

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE
HELD ON WEDNESDAY 4TH JANUARY 2017**

PRESENT: Councillor Burden - in the Chair

Councillors Cottrell, Mitchell, Lord, Mason, M.Cruse,
R.Cruse, Oyns* (arrived 7.44pm)

S.Sherborne - Assistant Clerk

APOLOGIES: Councillors Koops, Pasley, Terry, Clark

One member of the public was present but there were no representative from the Press present.

PL503 DECLARATIONS OF INTEREST

There were no declarations of interest expressed.

PL504 PUBLIC PARTICIPATION

Nick Gough, PACT Panel Chairman, gave an update on the parking problem on Weatherly Drive, specifically by the North gate, as requested by the Chair of Portishead Town Council, as follows:-

- He has been working on the matter for the last eighteen months.
- The PCC (Police and Crime Commissioners) office is very much of the opinion that all staff must park within the HQ complex. However they can only ask and cannot enforce the request.
- Local police teams are ticketing vehicles if they are illegally parked but the vast majority are parked legally.
- Despite works within the complex there are sufficient parking spaces.
- Daytime meetings have been banned at police HQ, meetings are now taking place either in the evening or off site.
- One car park was closed for one week to accommodate works in the complex and staff were asked to park on the road. In his opinion he believes that some staff found this practice easier than queuing and continued parking on Weatherly Drive.
- The PCC's office spoke to North Somerset Council (NSC) suggesting that double yellow lines be put on Weatherly Drive but NSC did not feel this was necessary. He revisited this with Frank Cox, NSC Highways Department, on the basis of some specific

safety issues he had noted but to date, Mr Cox has not given any commitment.

- Following his conversation with David Harley, Estates Manager, Police HQ are planning to reopen the North gate as an exit in summer 2017. Traffic will enter via the South gate and exit the North gate, effectively a one way route in and out of the complex. With that in mind it may be necessary to have some TRO's (Traffic Regulation Order) for safety reasons. He has written to Frank Cox to enquire about this.
- He has contacted Sue Harze who is the Facilities Manager at the complex asking if the North pedestrian gate could be reopened, this encourages local staff to walk to work.
- Concern for smaller surrounding residential roads if vehicles are now allowed to park on Weatherly Drive.

Mr Gough agreed to keep the Town Council updated on the matter.

Mr Gough asked if the Town Council had any issues about Avon Way that he might be able to help with? Councillor Burden referred to a letter received from Alfap Ap Rees dated 7th December.

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

PL505

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

PLANNING APPLICATIONS

16/P/2855/F HARBOUR ROAD/MARTINGALE WAY, PORTISHEAD, BS20 7AW

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

The meeting noted that there were no online objections. It discussed the parking ratio versus parking legislation and the previous planning applications that were approved (14/P/2570/F, 16/P/1388/NMA) for 118 apartments last year.

Assistant Clerk note: Councillor Oyns arrives 7.44pm

Councillor Lord proposed no objections.

Councillor R.Cruse seconded the proposal

Vote recorded: majority in favour

Councillor Lord questioned if there had been any discussion about S106 money for the development. Councillor Oyns and Burden agreed to enquire with North Somerset Council on behalf of the Town Council in their capacity of District Councillor.

Councillor Lord proposed an amendment to the proposal, no objection providing that there is an equitable settlement in the S106 agreement for the Towns education and medical structure.

Councillor R.Cruse seconded the amendment to the proposal.

Vote recorded: majority in favour

RESOLVED THAT no objection providing that there is an equitable settlement in the S106 agreement for the Towns education and medical structure.

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 a change from flat to pitched roof at rear.

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

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

Councillor Oyns seconded the proposal

Vote recorded: all in favour

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

16/P/2900/F 20 HILLCREST ROAD, PORTISHEAD, BS20 8HP

Demolition of an existing bungalow and the erection of two no. 4 bedroom semi-detached dwellings with associated parking and landscaping

The meeting viewed the Site plan and the Design and Access Statement showing images of the current bungalow and proposed dwellings. It noted that there were no online objections.

