

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD ON
WEDNESDAY 6TH JULY 2016**

PRESENT: Councillor Burden - in the Chair
Councillors Clark, Mitchell, Cottrell, Mason, R.Cruse
S.Sherborne - Assistant Clerk

APOLOGIES: Councillors Cameron, M.Cruse, Koops, Lord,
Oyns, Pasley, Terry

There were no members of the general public or Press in attendance.

PL461 DECLARATIONS OF INTEREST

- **Councillor R.Cruse**
Planning Application 16/P/1492/NMA
Acquainted to the neighbour – 4 Meadows Close
- **Councillor Cottrell**
Planning Application 16/P/1492/NMA
Acquainted to the neighbour – 4 Meadows Close
- **Councillor Mitchell**
Item 5A Car Parking
Lives in the Portishead Marina area
- **Councillor Cottrell**
Item 5A Car Parking
Owns a flat in the Portishead Marina area

PL462 PUBLIC PARTICIPATION

There were no members of the public to participate.

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

PL463 PLANNING APPLICATIONS

Assistant Clerk note: Access to planning application plans, comments from the general public and consultee responses were not accessible from

North Somerset Council's website for the entirety of this Planning and Regulatory meeting (19.30-21.01). The planning section of North Somerset Council's website gave a report code – "Apache Tomcat / 4.0.6 HTTP status 500 Internal". Access to each application failed at the time of discussion and so only limited information that the Assistant Clerk had already saved to the PC from access at the beginning of the week could be considered.

Councillor Burden, Mason, R.Cruse and Cottrell had experienced difficulties in accessing the applications prior to the meeting. Councillor Burden felt that the Town Council should write to North Somerset Council's Chief Executive Officer noting the regularity of the problem and the difficulties it causes.

16/P/1249/F 237 DOWN ROAD, PORTISHEAD, BS20 8HU

Amendment to 14/P/1381/F to amend the design of the roof on the rear extension, to be a double pitched tiled roof, to match main dwelling.

The meeting were unable to view live up-to-date information from North Somerset Council's website. It considered that there were no online objections as at 04.07.16 and viewed a previously saved file containing the block plan.

Councillor R.Cruse proposed no objection subject to no valid objection from neighbours, however it should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website.

Councillor Cottrell seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objection from neighbours, however it should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website.

16/P/1278/F 23 PEARTREE FIELD, PORTISHEAD, BS20 7LE

Erection of a two storey and a single storey side extension and a single storey rear extension

Councillor Mason had previously had the opportunity to view the application on-line and explained to the meeting how she had interpreted the proposed development and the likely impact. She felt that one bedroom would be very long and narrow.

The meeting considered that there were no online objections as at 04.07.16 and viewed a previously saved file containing the existing and proposed plan. It also appreciated that whilst it appeared to be an

excessive development in terms of the size of the site, it would only overlook the new railway.

Councillor Cottrell proposed no objection subject to no valid objections from neighbours, however it should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website.

Councillor Mitchell seconded the proposal

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours, however it should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website

16/P/1309/F GROUND AND FIRST FLOOR FLATS, ALBERT PLACE, HIGH STREET, PORTISHEAD, BS20 6QL

Subdivision of ground floor and first floor flats to create two flats on each level. Two storey extension to west elevation and two storey extension to south elevation. 2no. new windows to be added to north elevation

The meeting understood that a letter of objection had been received by the Town Council from Mr John McCarthy the managing agent, who has concerns relating to the access road and parking.

Councillor Cottrell proposed objecting on the grounds of significant overdevelopment and a lack of parking.

Councillor Burden seconded the proposal

Vote recorded: all in favour

RESOLVED that object on the grounds of significant overdevelopment and a lack of parking, however it should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website

16/P/1332/F 26 HIGH STREET, PORTISHEAD, BS20 6EN

Change of use of first and second floors from residential (Class C3) to hot food takeaway (Class A5) to be used ancillary to the existing ground floor takeaway; installation of extraction/ventilation equipment, erection of a single storey rear extension and a new shop front

The meeting understood that Councillor Lord had previously logged a concern with the office and asked for clarity. She believed that there is confusion about the residential nature of the top floor, the plans refer to

residential use above the first floor in a reference to the ceiling but there is no explicit statement about such use on the plan of the top floor. The application form states no residential loss although applying for a change of use. The form also indicates opening times until 3am.

