.

17/P/5471/FUH 96 HILLSIDE ROAD, PORTISHEAD, BS20 8LJ
Construction of rear balcony

Councillor Burden noted that members of the Planning committee had received an email from the applicant and that the objector was a member of this committee.

RESOLVED THAT

Whilst remaining neutral it recognises that there are privacy issues with the houses at the bottom of the back garden.

A vote was taken with a majority in favour.

17/P/5431/FUH 14 THE BRAMLEYS, PORTISHEAD, BS20 7LL
Erect a detached garage in the front garden

The meeting noted that there was an online objection in terms of a loss in light and privacy.

RESOLVED THAT

Objects – adversely affects the street scene and will result in a loss of light and privacy for the neighbour (no.12)

A vote was taken with a majority in favour.

17/P/5573/FUH 116 BADGER RISE PORTISHEAD BRISTOL

Erection of a two storey side extension

The meeting noted one online comment regarding a tree and that there was a previous application on the site refused on the grounds of parking.

RESOLVED THAT

Objects – on the grounds of insufficient parking and non-compliance with North Somerset Council’s parking standards. It also asks North Somerset Council to refer to the Highways consultation response on the previous planning application 12/P/2212/F.

A vote was taken with a majority in favour.

17/P/5632/LDP 84 MARJORAM WAY PORTISHEAD BS20 7JS

Certificate of lawfulness for the proposed loft conversion with erection of dormer to the rear and roof light to front

A discussion took place regarding the removal of permitted development rights on the Ashlands development. It also noted that there was an objection online to an earlier application on the site.

RESOLVED THAT

Would like to see that the development complies with North Somerset Council’s parking standards.

A vote was taken with all in favour.

17/P/5302/FUH 6 HONEYLANDS PORTISHEAD BRISTOL

Two storey rear extension.

The online proposed and existing plans were viewed. A discussion took place regarding obscure glass and that there was only one comment relating to the work that has already started.

RESOLVED THAT

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

A vote was taken with all in favour.

17/P/5621/MMA NEWCOME BATTERY LANE PORTISHEAD

Variation of condition 2 (approved plans) of permission 15/P/1977/F (Raising of roof height to create additional first floor living accommodation. Two storey and single storey rear extensions) to reduce the size of the approved extensions

The meeting noted that this application reduced the size of the extension.

RESOLVED THAT

No comment

A vote was taken with a majority in favour. Councillor Lord abstained from voting.

17/P/5627/FUH 41 SOUTH ROAD PORTISHEAD BRISTOL

Proposal to modify the existing roof by raising the height of the ridge and the height of the eaves and creating front and rear box styles dormers to increase the first floor accommodation. Alterations to the front elevation by removing the rounded bay windows and constructing squared bay windows. Removal of the existing render finish to reveal the brickwork beneath. Removal of the existing conservatory and erection of a single storey rear extension.

The meeting noted that there was one online objector and one in support.

RESOLVED THAT

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

18/P/0002/FUH 12 PARSONAGE COURT PORTISHEAD BRISTOL

Erection of a single storey rear extension following the demolition of the existing conservatory

RESOLVED THAT

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

**18/P/2007/TPO ADLINGTON HOUSE 132A SLADE ROAD
PORTISHEAD**

T1 Horse Chestnut - reduce by 2m branch length to re-balance asymmetric crown. Undertake PICUS investigation to main trunk to determine t/r ratio and degree of internal decay over / under 0.3

It was noted that the parish Tree Wardens have not yet received training from North Somerset Council.

RESOLVED THAT

As the tree is in a prominent position it asks North Somerset Council's Tree Officer to inspect the tree.

A vote was taken with a majority in favour.

18/P/2031/FUH 1 TANSY LANE PORTISHEAD BRISTOL

Loft conversion with front & rear dormers

RESOLVED THAT

No objection subject to compliance with North Somerset Council's parking standards.

A vote was taken with all in favour.

18/P/2084/NMA THE RETREAT FRIARY ROAD PORTISHEAD

Non-material amendment to application 14/P/2531/F (Erection of a first floor extension over existing single storey extension; a new enclosed front porch and creation of a side and rear balcony over existing flat roofs) to allow alterations to fenestration to the front and side elevations

RESOLVED THAT

No comment.