A discussion took place regarding the large size of the plot and the long rear garden being far enough away from its neighbouring property.

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

Councillor Lord seconded the proposal

Vote recorded: all in favour

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

16/P/2904/F 3 HILL GAY CLOSE, PORTISHEAD, BS20 8HX

Extensions to dwelling, creation of a first floor and balconies

The meeting noted that the only comment online was in support of the application. It viewed the Site Location plan. A discussion took place as to whether the balcony would overlook the neighbour (No. 1) but it appeared that the plot was some distance away.

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

Councillor Burden seconded the proposal

Vote recorded: majority in favour

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

**16/P/2926/WT 28 WOODHILL ROAD, PORTISHEAD,
SOMERSET, BS20 7EZ**

T1 eucalyptus - reduce by 2m; T2 privet - reduce by 0.5m

The meeting noted that unless trees within a conservation area are worthy of a Tree Preservation Order (TPO) then approval for works to trees is automatic.

An email from Norma Parfitt (the Town Council's Tree Warden) dated 21st December was taken into consideration.

Councillor Burden proposed no objection.

Vote recorded: all in favour

RESOLVED THAT proposed no objection

**16/P/2934/ADV MARINE VIEW OFFICE PARK, MARTINGALE
WAY, PORTISHEAD, BS20 7AW**

Advertising consent to display 3 No. non-illuminated fascia sign, 1 No. 1st floor atrium window manifestation 26 No. Kerb mounted car parking designation signs, 11 No. ground painted car parking designation signage

The meeting noted that there were no online objections and there did not appear to be anything obtrusive.

Councillor Lord proposed no objection.

Councillor Burden seconded the proposal

Vote recorded: all in favour

RESOLVED THAT no objection

PL506

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

OTHER PLANNING MATTERS

Councillor Burden suspended Standing Orders.

Councillor R. Cruse asked for an item under the heading of “Late Applications” be included on all future Planning & Regulatory agendas under Section 2.

The meeting were in favour of this being put to Town Council for consideration.

Councillor Burden resumed Standing Orders.

5.1 PORTBURY WHARF NATURE RESERVE

Councillor Burden informed the meeting that he and Councillor Oyns have a meeting scheduled to attend on 12th January, along with North Somerset Council Officers and the group (Friends of Portbury Wharf Nature Reserve) to explore the options available.

RECOMMENDATION - there was no recommendation made.

5.2 HIGH DOWN ROAD TRAFFIC / ROAD MARKINGS

The meeting had previously received a copy of two emails from Mr Robert Bull, one dated 14th December in which he states “at today’s

council meeting where, after pressing the point that it was Portishead Council's acceptance of 1 person's objection to the changes that were proposed by North Somerset Council to improve safety around The Downs and Tower Road junctions with Down Road. It was stated that a letter be sent by the Planning Committee to North Somerset Council changing Portishead Town Council's position and asking when the alterations would be made" and the second on 19th December in which he asked for the following comment to be relayed "unfortunately, but as usual, the council are not listening to their constituents who have always said the safety issue applies all day not just at school start and finish. This council really does need to start supporting the people of Portishead and not just being cooperative with their Conservative colleagues on North Somerset Council".

A discussion took place regarding a petition that Mr Bull referred to, which was sent directly to North Somerset Council. Portishead Town Council submitted its consultation response to North Somerset Council without the knowledge that a petition had been presented.

The Assistant Clerk updated the meeting reporting that the Town Council had received a further response from David Bailey (23.12.16) that reads: *"Just to reiterate we will not be promoting any form of restriction outside of no 24 Down Road, this matter was discussed at great length with the Leader and there is no real safety benefit from installing restrictions and therefore the decision was made not to promote any restrictions".*

The meeting agreed to review the matter afresh when they are next invited by North Somerset Council to consult on TRO's (Traffic Regulation Orders) and to write to Mr Bull to inform him.

RECOMMENDATION - Portishead Town Council to consider the matter afresh when they are next invited by North Somerset Council to consult on TRO's (Traffic Regulation Orders) and to write to Mr Bull to inform him.