Assistant Clerk note: *Councillor Lord's comments were forwarded to the Case Officer, D.Batrick, who responded: The first and second floors are understood to be residential. An application will be assessed on that basis. The planning statement, which can be viewed on-line say's that the upper floors appear to have been used for residential use in the past although it is not known when they were last occupied. Whilst planning history is limited, the change of use to hot food takeaway applied to the ground floor only, with the upper floors being flats (two units). A site visit had yet to be made. The 3am opening time will be investigated.*

The meeting also noted that on 04.07.16 there were 6 on-line objections relating to "another takeaway being unnecessary in the Town" and the "parking congestion on the High Street" this might cause. It viewed a previously saved file containing the location plan.

Councillor Mitchell proposed that whilst a regulated business would be welcomed to the High Street as the unit downstairs is already a business unit, it objects to the opening of the takeaway until 3am.

Councillor Burden seconded the proposal

Vote recorded: all in favour

RESOLVED that whilst a regulated business would be welcomed to the High Street as the unit downstairs is already a business unit, it objects to the opening of the takeaway until 3am. It should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website

**16/P/1336/F ACCESS TO THE STABLE, CLEVEDON ROAD
NURSERIES, CLEVEDON ROAD, PORTISHEAD,
BS20 8PL**

Creation of a new vehicular access and track to the stable from the B3124 following the Infil of the existing access

The meeting viewed a previously saved file containing the relocation of the stable access. It felt that the existing access was satisfactory and the new access could be dangerous as it would be on a faster section of the road and was unnecessary. It noted that the location was within the greenbelt. There were no on-line objections on 06.07.16 @ 11.51.

Councillor Burden proposed objecting on the grounds of highways safety.

Councillor Cottrell seconded the proposal

Vote recorded: all in favour

RESOLVED that object on the grounds of highway safety. It should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website

16/P/1388/NMA MARTINGALE WAY, PORTISHEAD, BS20 7AW

Non material amendment to application 14/P/2570/F (Erection of an assisted living development comprising of 118 apartments and integrated care support and well being facilities (Use Class C2) for the over 60's age group with associated landscaping and infrastructure) to allow for minor increase to height of 300mm of blocks C, D, E & F, Harbour Road (west elevation) door removed and style of some windows amended, Newfoundland way (south elevation) changes to doors and style of some windows & Martingale Way (east elevation) a door and openings again revised.

The meeting viewed previously saved files containing elevation plans for Harbour Road, Newfoundland Way and Martingale Way. It discussed the definition of Non-material Amendment (NMA) and whether the proposed increases in height of 300mm to blocks C,D,E and F fell into NMA. Furthermore, it was not understood why the increase in height is necessary.

Assistant Clerk note: *the type of planning application is determined by North Somerset Council on registration.*

Councillor Cottrell proposed objecting due to the Planning committee being unable to view, access and understand all electronic plans and correspondence for the application due to an error with North Somerset Council's website.

Councillor Mitchell seconded the proposal

Vote recorded: all in favour

RESOLVED that objects due to the Planning committee being unable to view, access and understand all electronic plans and correspondence for the application due to an error with North Somerset Council's website.

**16/P/1404/F LAND TO REAR OF 2A GLEBE AVENUE, PORTISHEAD,
BS20 6QE**

Change of use of existing double garage to dwelling with associated building operations to create first floor level

The meeting noted that a previous application had been refused by North Somerset Council back in 2011. It viewed a scene of the street and noted

that it was close to neighbouring properties, including Brampton Way playgroup.

Councillor R.Cruse proposed objecting as it will represent a cramped form of development that will be out of keeping with the character of the area and result in harm to the street scene. The proposal may be contrary to GDP3/H7 of the North Somerset Replacement Plan.

Councillor Burden seconded the proposal

Vote recorded: all in favour

RESOLVED that objects as it will represent a cramped form of development that will be out of keeping with the character of the area and result in harm to the street scene. The proposal may be contrary to GDP3/H7 of the North Somerset Replacement Plan. It should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website

16/P/1457/F 24 BEACH ROAD WEST, PORTISHEAD, BS20 7HR

Erection of new three storey dwelling following demolition of existing dwelling

The meeting viewed an on-line view of the street scene and previously saved files containing 3D proposed and existing plans. Whilst there were no on-line objections noted @ 11.51 on 06.07.16, Councillor Oyns had previously commented by email questioning "whether this is a three storey single occupancy or flats/apartment building?" He further commented "that it seems a bit drastic to demolish an apparently good dwelling which fits in well with the local character".

A discussion took place regarding the build, which looked to be a single dwelling sympathetically cut into the hill.

Councillor Cottrell proposed no objection subject to no valid objections from neighbours and subject to the property remaining as one dwelling.

