

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 5TH JULY 2017**

PRESENT: Councillors Burden - in the Chair
Councillors Cottrell, Clark, A.Huffadine-cooper, Koops, *Mason
(*arrived 7.31pm)

Apologies: Councillors Lord, Oyns

There were seven members of the public present and no representatives from the Press.

Councillor Burden welcomed everyone. He advised that the meeting was being recorded.

PL542 DECLARATIONS OF INTEREST

Councillor Mason
Planning Application 17/P/1299/MMA - Silbury, Battery Lane,
Portishead, BS20 7JD
Reason: Acquainted to neighbour

PL543 PUBLIC PARTICIPATION

A resident spoke against planning application 17/P/1252/O. She felt in summary that the plot was too small and she had concerns in respect to the safety of the access, parking and the accuracy of the plans submitted.

A resident spoke against planning application 17/P/1264/F. She felt the two storey extension would be overbearing and she could suffer a loss in privacy and light due to the elevation difference between her home and the property being developed.

A resident spoke against planning application 17/P/1264/F. He explained that his first floor was at the same level as the ground floor next door and it would feel like passing a block of flats when going into his back garden. Councillor Cottrell engaged with this speaker in regards to the ownership of the retaining wall.

A resident spoke against planning application 17/P/1264/F. She felt the extension would be overbearing and she could lose privacy as she can only see one small window at the moment. When she first moved

into her home over twenty years ago this property was a stone built cottage but this has since been cladded over by a previous owner.

A resident spoke against planning application 17/P/1264/F. He felt that he would suffer a loss in privacy and light in his garden as the building will be imposing. He did not feel this particular proposal is sympathetic to the neighbouring homes, including the soil drainage that goes directly into number 9.

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

PL544

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

PLANNING APPLICATIONS

17/P/1252/O 33A NORE ROAD, PORTISHEAD, BS20 7HN

Outline application with all matters reserved for subsequent approval for the erection of a new dwelling

RESOLVED THAT:

Objects on the grounds of overbearing and overdevelopment. This will create a high density appearance affecting the street scene and this 6 bedroom house will become a 9 bedroom house and therefore non-compliant with North Somerset Council's planning standards.

Portishead Town Council believes that if North Somerset Council are minded to approve this application on such a cramped site a detailed application should be submitted. It further requests that the relevant Ward District Councillor (Reyna 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/1264/F 25 SOUTH ROAD, PORTISHEAD, BS20 7DU

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

RESOLVED THAT:

Objects on the grounds of overbearing development, the windows are inappropriately placed on the first floor, loss of light to homes in South View and out of keeping with the existing house. Portishead Town Council also requests that the relevant Ward District Councillor (Reyna 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/1299/MMA SILBURY, BATTERY LANE, PORTISHEAD, BS20 7JD

Minor material amendment application to vary condition 1 attached to permission 16/P/2176/RM (reserved matters application for appearance and landscaping for the erection of a three storey block of 6no. apartments pursuant to outline planning permission 15/P/2623/O) to allow for relocation of car parking to rear and cycle store

RESOLVED THAT:

No comment

A vote was taken with all in favour.

17/P/1383/F 5 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ

Erection of a two storey rear extension with rear balcony front porch and conversion of garage to living accommodation

RESOLVED THAT:

No objection subject to North Somerset Council's parking standards being met and that the property is not sub divided into a separate dwelling without planning consent.

A vote was taken with all in favour.

17/P/1410/TPO 20 THE ROWANS, PORTISHEAD, BS20 6SR

T1 hornbeam - reduce by 3m, rebalance and thin by 30%; T2 silver birch - reduce by up to 2.5m, remove deadwood and thin by 25%

The meeting viewed a report from the Tree Warden and a photograph provided by Councillor Terry.

RESOLVED THAT:

No comment

A vote was taken with all in favour.

PL545

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS

The Planning Register for plans registered with North Somerset Council week commencing 26th June 2017 were discussed, as follows:

17/P/1486/F 3 HOLLY RIDGE, PORTISHEAD, BS20 8BP
Erection of a single storey extension to the front elevation and changes to doors and windows

RECOMMENDATION

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

17/P/1496/HHPA 3 MALIN PARADE, PORTISHEAD, BS20 7GZ

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 3.2 meters, 2. Have a maximum height of 2.5 meters and 3. have eaves that are 2.5 meters high

RECOMMENDATION

Portishead Town Council responds – Portishead Town Council notes that it is not required to consult on householder prior approval applications.