5.3 CAR PARKING

Councillor Cottrell had intended to discuss the Weatherly Drive parking issue and had arranged for Nick Gough to come along to the meeting to give an update.

The meeting were grateful to Nick Gough for coming along to update them but were concerned that intervention from the Town Council at this stage could result in vehicles being parked on smaller residential roads nearby the Police Headquarters.

RECOMMENDATION - Portishead Town Council to monitor the parking situation on Weatherly Drive and to review it as and when it becomes necessary.

5.4 AVON WAY – HIGHWAY

The meeting noted the letter received from Councillor Efan Ap Rees dated 7th December 2016, which had previously been circulated.

It was understood from public participation at last month's Planning & Regulatory meeting (07.12.16, PL497, Mrs Hennessy 2.1) that a meeting had been held on 02.12.16 between local residents, Sue Mountstevens (Avon & Somerset Police & Crime Commissioner), Superintendent Paul Richards, Sue Mountstevens' Assistant, to discuss Avon Way and Mrs Hennessy felt it had been a successful meeting and had got some recognition that the road is dangerous.

The meeting felt it appropriate for the above information to be shared with Councillor Efan Ap Rees and to establish if any of his officers were in attendance at the meeting and if so what was their view?

RECOMMENDATION - Portishead Town Council to write to Councillor Efan Ap Rees and to establish if any of his officers were in attendance at the meeting on 02.12.16 and if so what was their view?

***Assistant Clerk note:** Consideration should be given as to whether a copy of said letter should be forward to any other people who were reported attending the meeting on 02.12.16 (e.g. Sue Mountstevens (Avon & Somerset Police & Crime Commissioner, Mrs Annette Hennessy, Mr Chris Holman, Superintendent Paul Richards).*

5.5 GENERIC DESIGN ASSESSMENT (GDA) OF HITACHI-GE'S UK ADVANCED BOILING WATER REACTOR (ABWR) – YOU VIEWS ON THE ENVIRONMENT AGENCY AND NATURAL RESOURCES WALES' FINDINGS

The meeting considered whether or not they wished to attend the briefing on 7 February 2017 at Turnberrie's Community Centre. Both briefings are on the same day: 10.00-12.00 and 19.00-21.00. At the briefing they will share and discuss the emerging findings of the Environment Agency and Natural Resource Wales' Generic Design Assessment of Hitachi-GE's UK ABWR design.

Further information can be found online

<https://www.gov.uk/government/consultations/gda-of-hitachi-ge-nuclear-energy-ltds-uk-advanced-boiling-water-reactor/gda-of-hitachi-ge-nuclear-energy-ltds-uk-advanced-boiling-water-reactor>

RECOMMENDATION - Portishead Town Council authorises Councillor David Oyns to represent Portishead Town Council at the briefing being held at Turnberrie's Community Centre, Thornbury at 7.00pm on 7th February 2017 and to report back to the Town Council.

5.6 PROPOSED CO-ORDINATED ADMISSION SCHEMES AND SCHOOL ADMISSION ARRANGEMENTS 2018-2019

The meeting noted the consultation, which asks for views about the proposed new intake admission arrangements. It includes oversubscription criteria, admission numbers and in-year admission arrangements for 2018-19. A discussion took place and the meeting concluded that the consultation was not applicable to Portishead as all schools in the town have academy status.

RECOMMENDATION - not to comment on this particular consultation.

5.7 JOINT (NORTH SOMERSET COUNCIL & PORTISHEAD TOWN COUNCIL) DEVELOPMENT MANAGEMENT MEETING (DMT)

The meeting considered items that it wishes Portishead Town Council to discuss when it next meets with NSC's DMT.

RECOMMENDATION - Portishead Town Council to put forward the following items for discussion:

1. Short notice of planning applications
2. North Somerset Council website
3. That Portishead Town Council's comments relating to planning application 16/P/2566/F (7 Woodhill Road) were not recorded on the officers Delegated Report dated 09.12.16
4. The Economic Development Strategy for Portishead

5.8 BATTERY LANE, PORTISHEAD

The meeting noted the letter from Mr T Konewko dated 30th November, raising concerns and asking for a weight, width, length and speed restriction to be applied to the lane and remedial works undertaken to rectify the subsidence.