A vote was taken with all in favour.

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

**17/P/5630/MMA 266 DOWN ROAD, PORTISHEAD
BS20 8HY**

Minor material amendment to planning permission 16/P/1791/F (demolition of existing bungalow and construction of 2 no. detached 3 bedroom houses with associated landscaping works, hard-standing and boundary treatments) to allow for larger dormers to rear elevations of each house

The meeting noted that there may be an issue of privacy.

RECOMMENDATION

Portishead Town Council responds: objects – loss of privacy to immediate neighbours.

**18/P/2032/FUH ABBOTS LEAP, 3B WOODHILL ROAD,
PORTISHEAD, BS20 7EU**

Rebuild roof to alter and extend for new dormer rooms. Replace, alter and add windows and doors. Add new render and cladding. Replace fascia and rainwater goods. Rebuild rear balcony. New window seat at first floor rear. New front gate posts and gate.

The meeting noted that there could be scope for the ground floor to be used as a separate dwelling and that there were two online comments in support of the application.

RECOMMENDATION

Portishead Town Council responds: no objection – subject to the lower ground floor not being used as a separate dwelling without planning consent.

18/P/2040/FUH 23 GAUNTS CLOSE, PORTISHEAD, BS20 8BL
Single storey extension to rear and side

RECOMMENDATION

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

A vote was taken with all in favour.

18/P/2150/MMA 16 WEST HILL, PORTISHEAD, BS20 6LQ

Retrospective application for material amendment to condition Nos. 2, 3 and 9 on application 13/P/2077/F to allow various changes to the east, west and north elevations as detailed in covering letter

The meeting viewed and discussed the removal of all three conditions.

RECOMMENDATION

Portishead Town Council responds: no comment.

5.2 PORTISHEAD TREE WARDEN VACANCY

We now only have two volunteers.

RECOMMENDATION

There was no recommendation made.

5.3 HIGHWAYS UPDATE & PARKING

5.3.1 WYNDHAM WAY ROAD LAYOUT PROPOSES

The meeting noted the proposed road alterations and awaits details of a public consultation that will be held. One concern discussed was the bulbs that have been planted by Portishead in Bloom.

RECOMMENDATION

There was no recommendation made.

5.3.2 VILLAGE QUARTER & MARINA, PORTISHEAD

A map provided by North Somerset Council showing the 20mph speed limits in the Village Quarter and Marina were discussed.

A proposal was made that a strategic speed review of all roads in Portishead is undertaken.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council asking for a strategic speed review of all roads in Portishead to be undertaken, including roads that are planned to be adopted.

5.3.3 PROPOSED PARKING AT BRUNEL COURT

The meeting discussed a plan received from North Somerset Council to provide public parking for high street visitors (not parking for Brunel Court) from S106 money. There were a few questions raised regarding parking time, angle of parking bays and signage.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council to ask:

1. If the car park will remain as public parking?
2. If the parking will be free?
3. Will there be any parking restrictions?
4. Will there be clear signage for entrance and exit routes?
5. Can the orientation of parking for cars be changed?
6. Is the S106 money that is being used to fund this project from Sainsbury's S106 money?

5.4 NEIGHBOURHOOD PLANNING

It was noted that the working party had not yet met but they were going to schedule a meeting later tonight.

5.5 YATTON NEIGHBOURHOOD PLAN

The meeting noted that North Somerset Council had invited Portishead Town Council to comment on the neighbourhood plan for Yatton.

RECOMMENDATION

Portishead Town Council makes no comment.

5.6 FIRST WEST OF ENGLAND STAKEHOLDER SURVEY

The meeting noted that James Freeman (First West of England Limited) will be attending the Planning & Regulatory meeting on 4th April 2018 to carry out a question and answer session to update residents on bus services in Portishead. It was proposed that this be advertised on the Town Council website.

RECOMMENDATION

Portishead Town Council advertises the question and answer session that will be available to bus users on 4th April 2018 on the Town Council website.