17/P/1508/F HONEY TREE NURSERY, 13 STOKE ROAD, PORTISHEAD, BS20 6BQ

Creation of office and training room within roof and a terrace with screen on existing flat roof

RECOMMENDATION

No objection subject to there being no adverse overlooking on neighbouring properties.

Assistant Clerk note: *Planning applications 17/P/1518/F, 17/P/1532/F and 17/P/1539/F were not available on North Somerset Council's website. The Assistant Clerk will be writing to the relevant Case Officers once they are allocated to request a time extension in order for the applications to go before the next meeting on 02/08/17.*

5.2 PORTBURY WHARF NATURE RESERVE

A verbal update was not given.

Councillor Burden asked if the meeting felt it was still necessary for this item to automatically appear on the monthly agenda.

RECOMMENDATION

To remove this item from being automatic included on the Planning & Regulatory agenda.
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5.3 CAR PARKING & ROAD MARKINGS

Councillor Cottrell informed the meeting that contractors had been unable to complete installation of double yellow lines at one particular point on Lower Burlington Road due to a parked car and proposed that this matter is brought to the attention of North Somerset Council if the office had not already done so.

Councillor Burden proposed that the title of this section be changed from Car Parking & Road Markings to Highway's Update.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council to request that they return to Burlington Road to complete the road markings.
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The title of this section be changed from 'Car Parking & Road Markings' to 'Highway's Update'.
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5.4 CLAVERHAM NEIGHBOURHOOD PLAN

The meeting discussed the proposed Claverham Neighbourhood Plan.

RECOMMENDATION

Portishead Town Council responds - no comment

5.5 LAND ADJACENT TO 1 ST. PETER'S ROAD, PORTISHEAD

The meeting considered the on-street parking survey that was provided by a company called Planning Issues in respect to planning application 17/P/0785/F in response to Portishead Town Council's comment.

RECOMMENDATION

Portishead Town Council upholds its objection to planning application 17/P/0785/F - the unreasonable relaxation of age restriction due to parking and other constraints.

5.6 PLANNING APPLICATION 17/P/1229/F – PROPOSED RESIDENTIAL DEVELOPMENT OF 35 NEW HOMES, PARKING, LANDSCAPING AND ALL ASSOCIATED INFRASTRUCTURE - SECTION 106

The meeting viewed the online S106 Green Infrastructure Request report completed by Aimee Burton.

RECOMMENDATION

Portishead Town Council responds that it continues to object to the loss of employment land and that the proposed S106 funding does not mitigate this loss.

Portishead Town Council requests that the relevant Ward District Councillor (David Oyns and David Pasley) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.

5.7 COMMUNITY RESILIENCE – NORTH SOMERSET – WORKSHOP AND INDUCTION PROGRAMME

The meeting noted North Somerset Council's upcoming events and that interested parties should contact the Programme Team on 01934 426322:

- 07/07/17 Drop in session @ Castlewood, Tickenham 10am-12noon – all welcome
- 20/07/17 Induction training @ Town Hall, Weston, 7pm – open to all potential volunteers
- 04/08/17 Drop in session @ Town Hall, Weston, 10am-12noon – open to anyone
- 16/08/17 Hosted visit to Environment Agency, Rivers House, Bridgwater, 5.30pm. CRCs, Flood Teams and interested parties are encouraged to learn more about how the Environment Agency operate

RECOMMENDATION

To encourage members to attend.

5.8 CABSTAND

A verbal update was not given.

5.9 NEW LIBRARY OPENING HOURS

The meeting noted the revised opening hours with effect from 2nd July, which can be viewed online at www.n-somerset.gov.uk/car. The new opening hours for Portishead Library will be:

Tuesday, Wednesday, Friday and Sunday - unchanged

Thursday changing from 10am-7pm to 9.30am-5.00pm (10am on 2nd Thursday of the month)

It is understood that further changes will be taking place later this year when a self-service swipe card access system called Open+ will be installed at Portishead Library. It is hoped that the Open+ project means that weekly library opening hours at Portishead Library will then significantly increase.

PL546

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.