The Town Clerk wrote to Frank Cox, North Somerset Council Highways and two responses have now been received by email, the first dated 16.12.16 *"previously I had a discussion with Councillor Reyna Knight regarding this issue. Any weight restrictions for environmental reasons such as this request cannot prohibit access to land/property within the extent of the restriction. You suggest that the traffic using the lane is associated with the development of the properties along it and I am not aware of any significant use by HGV's as a through route. As such a traffic restriction would not have the intended effect; I suggest that it is*

more appropriate and effective for the residents on the lane to ensure that deliveries to their properties are carried out by appropriately sized vehicles. I noted that the existing (unsuitable for HGV's) sign located on the footway at Beech Road West has been overgrown by the hedge of the adjacent property. It is the responsibility of the land owner to maintain the hedge and ensure that the highway is not overgrown. Whilst our Area Officer can send an official instruction to the property owner, it might be better received coming from yourselves? Please let me know. Given the circumstances described above I do not consider it necessary to install additional signs at the far end of Battery Lane, however, I will ask our Street Lighting Team to investigate the damage to the lamp column. Please note that such defects can be reported via the council's website for a quicker response. Finally, the issue of subsidence at a private property is not a matter for the highway authority." the second email dated 21.12.16 "Further to this I can advise that the lamp column is due to be replaced the second week of January."

The meeting debated as to who should write and ask the property owner to cut the hedge back based on historic process.

RECOMMENDATION - Portishead Town Council writes to:

1. Frank Cox asking him to arrange for the NSC Area Officer to contact the home owner to ensure the hedge is pruned so that the sign is visible,
2. Mr T Konewko to inform him of the response received from North Somerset council.

5.9 ERECTION OF SHED – 22 ST. PETER'S ROAD, PORTISHEAD

The meeting noted the exchange of emails between a local resident, Maurice Woods and North Somerset Council dated 07/11/16 and 19/12/16 in respect to the siting of a shed at No. 22 St Peter's Road, Portishead, without planning consent. It understands that North Somerset Council is processing the matter through its Enforcement Team.

RECOMMENDATION - Portishead Town Council notes that the matter is being dealt with by North Somerset Council's Enforcement Team.

PL507

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Delegated decisions made by the Planning & Regulatory Chairman on the attached tables under delegated powers were noted.

PL508 OTHER PLANNING MATTERS – FOR INFORMATION ONLY

1. Notifications/acknowledgements from North Somerset Council

- A. ENFORCEMENT CASES
- B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL
- C. PLANNING CONSENT GRANTED
- D. PLANNING CONSENT REFUSED
- E. PLANNING APPLICATIONS WITHDRAWN
- F. APPEAL DECISION
- G. LICENCE APPLICATIONS
- H. ROAD CLOSURE
- I). RESERVED MATTERS APPLICATION

PL509 MATTERS FOR THE NEXT MEETING

PL507 - SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/2794/F	8 Beach Road East, Portishead, BS20 7DL	Two storey side, single storey rear extension and front porch.	No objection subject to no valid objection from neighbours.
16/P/2800/F	116 Nore Road, Portishead, Bristol, BS20 8EX	Removal of upper ground floor, two storey front extension, first floor side extension and alterations to the roof	No objection subject to no valid objection from neighbours.
16/P/2806/F	3 Bailey Court, Portishead, BS20 7GN	Single storey rear extension with side extension over attached garage	No objection subject to no valid objection from neighbours.
16/P/2817/F	Westcliffe, Lake Road, Portishead, BS20 7JA	Single storey front extension to upper ground floor	No objection subject to no valid objection from neighbours.
16/P/2836/F	The Co-op, 109-111 Avon Way, Portishead, BS20 6LT	Installation of mechanical plant (air conditioning and refrigeration units) and attenuation (acoustic fence) to side of store	No objection subject to no environmental issues for neighbours, including that of a noise nuisance.
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.	No objection subject to no valid objection from neighbours.
16/P/2840/MMA	15 Weston Wood Road, Portishead, BS20 6RD	Minor material amendment to vary condition 2 on 15/P/2487/F (Erection of a two storey east elevation extension with a first floor balcony and dormer window following demolition of existing garage) to add in a window.	No objection subject to no valid objection from neighbours.
16/P/2857/MMA	Rear of 62 High Street, Portishead, BS20 6EH	Minor material amendment to condition No. 2 on application 15/P/1350/F (Erection of a first and second floor maisonette with access stairs shared with existing first floor flat to allow the	No objection subject to no valid objection from neighbours.