5.7 JOINT DMT MEETING (DEVELOPMENT & ENVIRONMENT DIRECTORATE MANAGEMENT TEAM)

Councillor Lord gave a résumé of the meeting that took place late 2017. The topic of discussions included the Joint Spatial Plan (JSP), infrastructure, planning, railway, Wyndham Way road widening, employment and workspace in Portishead, remodelling of Old Mill road,

parking, S106 Sainsbury money and what North Somerset Council can do in respect to the resilience of Portishead road network.

5.8 NORTH SOMERSET COUNCIL – THE FUTURE OF ADULT SOCIAL CARE IN NORTH SOMERSET

The meeting noted the consultation.

RECOMMENDATION

There was no recommendation made.

5.9 NORTH SOMERSET COUNCIL – COMMUNITY INFRASTRUCTURE LEVY (CIL)

The meeting noted the new charge that takes effect from 18th January 2018 whereby developers in North Somerset will be required to pay a Community Levy (CIL). This is a new charge on development to help fund infrastructure needed in North Somerset. It will partially replace the current system of Section 106 planning obligations and primarily applies to retail and residential developments.

RECOMMENDATION

Portishead Town Council:

1. Asks the Neighbourhood Planning working party to consider the creation of an Infrastructure Delivery Plan (IDP)
2. Tasks the Staffing and Finance meeting to consider the finance processing of CIL funds

5.10 NATIONAL GRID – OFF-SITE PLANTING AND ENHANCEMENT SCHEME

The meeting noted that National Grid is offering non-residential land owners within a 3km radius the opportunity to have complimentary trees and hedgerows planted.

RECOMMENDATION

Portishead Town Council:

1. Informs its Tree Wardens and the Warden of Avon Wildlife Trust to see if they have any suggestions where trees and hedgerows could be planted.
2. Advertises the offer made by National Grid on the Town Council website.
3. Advertise the offer in the Town Council Minutes.

PL599

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.

PL599 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/5123/FUL	Street Record, Martingale Way, Portishead,	Variation of condition nos. 9,11,19 & 20 of planning permission 16/P/2855/F (Construction of an assisted living development comprising of 126 apartments and integrated care, support and well-being facilities (Use Class C2) for the over 60's age group with associated landscaping and infrastructure)conditions 9 & 11 to allow a phased occupation of the building, condition 19 to refer to the up-to-date approved plans (17/P/1873/NMA) and condition 20 the resistance and resilience measures recommended in 4.2.1 in the FRA technical update (rev 8) should be included within the development	No comment
17/P/5341/FUH	115 The Deans, Portishead, BS20 6DZ	Erect a two storey side extension to include pitched roof over porch following the demolition of existing flat roof garage and porch and pitched roof rear kitchen extension.	No objection subject to no valid objections from neighbours
17/P/5300/FUH	102 Slade Road, Portishead, BS20 6BB	Demolition of existing single storey extension and construction of new single storey extension to rear and two storey extension to the side.	No objection subject to no valid objections from neighbours

17/P/5366/FUL	39 Lower Down Road, Portishead, BS20 6PA	Conversion into 2 no. dwellings following two storey and single storey extension to rear and two storey extension to side	No objection subject to no valid objections from neighbours and no adverse comments from North Somerset Council Highways in terms of the new access.
17/P/5434/FUH	4 Cheslefield, Portishead, BS20 8JA	First floor side extension	No objection subject to no valid objections from neighbours
17/P/5495/FUH	24 Beach Road West Portishead Bristol	Alterations to roof including dormer window to create habitable rooms, erection of front retaining wall, demolition and reconstruction of rear retaining wall to enlarge courtyard and erection of double garage.	No objection subject to no valid objections from neighbours
17/P/5498/FUH	20 Underwood Road Portishead Bristol	Erection of a double storey side extension and a single storey rear extension and a front porch following demolition of existing garage and single storey side extension	No objection subject to no valid objections from neighbours

TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

None to report.

