

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 3RD JANUARY 2018**

PRESENT:

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

There were approximately 5 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.

PL587 APOLOGIES

Received from Councillors Koops, M.Cruse, Pasley and Terry

PL588 DECLARATIONS OF INTEREST

Councillor Mason
Planning Application 17/P/5210/FUL
Acquainted with the neighbour

Councillor Oyns
Planning Application 17/P/5210/FUL
Acquainted with the neighbours

PL589 PUBLIC PARTICIPATION

Mr Hardman spoke in regards to:

1. Enforcement Case 2016/0578. He asked if a court injunction could be taken out against them as tanks 14 and 15 are still being used?
2. Item number 5.10 Development in Portishead. He assumed this related to the comment Mr Mock made about the Town Council setting up a policy with North Somerset Council. He believed the referring of a person by address contravened data protection and called for an apology.
3. Wyndham Way widening scheme. He believed the money will be better spent on the Portbury Hundred. Wyndham way will always be congested due to the traffic lights thereon used by pedestrians to cross the road.

Councillor Burden responded to point 2 raised by Mr Hardman. He understood that it is standard practice that persons objecting on planning application have to state their name and address. Mr Mock was asking the Town Council to respond to North Somerset Council regarding future planning applications and so referred to his address without his name.

Mr M Settle spoke against planning application 17/P/5210/FUL and asked the meeting to support the 20 online objections. He believed this will be overdevelopment of the site, result in a loss of parking causing congestion on the narrow lane, loss of privacy to neighbour and significantly reduce the amount of soft landscaping on the site, which is next to a conservation area.

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

PL590

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

PLANNING APPLICATIONS

17/P/5124/FUH 347 NORE ROAD, PORTISHEAD

Extension of roof space to provide additional accommodation, a two storey extension to rear elevation and a garage to the front of property

The meeting noted that there were no online objections.

RESOLVED THAT

No objections

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

17/P/5205/MMA PLOT OF LAND BETWEEN 18 & 20 BEACH ROAD WEST, PORTISHEAD, BS20 7HR

Minor material amendment application to planning permission 17/P/1990/F (erection of a dwelling) to allow for removal of apex ridge to front projecting roof gable and raise dwelling

The meeting noted that there were three online comments in support of the application and that a previous application on the site had been approved. A discussion took place regarding the side elevation changing and the potential for it to be overbearing on the neighbour.

RESOLVED THAT

No objections

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

**17/P/5210/FUL SILBURY, BATTERY LANE, PORTISHEAD,
BS20 7JD**

Erection of detached bungalow with associated soft and hard landscaping.

The meeting noted that there were in excess of 20 online objections. It discussed the reduction in parking, the removal of a large section of the community garden and that the dwelling will be very close to TPO's and a conversation area.

RESOLVED THAT

Objects – overdevelopment of site, reduction in parking and consequential parking on narrow road, closeness to trees that are protected (TPO) and conservation area. Portishead Town Council requests that the relevant Ward District Councillor (Councillor Knight) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval).

A vote was taken with all in favour.

17/P/5222/FUH 8 THE DEANS, PORTISHEAD

Construct new first floor side extension over the existing garage

The meeting noted the online comment in support of the application from the neighbour.

RESOLVED THAT

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

A vote was taken with a majority in favour.

17/P/5228/FUL NORETTA, 18 NICHOLS ROAD, PORTISHEAD

Construct of new detached dwelling following demolition of existing dwelling, and new access from Nichols Road

The meeting viewed the online site location and existing plans. It noted one objection from the neighbour.

RESOLVED THAT

No objection subject to no adverse effect on the neighbours.

A vote was taken with a majority in favour.

17/P/5254/FUH 10 SANDERLING PLACE, PORTISHEAD

Ground Floor Extension to the rear

The meeting viewed the online site location plan and noted one objection.

RESOLVED THAT

No objection subject to no valid objections from neighbours.

A vote was taken with a majority in favour.

PL591

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

17/P/5297/FUH 11 GARDNER ROAD, PORTISHEAD, BS20 7ER
Demolish existing rear sun room, proposed rear extension at lower floor level.

RECOMMENDATION

No comment

17/P/5160/TPO 9 NOREWOOD GROVE, PORTISHEAD
1 x ash - reduce crown by approx. 3-3.5m; 1 x sycamore - reduce crown by 2.5-3m

RECOMMENDATION

No comment

17/P/5228/FUL NORETTA, 18 NICHOLS ROAD, PORTISHEAD
Construct of new detached dwelling following demolition of existing dwelling, and new access from Nichols Road

Assistant Clerk note: there was no recommendation as the item was dealt with under minute number PL590.