Councillor Mitchell seconded the proposal

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours and subject to the property remaining as one dwelling. It should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website.

16/P/1492/NMA 5 MEADOWS CLOSE, PORTISHEAD, BS20 8BU

Non material amendment to application 15/P/2056/F (Erection of a side extension with parking area in front garden following the demolition of a detached double garage and side porch to bungalow) to allow for a window to undercroft on NW elevation

The meeting understood that Councillor R Cruse had brought this to committee as she was unable to research the matter on North Somerset Council's website to establish which way the windows would be facing and whether this would affect the neighbours. Councillor Cottrell felt that this application was retrospective following the questions she raised with the last application on the property.

The meeting viewed previously saved files containing the location plan and northwest and southeast elevation plan. It noted that there were no on-line objections @ 11.25 on 06.07.16.

A discussion took place as to the level of affect the development will have on the neighbouring properties in terms of the street scene.

Councillor Mason proposed objecting on the grounds that the development will be unsympathetic to the street scene.

Councillor Clark seconded the proposal

Vote recorded: all in favour

RESOLVED that objects on the grounds that the development will be unsympathetic to the street scene. It should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website.

16/P/1513/F 10 NORE ROAD, PORTISHEAD, BS20 7HN

Erection of a two storey side extension and widening of vehicle entrance following the demolition of existing garage

The meeting noted that there were no on-line objections @ 11.49 on 06.07.16.

Councillor Cottrell proposed no objection subject to no valid objections from neighbours. It should be noted that Portishead Town Council were unable to view live up-to-date information due to an error with North Somerset Council's website.

Councillor Mitchell seconded the proposal

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours. It should be noted that Portishead Town Council were unable

to view live up-to-date information due to an error with North Somerset Council's website.

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

PL464 OTHER PLANNING MATTERS

A. CAR PARKING

- i) Councillor Cottrell raised the matter of campervans parking overnight at the Lake Grounds along the promenade, which is not permitted. A discussion took place regarding the number of parking spaces one vehicle takes overnight, that people stopping there might deter antisocial behaviour and it could be taken as a compliment that visitors want to come to Portishead.

RECOMMENDATION that Portishead Town Council permit Councillor Mitchell to take the above comments relating to overnight campervan parking at the Lake Grounds verbally to North Somerset Council's Green Flag officers at his next meeting.

- ii) Councillor Mitchell informed the meeting that a full assessment has now been made in terms of yellow lining around the Marina. He believed that an application to yellow line the roads will be made, which will be regulated by September 2016 and then the lines painted hopefully before the end of the financial year. This includes problem areas such as on the corners of Burlington Road by the school and parking on dropped kerbs/road crossings.

A discussion took place regarding on street parking outside of High Down school where the road is wide and straight unlike the roads around the Marina.

B. LOCAL DEVELOPMENT ORDER (LDO)

The meeting noted that North Somerset Council is preparing a Local Development Order (LDO) to simplify the planning requirements associated with certain types of development on a specific identified site within the Weston Business Quarter (Weston Airfield) at Weston-super-Mare. It understood that the deadline for this consultation is 8th July and so any comment to be made by Portishead Town Council would need to be made prior to ratification at its next meeting on 13th July.

Councillor Cottrell expressed her disappointment that the entire focus of North Somerset Council is on the development of Weston-super-Mare and not other towns within its area. They are going to give different rules to allow this development.

Councillor Cottrell agreed to supply some words for Town Councillors to consider before 8th July 2016 in response to the consultation.

" Portishead Town Council considers that this local development Order would give Weston preferential treatment as it is being prioritised for business growth to the detriment of Portishead which is the second largest town in North Somerset. Surely every planning application wherever it is should be treated on its merits and in the same way. It is inequitable and unfair to enable one part of the district to be seen as more important than other parts of the district. The reasons given for this proposition do not appear to be clearly thought through eg the travel times given are somewhat optimistic. In addition the use of planning incentives once again discriminates against development in other parts of the district. Focusing on one part of the district is fundamentally unfair and therefore Portishead Town Council cannot support this proposal."

C. APPLICATION FOR DISABLED PARKING BAY

A previously circulated completed Form C3 was discussed to consider the application made to North Somerset Council to provide a disabled parking bay on the highway outside of No. 39 Severn Road, Portishead by Mr Michael Frederick Evans.

RECOMMENDATION that Portishead Town Council submits the completed Form C3 with no objections to the proposed disabled parking bay.

D. CORE STRATEGY CONSEQUENTIAL CHANGES EXAMINATION

A report was not offered.