		reworking of the internal arrangement do that each unit exceeds 70 sq mtr which will result in the insertion of an additional velux to the front of the proposed unit and changes to one exterior window	
16/P/2865/F	26 Eastcliff, Portishead, BS20 7AB	Alterations to existing two storey garage to create additional living space	No objection subject to no valid objection from neighbours.
16/P/2894/F	352 Nore Road, Portishead, BS20 8EX	Single storey rear extension	No objection subject to no valid objection from neighbours.
16/P/2905/HHPA	10 The Bramleys, Portishead, BS20 7LL	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 3.45 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 2.7 metres high	No objection subject to no valid objection from neighbours.

TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/2830/TPO	Rear of 59-65 Sally Hill, Portishead, Somerset, BS20 7BH	G1 - lime x 3 - reduce by 2.5-3m	Objects, can see no justification for the trees being cut back, they form a beautiful avenue.
16/P/2877/TPO	Land to rear of 12-15 Pier Close, Portishead, Somerset, BS20 7BU	G1 - lime x 3 - reduce by 2.5-3m	Objects, the trees are in good condition and there appears to be ample room between the trees and buildings.
16/P/2888/TPO	13 Falcon Close, Portishead, Somerset, BS20 6UT	T1 ash - reduce branches to achieve 2m clearance from roof and clear BT cables	No objection subject to the approval of North Somerset Council's Tree Officer

PL508 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

A report has not been received

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

A report has not been received

C. PLANNING CONSENT GRANTED

Delegated reports in relation to the following:

16/P/2446/F 9 BRUTON AVENUE, PORTISHEAD, BS20 8BW

Front porch extension, single storey side extension, widening of garage, raising of ridge height of bungalow roof in part only with pitched roof over current flat roof and velux roof lights to create first floor living space.

16/P/2566/F LAND TO REAR OF 7 WOODHILL ROAD, PORTISHEAD, NORTH SOMERSET, BS20 7EU

Erection of a detached bungalow with construction of rear access to Battery Lane

16/P/2404/TPO 49 SALLY HILL, PORTISHEAD, BS20 7BH

1 X Lime tree – raise crown to achieve 5m clearance between ground level and lowest canopy

Split decision – refusal of current proposal with lesser alternative of 3.5m given

D. PLANNING CONSENT REFUSED

No reports were received.

E. PLANNING APPLICATIONS WITHDRAWN

Notice dated 8th December:

16/P/2593/F THE ANNEXE, 34a CLEVEDON ROAD, PORTISHEAD, BS20 6TQ

Access and driveway

F. APPEAL DECISIONS

A report had not been received.

G. LICENCE APPLICATIONS

A report had not been received

H. ROAD CLOSURE

A report had not been received.

I). RESERVED MATTERS APPLICATION

16/P/2176/RM SILBURY, BATTERY LANE, PORTISHEAD, BS20 7JD

That unfortunately a consultation response was required from Portishead Town Council before 20th December 2016 in respect of amended plans.

PL509

MATTERS FOR THE NEXT MEETING

Late Planning Applications

Car parking

Portbury Wharf Nature Reserve

High Down School, Road Traffic & Markings

Avon Way

Battery Lane – vehicle restriction

Meeting closed @ 8.36pm