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PL546 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/1300/LUP	74 Fennel Road, Portishead, BS20 7FB	Certificate of lawfulness for proposed erection of a rear dormer	Portishead Town Council notes that it is not required to consult on LUP applications.
17/P/1305/F	26 Waterside Park, Portishead, BS20 8LL	Single storey rear extension to enlarge bedroom & provide en-suite shower room and new utility room.	No objection subject to no valid objection from neighbours.
17/P/1315/F	12 Down Road, Portishead, BS20 6EA	Loft conversion with dormer to rear, single storey side and rear extension. Erection of garden storage room to rear	No objection subject to no valid objection from neighbours.
17/P/1341/F	17 Admirals Walk, Portishead, BS20 6LE	Proposed conservatory with application of render to part of the flank and front walls to match existing.	No objection subject to no valid objection from neighbours.
17/P/1360/LB	21 Woodhill Road, Portishead, BS20 7EU	Listed Building consent for external alterations to change windows/doors to the rear elevation and extension of the rear patio area. Internal alterations to layout of room at lower ground floor level to include removal of stud partition and form new openings	No objection but there is concern that the building may be subdivided.
17/P/1381/LUP	1 Mendip Road, Portishead, BS20 6DA	Certificate of lawful development proposed for a proposed single storey glazed link to the side elevation and the erection of a single storey open glazed veranda to the rear elevation	Portishead Town Council notes that it is not required to consult on LUP applications.
17/P/1396/LB	Flat 14, Fedden Village, Nore Road, Portishead, BS20 8DN	Removal of stud wall with window between kitchen and dining room	No comment.

17/P/1443/F	5 Wood Hill Park, Portishead, BS20 7DR	Single storey rear and side extension.	No objection subject to no valid objection from neighbours
17/P/1446/F	Vets 4 Pets, Wyndham Retail Park, 1C Old Mill Road, Portishead, BS20 7BX	Installation of a mezzanine floor to be used for retail and/or a pet care and treatment facility and installation of six no. air conditioning units and a gas bottle storage unit	No objection subject to no valid objection from neighbours
17/P/1451/F	38 Nightingale Rise, Portishead, BS20 8LN	Proposed single storey side extension	No objection subject to no valid objection from neighbours

PL546 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

There are none to report.

PL547 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

2016/0443 VENGA, 24 HIGH STREET, PORTISHEAD

The unauthorised development has been assessed and it is concluded that planning permission would be granted if an application had been submitted. There has been no further complaints about the structures. The matter was referred to the Licensing and Building Control team. Therefore, in accordance with advice contained in North Somerset Council's Local Enforcement Plan, it is not considered expedient to take formal enforcement action in respect of this breach of planning control in this case.

2017/0263 311 NORE ROAD, PORTISHEAD

A planning application (15/P/2051/F) for the erection of a single storey subterranean annexe to provide self-contained dwelling with integral garage to front of property, boundary wall and driveway at 311 Nore was approved on 30 October 2015.

2017/0274 LAND AT HARBOUR ROAD/SPINE ROAD, PORTISHEAD QUAYS, HARBOUR ROAD

Breach of planning 07/P/0734/F - awaiting outcome of North Somerset Council's investigations

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

No reports received.

8.1

C. PLANNING CONSENT GRANTED

17/P/0721/F 8 Ladymead, Portishead, BS20 7LJ

D. PLANNING CONSENT REFUSED

16/P/3020/F Former garage site off West Hill and Chanel View Road, Portishead
17/P/0738/F 103A Nore Road, Portishead, BS20 8DW
17/P/0896/F 63 Hillside Road, Portishead, BS20 8JR
17/P/0907/F Land between 18-20 Beach Road West, Portishead, BS20 7HR
17/P/1010/TPO Chaplains Wood, Nore Road, Portishead, BS20 8GA

E. PLANNING APPLICATIONS WITHDRAWN

None to report.

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPMENT

17/P/1062/F 19 Valley Road, Weston-in-Gordano, BS20 8JU

Confirmation was given that the proposals constitutes 'permitted development' by virtue of the Town and Country Planning General Permitted Development Order 1995 (as amended) Town and Country Planning Act 1990

G. APPEAL DECISIONS

No reports received

H. LICENCE APPLICATIONS

No reports received.

I. ROAD CLOSURE

Notices received:

Mendip, Brendon and Quantock Road will be closed between 09.30 and 15.30 for two days commencing 31st July 2017.

Esplanade Road (from its junction with Lake Road with Woodland Road) will be closed on 16th July 2017 for the Portishead Soapbox Race 2017.

George Street and Mead Road will be closed for 4 days in duration commencing 25th July 2017.

Letter received on 20/06/17 from Skanska dated 20/06/17 previously emailed to Town Councillors.

This included two images showing the new road markings that were being introduced on the M5 Junction 19 southbound exit slip road on Sunday 25th June 2017.

J. NORTH SOMERSET ALLOCATIONS PLAN (SAP) EXAMINATION

The Inspector's post-hearing notes.

PL548

MATTERS FOR THE NEXT MEETING

- 9.1** Late Planning Applications & Consultations
- 9.2** Highways' Update
- 9.3** Bus Service in Portishead

Meeting closed 8.31pm