E. PORTBURY WHARF NATURE RESERVE

Councillor Clark advised that a meeting will take from 7.30pm on Thursday 14th July 2016 at the Somerset Hall, the Precinct, Portishead, where members of the general public can attend, as was requested at the last Town Council meeting.

Councillor R Cruse felt that it would be very beneficial for all members of the Town Council to visit the site and see the work that has been undertaken. Councillor Cottrell informed the meeting that the Town Clerk has written to John Flannigan requesting a site tour. The Assistant Clerk confirmed that Mr Flannigan is currently on leave.

F. NORTH SOMERSET LOCAL PLAN 2018-2036:

PRE-COMMENCEMENT DOCUMENT

The meeting noted that views are being sought on the proposed content, scope and programme for the North Somerset Local Plan 2018 – 2036. The consultation is on an initiation document setting out the proposed scope and programme for the preparation of the North Somerset Local Plan 2018-2036.

The existing timeframe for planning documents within North Somerset is to 2026. This is the end period of both the Core Strategy and the more detailed Sites and Policies Plan. The latter is being progressed in two parts, Part 1 Development Management Policies will be adopted in July 2016 and Part 2 Site Allocations Plan which is currently at the earlier Consultation draft stage with a predicted adoption date of spring 2017.

The Core Strategy includes a commitment to an early review of the housing requirement by the end of 2018. This review is being undertaken in conjunction with the other authorities in the West of England through a new development plan document, the Joint Spatial Plan (JSP) which will cover all four UA areas. This will provide a new strategic planning context for North Somerset to 2036 in the form of a new district housing target and strategic locations.

The production of the JSP requires work to progress on a new Local Plan in parallel with it, in order to provide detailed policies and additional housing, employment and other land allocations beyond 2026 and up to the new 2036 end date.

Consultation on this pre-commencement document runs from 14 June – 21 July 2016. Further information can be found online – http://consult.n-somerset.gov.uk/consult.ti/NSLP_precomm.doc/consultationHome

A discussion took place regarding the possibility of a Working Party forming to consider the Consultation and that this party responds to North Somerset Council on behalf of the Town Council. Councillors Cottrell and Mitchell expressed an interest in being part of the Working Party but felt that there may be other Town Councillors who have normally assisted in consultations that may wish to be included on this occasion.

RECOMMENDATION that Councillors Cottrell, Mitchell and possibly Lord and Koops form a Working Party to consider the pre-commencement document and then responds to North Somerset Council on behalf of Portishead Town Council.

G. PORTISHEAD DEVELOPMENT MEETING

Councillor Cottrell advised that David Carter, North Somerset Council's new Director of Development has since contacted the Town Clerk and has agreed to meet with Town Councillors and officers in the imminent future, possibly September.

H. JOINT NEIGHBOURHOOD DEVELOPMENT PLAN FOR ABBOTS LEIGH AND PILL/EASTON-IN-GORDANO

The meeting noted that Parish Councils of Pill/ Easton-in-Gordano and Abbots Leigh would like to join forces to prepare one joint Neighbourhood Development Plan for both parishes.

They have made an application to North Somerset Council to set the neighbourhood area which will be covered by the plan. The full application and the area to be covered is available to view and comments are required no later than 25 July 2016 http://consult-ldf.n-somerset.gov.uk/consult.ti/NA_PEAL/viewCompoundDoc?docid=7847572

The meeting agreed unanimously that Portishead Town Council should note the consultation.

RECOMMENDATION that Portishead Town Council responds to North Somerset Council that Portishead Town Council notes the consultation.

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PL465 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Report attached for information

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

Report attached for information

Vote recorded: all in favour

PL465 SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1218/F	41 Kingfisher Road, Portishead, BS20 7NF	Erection of a conservatory to rear elevation.	No objection – subject to no valid objection from neighbours
16/P/1236/HHPA	12 Beechwood Road, Portishead, BS20 8EP	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 7.45 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.5 metres high	No comment
16/P/1240/NMA	15 Woodhill Avenue, Portishead, BS20 7EX	Non-material amendment to application 16/P/0683/F (Erection of a single storey rear extension and raised decking to rear garden) To change location of Dining room and Kitchen space and swap french doors and windows to suit.	No comment
16/P/1294/ADV	1 Harbour Road, Portishead, BS20 7DE	Application for consent to display 1 No. illuminated fascia sign	No objection – subject to no valid objection from neighbours
16/P/1297/F	13 Falcon Close, Portishead, BS20 6UT	Erection of a single storey rear extension and new glazed door with side windows to SW elevation	No objection – subject to no valid objection from neighbours
16/P/1391/F	380 Nore Road, Portishead, BS20 8EY	Erection of a timber garage	No objection subject to no valid objections from neighbours.
16/P/1397/CUPA	Unit 1 (part) & Units 2A	Prior approval for change of use	No comment.