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION

PL599 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

Car Park behind Majestic Wines, Harbour Road, Portishead, BS20 7DE. North Somerset Council is investigating the allegation of non-consulting with business and inappropriate car parking charges.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

- 17/P/5227/NMA - 8 Dunlin Drive, Portishead
- 17/P/2583/LB - Flat 1, The Grange, 182 High Street, Portishead

D. PLANNING CONSENT REFUSED

- 17/P/5449/TPO - 19 White Lodge Park, Portishead
- 17/P/5133/TPO - Proposed new dwelling called Overseas adjacent Golden Sunset, Little Halt, Nore Road, Portishead
- 17/P/2575/F - Puzzlewood, Woodlands Road, Portishead
- 17/P/0498/MOD - Former St. Peter's School Site, Hallett's Way, Portishead
- 17/P/5016/FUH - 25 Nore Road, Portishead
- 17/P/5480/TPO - 130 Hillside Road, Portishead

E. PLANNING APPLICATIONS WITHDRAWN

- 17/P/5067/TPO - 89 Down Road, Portishead
- 17/P/5037/FUL - Land Adjacent to 73 Wetlands Lane, Portishead
- 17/P/5167/NMA - 266 Down Road, Portishead

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT

None received.

G. APPEAL/DECISIONS

APP/D0121/W/ 17/3191367 Land adjacent to 1 St Peters Road, Portishead, BS20 6QY
Variation of condition 8 of 14/P/1251/F – to change the age restriction for occupation of the dwellings from Over 65 years to 55 years.

APP/DO121/ W/17/3188873 33a Nore Road, Portishead, BS20 7HN
Outline application with all matters reserved for subsequent approval for the erection of a new dwelling.

H. LICENCE APPLICATIONS

None received.

I. ROAD CLOSURE & TRAFFIC REGULATION ORDER (TRO)

- To permanently prohibit movement: right turn from Sheepway to Conference Avenue and left turn from Conference Avenue to Sheepway.
- B3124 High Street from its junction with Clevedon Road (B3124) and Bristol Road (B3124) in a north easterly direction for approximately one hundred and thirty five meters to property no. 175 Grange Farm will be temporarily closed for 3 days with effect from 12th February 2018.
- Down Road from its junction with The Downs to The Triangle (West Hill) for a duration of 2 days between the hours 09.30 and 15.30 commencing 12th February 2018.
- Ferndale Road with its junction with A369 Wyndham Way to the junction with Slade Road for approximately two days commencing 22nd January 2018 between 08.30 and 16.30.
- Beach Hill from property number 5 to its junction with Beach Road West for a period of 5 days commencing 19th March 2018.

J. PAPER MILL GARDENS

Details and map for the Unique Property Reference Numbers (UPRN) allocated to Paper Mill Gardens and Folio Drive – planning application 16/P/1608/F.

K. CONSULTATIONS

Adoption of North Somerset and Mendip Bats Special Area of Conservation (SAC) guidance on Development supplementary planning document.

L. TREE PRESERVATION ORDERS/WORKS TO TREES

17/P/5399/TRCA - 3 Highfield Villas, Newlands Hill, Portishead, BS20 6AU - fell Silver Birch

M. STREET NAMING

Due to North Somerset Council's policy (section 8.9) <http://www.n-somerset.gov.uk/wp-content/uploads/2016/03/street-naming-and-property-numbering-policy.pdf> the road at the new Paper Mill development will be named Folio Drive not Folio Close as was proposed by the Town Council.

8.2 TIDAL LAGOON

The e-newsletter dated December 2017 was noted.

8.3 DEPARTMENT OF TRANSPORT – PROPOSALS FOR THE CREATION OF A MAJOR ROAD NETWORK CONSULTATION

The meeting noted that the above consultation is open until 19th March 2018 and that full details could be found online

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/670527/major-road-network-consultation.pdf

9. MATTERS FOR THE NEXT MEETING

A discussion took place regarding allowing Mr Bishop to make his presentation regarding buses to the committee next month. Councillor Mitchell asked Mr Bishop to put his proposal and questions in writing to the Town Clerk. These will then be forwarded to Mr Freeman of First so that he can come prepared to the Planning meeting on 4th April.

9.1 Late Planning Applications

9.2 Highways update

Councillor Burden asked committee members if they had any suggestions on how to save on the amount of papers that are used in the Planning Agenda. It was agreed that a reduction is made in the number of packs of papers produced for the meeting and that any delegated decision reports from Case Officers are not copied out to members, just a summary of the decision on the agenda.

Meeting closed 9.02pm