17/P/5474/TPO 132A SLADE ROAD, PORTISHEAD, BS20 6BB
Horse Chestnut (T3) - reduce by 1.5m to previous pruning points and remove deadwood

RECOMMENDATION

No recommendation made

17/P/5446/TPO ST JOSEPHS CHURCH, WEST HILL, PORTISHEAD

Tree 1 - shorten three horizontal limbs by 2 - 2.75m; Tree 5 - shorten four lateral limbs by 2.1 - 2.75m

RECOMMENDATION

No comment

17/P/5050/FUH 2 HERON GARDENS, PORTISHEAD

Two storey side extension

RECOMMENDATION

No objection

**17/P/5132/FUH THE MOORINGS, BELTON ROAD,
PORTISHEAD**

Single Storey side extension to enlarge kitchen

RECOMMENDATION

No objection

17/P/5480/TPO 130 HILLSIDE ROAD, PORTISHEAD

Crown lift 4x maple by up to 8m by removing sub-lateral limbs.

RECOMMENDATION

No comment

**17/P/5516/TPO CHAPLAINS WOOD, NORE ROAD,
PORTISHEAD, BS20 8GA**

T581 beech and T582 beech - crown reduce by approximately 3m;
T619 ash - crown reduce by approximately 4m over property

RECOMMENDATION

No comment

17/P/5513/TPO 12 FIRCLIFF PARK, PORTISHEAD

T1 sycamore - Reduce spread of tree to the south over neighbours property by approx. 4m, primarily by reducing major limb

RECOMMENDATION

No recommendation was made

17/P/5159/FUH 1 MENDIP ROAD, PORTISHEAD

Extension to existing outbuilding to create porch. Rear glazed veranda.

RECOMMENDATION

No objection subject to no valid objections from neighbours

5.3 PORTISHEAD TREE WARDEN VACANCY

Councillor Burden informed the meeting that he and Councillor Mitchell have a meeting with a third volunteer this coming Friday. Due to an advert going into the Portishead Paper late the Town Council had received further applications, which are being acknowledged and held on file for future reference.

5.4 ROAD NAMING

The meeting noted that North Somerset Council had approached Portishead Town Council for it to propose a new road name for a small section of the Paper Mill site (planning application 16/P/1608/F), which cannot be prefixed with Paper Mill. Councillors Cottrell and Lord proposed Quire Close and Folio Close respectively. In terms of Quire Close a discussion took place as to how difficult it could be for residents giving their address out on the telephone.

RECOMMENDATION

Portishead Town Council should consider either Quire or Folio Close.

Assistant Clerk note: Councillor Burden abstained from voting

5.5 HIGHWAYS UPDATE

Councillor Burden informed the meeting that the planned road closure for Bruton Avenue will now take place on 11th January 2018 for approximately two days and Ferndale Road will be closed for two days with effect from 22nd January 2018 for carriageway and drainage works.

5.5.1 RECYCLING CENTRE, VALLEY ROAD

The meeting noted an email dated 12th December 2017 from Weston-in-Gordano Parish Council that was circulated previously by the Town Clerk. They gave concern for driver's safety on Valley Road who were queuing to access the recycling centre and asked if there was any possibility that 'no stopping' signs could be erected, or if double yellow lines could be installed, which would also give continued access for police to their property on Valley Road.

Members felt that whilst it is not in the parish of Portishead it would support Weston-in-Gordano.

RECOMMENDATION

Portishead Town Council writes in support of Weston-in-Gordano's request to North Somerset Council asking for a review of the road/signs on Valley Road (from its junction with B3124 to the roundabout at the entrance of Police HQ) be undertaken.

5.6 NEIGHBOURHOOD PLANNING

Councillor Mitchell's spoke to the meeting following his attendance to the inside government presentation on 08/11/17 and the information he provided to fellow councillors by emails.

A discussion took place regarding neighbourhood plans: whether they conform in terms of senior planning documents, was it viable in terms of the outcomes (Backwell spent a vast amount of money on a plan but it hasn't stopped the thousands of new homes that are planned in Backwell), the need to engage with local Portishead residents and what they would/not like for their town.

RECOMMENDATION

Portishead Town Council forms a Working Party to investigate and explore the possibilities of producing a Neighbourhood Plan for Portishead and how it engages with residents of Portishead in establishing whether the plan would be viable.

5.7 NSC CONSULTATION – REVIEW OF HOUSING CONDITIONS IN THE PRIVATE RENTED SECTOR IN NORTH SOMERSET

The meeting noted that this consultation is now open from 2nd to 30th January 2018. It discussed that the main areas covered are Weston and Clevedon. Portishead is in the minority in relation to the quantities.

RECOMMENDATION

Portishead Town Council makes no comment unless members advise to the contrary at the Town Council meeting on 17/01/18.