	& 2C , 92 Nore Road, Portishead, BS20 8DX Prior approval for change of use of a building from B1(a) offices use to dwelling house (C3)	of a building from B1(a) offices use to dwelling house (C3)	
16/P/1418/F	119 Phoenix Way, Portishead, BS20 7FG	Loft conversion with two number duo pitch dormers to front and 3 number velux roof windows.	No objection – subject to no valid objection from neighbours
16/P/1437/F	47 Slade Road, Portishead, BS20 6BE	Erection of a first floor rear extension.	No objection – subject to no valid objection from neighbours
16/P/1439/F	9 Ridge Close, Portishead, BS20 8RQ	Erection of a two storey side extension.	No objection – subject to no valid objection from neighbours
16/P/1454/F	7 Riverleaze, Portishead, BS20 8EA	Erection of carport.	No objection – subject to no valid objection from neighbours
16/P/1490/NMA	36 Lindsey Close, Portishead, BS20 8RR	Non material amendment to application 16/P/0098/F (First floor extension over existing single storey dwelling) to allow the insertion of a window in front store (original porch)	No objection – subject to no valid objection from neighbours

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1304/WT	22 Woodhill Road, Portishead, BS20 7EU	T1 apple - fell	Objects to loss of mature tree in a conservation area unless it poses a safety issue

16/P/1416/WT	Denneyside, Woodlands Road, Portishead, BS20 7HF	T1 robinia - fell	No comment. The plans were not available on North Somerset Council's website when the application was considered.
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PL466 OTHER PLANNING MATTERS - FOR INFORMATION

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

A. ENFORCEMENT CASES

2016/0046 COMPLAINT OF B & B, THE POACHER, PORTISHEAD

North Somerset Council has made contact with the landlord, who reports that the first floor of the pub has always been used as rental accommodation expanding more than 10 years. No evidence to the contrary can be found and in the event that the landlord was to submit an application for lawful development certificate it is likely to be approved. The complaint will therefore not be pursued and the case will be closed down.

2016/0035 UNAUTHORISED WORKS (CAR WASH, HOURS, NOISE 15/P/1750/F), THE POACHER CAR PARK, PORTISHEAD

North Somerset Council has served a breach of conditions notice requiring the operator to cease the use of power washers, he has 28 days to comply or will be faced with prosecution.

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

A report had not been received.

C. PLANNING CONSENT GRANTED

Delegated reports were attached in relation to the following consents:

16/P/0980/F 284 DOWN ROAD, PORTISHEAD, BS20 8HZ
Erection of detached single dwelling

16/P/0946/F 8 HILLTOP, PORTISHEAD, BS20 8RH
Two storey side extension and one storey rear extension, following demolition of existing garage.

D. PLANNING CONSENT REFUSED

Delegated reports that were attached in relation to the following refusals:

16/P/0923/F 32 Hillside Road, Portishead, BS20 8HP

Erection of a rear and side extensions on the ground floor, raising the roof to form living accommodation at first floor with balconies to the front and rear and external staircase to the rear balcony

E. PLANNING APPLICATIONS WITHDRAWN

There were no reports received.

F. APPEAL DECISION

15/P/1121/F - APP/DO121/W/16/3141755 - Land at Harbour Road, Pill Park, Portishead, BS20 7DD

A report from the Inspector dated 2nd June 2016 advising that a decision has been made to dismiss the appeal.

G. LICENCE APPLICATIONS

The latest report in respect to applications received by North Somerset Council for the period 11th May to 23rd June 2016.

H. ROAD CLOSURE

Notice of intent for the temporary closure of South Avenue, Portishead from 25th July 2015.

8.2 METROWEST NEWS

Issue 6 (June 2016).

8.3 CAMPAIGN TO PROTECT RURAL ENGLAND

Literature from Campaign to Protect Rural England relating to recently published light pollution and dark skies map and reports, which could be found using the following link http://nightblight.cpre.org.uk/images/resources/Night_Blight_cpre.pdf

PL467 MATTERS FOR THE NEXT MEETING:

9.1 Car parking

9.2 High Down road traffic

9.3 Portbury Wharf Nature Reserve

Meeting closed 9.01pm.