5.8 FIRST WEST OF ENGLAND STAKEHOLDER SURVEY

Councillor Burden reported that following the comment made by Portishead Town Council that it had insufficient time to respond to the stakeholder survey, James Freeman of First had responded to the Town Council stating that they were ready to engage with the Town Council at any time of mutual convenience.

A discussion took place regarding the benefit of Chris Hanson (Staff Operations Manager - First Weston & First Mendip) attending a Planning meeting last year where members of the public were able to ask specific questions.

RECOMMENDATION

Portishead Town Council writes to James Freeman (Managing Director – First) giving dates of future Planning meetings that he could attend to engage with and update the Town Council.

5.9 WEST OF ENGLAND JOINT SPATIAL PLAN

Councillor Cottrell referred to the Town Council requests for information from local schools and GP surgeries and so far only one response has been received. It was noted that the requests were sent a couple of days before the Christmas and New Year break. Once all responses

are received these will be able to support the response that is being made to the recent and future consultations.

Assistant Clerk note: *A copy of the response received from Portishead Medical Centre is to be emailed to all Town Councillors for their information.*

5.10 DEVELOPMENT IN PORTISHEAD

Councillor Clark referred to his Motion that went before Town Council under Minute Number 2915 on 13/12/17. He understood that members wanted to give this time to consider and to date, he has not received any proposed amendments.

Assistant Clerk note: *Councillor R Cruse leaves the meeting – 8.29pm*

A copy of the Motion was provided on screen via the Agenda on the Town Council website. A discussion then took place as to when the matter would be discussed and how appropriate it would be to say no to development (Planning law) as a whole in the town when potentially a Neighbourhood Plan might be able to help with some of the issues.

RECOMMENDATION

For Portishead Town Council to discuss the matter at its meeting on 17 th January 2018.
--

PL592

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.

PL592 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/5292/FUL	Part First Floor, 58 Stoke Road, Portishead	Change of use from financial services (A2) to tattoo studio (sui generis).	No objection subject to no valid objections from neighbours
17/P/5158/FUH	94 Brampton Way, Portishead	First floor side extension over existing garage	No objection subject to no valid objections from neighbours
17/P/5295/NMA	Land at Former Severn Paper Mill, Harbour Road, Portishead	Application for non-material amendment to planning permission 16/P/1608/F (erection of 69 no. dwellings and a 141m ² B1 office unit, means of access, landscaping and associated works) to allow for change to pavement/cycle path to south west of site from 3m to a 2m width	Objects – the proposal to cut the width of the pavement/cycle path from 3m to 2m will not be safe for cycles and pedestrians, some of whom will have buggies. It is also felt that this application should be a MMA and not an NMA. The Planning & Regulatory committee of Portishead Town Council requests that the relevant Ward District Councillor (Councillors Oyns and Pasley) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.
17/P/5185/FUH	225 Down Road, Portishead	Retrospective permission for single storey rear extension and proposed rear conservatory.	No objection subject to no valid objections from neighbours.

PL592 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

No tree applications have been received.

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION

PL593 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

Latest copy received 06/12/17.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

17/P/2468/TPO Silbury, Battery Lane, Portishead, BS20 7JD

D. PLANNING CONSENT REFUSED

17/P/1862/F 66 Severn Road, Portishead, BS20 6NQ

E. PLANNING APPLICATIONS WITHDRAWN

No reports received

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT

No reports received

G. APPEAL DECISIONS

No reports received

H. LICENCE APPLICATIONS

No reports received

I. ROAD CLOSURE

- High Street on 15th December 2017 to accommodate Portishead Victorian evening.
- B3124 High Street from its junction with Clevedon Road and Bristol Road in a north easterly direction for approximately one hundred and thirty five metres to property No. 175 Grange Farm for 3 days with effect from 12th February 2018. As per the email circulated on 15th December, comments were required to be submitted to office@portishead.gov.uk
- Ferndale Road for 2 days with effect from 22nd January 2018 to accommodate works to carriageway and drainage.

***Assistant Clerk note:** Councillor Lord drew to the meetings attention that there were papers attached to the Agenda that did not appear on the agenda (e.g. items 8.2 and 8.3 were listed on page 8 but not on page 4 of the Planning Agenda).*

8.2 FRIENDS OF PORTBURY WHARF NATURE RESERVE

The meeting noted Councillor Terry's comments that the environmental area on either side of the footpath/cycleway is not part of the reserve and that the map recently provided by the friends of Portbury Wharf Nature Reserve via newsletter is therefore incorrect.

8.3 OFFICE FOR NUCLEAR REGULATION

The meeting noted the latest eBulletin issued 14/12/17.

9. MATTERS FOR THE NEXT MEETING

- 9.1 Late Planning Applications
- 9.2 Highways update
- 9.3 Parking

9.4 Village Quarter – speed limits

9.5 Report following joint DMT meeting.

Meeting closed 8.50pm