

PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD ON
WEDNESDAY 1ST JUNE 2016

PRESENT: Councillor Burden - in the chair
Councillors Cottrell, M.Cruse, R.Cruse, Koops, Lord, Mason,
Oyns
S.Sherborne - Assistant Clerk

APOLOGIES: Councillor Clark

There were 10 members of the public present. No representatives from the Press were in attendance.

PL454 DECLARATIONS OF INTEREST

Declaration by members who serve on both the Town and District Council

Councillor Oyns stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

PL455 PUBLIC PARTICIPATION

Mr John Dixon a local resident spoke against planning application 16/P/1027F, 62B High Street, Portishead. He understood that there was no parking provisions for this development and this would cause problems.

Mrs Janet Davey a local resident gave the meeting a brief overview of a meeting held on 25.05.16 relating to the Portbury Nature Reserve, which took place in Weston. She wished for it to be noted that:-

1. neither of the two District Councillors attended the meeting. She suggested that this was to avoid them having to toe the party line in front of Portishead residents.
2. she felt it was a poor choice for Councillor Felicity Baker to select her sister to attend on her behalf, who has no allegiance to Portishead.
3. not one Portishead resident attended to speak in favour of Councillor Pasley's report. She felt the report was badly written and had unconvincing arguments.
4. she was shocked by the behaviour of Councillor Baker, whilst Derek Mead spoke. She believed this contravened the Code of Conduct for

- Councillors but felt there little point in asking for this to be investigated as no one would have the courage to call Councillor Baker to account.
5. she had an extremely disturbing experience alleging that Peter Bryant intimidated her by standing as close as he could to her face and started shouting at her. She felt that this was extreme bullying and showed the contempt that Councillors have for the electorate.
 6. She questioned the ethos of the Council allowing such behaviour without rebuke and fostering a cavalier attitude towards Freedom of Information requests.

Assistant Clerk note: *a brief exchange of words took place between Councillor Oyns and Mrs Davey, which Councillor Burden resolved.*

Mr Geoff Hardman a local resident spoke regarding the Portbury Nature Reserve. He questioned the advantages and disadvantages referred to in Councillor Pasley's report, which he found disappointing and where the Section 106 money referred to in the report would come from? He remarked on the fact that the Nature Reserve is located within the parish of Portbury and yet Portishead residents had been paying the levy. He felt that Portishead residents had not been represented in the matter.

Councillor Burden responded to Mr Hardman and referred to the comment that Portishead Town Council made to North Somerset Council as a consultee.

Assistant Clerk note: *it was agreed that the Assistant Clerk would report in the Minutes the actual wording of the comment made to North Somerset Council 'in the view of Portishead Town Council, Portbury Wharf Nature Reserve should be run by a suitable body with nature conservation as an objective in perpetuity'.*

PL456

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

PLANNING APPLICATIONS

Councillor Burden drew to the meetings attention that a request had recently been made to Town Councillors that when they consider the weekly Planning Register, if there are any plans they wish to send to committee for determination, could they please also state a brief reason why.

16/P/0980/F 284 DOWN ROAD, PORTISHEAD, BS20 8HZ

Erection of detached single dwelling

The meeting viewed the location plan, road side image and proposed floor and elevation plan. It understood that there was already planning approval for a dwelling on the site and noted that there was one on-line comment from D.Butler relating to a loss of view.

A discussion took place regarding the size of the development and potential loss of privacy for neighbours (Homestead) in view of the elevated position.

Councillor Mason proposed objecting on the grounds of:-

1. overbearing on the neighbour at no. 6 due to height and scale in close proximity to the boundary,
2. severe loss of light and privacy as the living quarters are directly opposite the bedroom quarters of no. 6.

Councillor Koops seconded the proposal.

Vote recorded: majority in favour, Councillor M.Cruse abstained

RESOLVED that object on the grounds of:-

1. overbearing on the neighbour at no. 6 due to height and scale in close proximity to the boundary,
2. severe loss of light and privacy as the living quarters are directly opposite the bedroom quarters of no. 6.

16/P/1027/F 62B HIGH STREET, PORTISHEAD, BS20 6EH

Change of use and extension of existing redundant single storey building to three storey building with ground floor retail/commercial and cycle parking with 9no. flats above

The meeting noted that there were three on-line objections and that there had been a problem with the planning section of North Somerset Council's website over the bank holiday weekend and applications could not be accessed by councillors or members of the public. Councillor Lord questioned one inconsistency, another development on the High Street (No. 49, 16/P/1207/CUPA) had been requested by North Somerset Council to provide details of parking arrangements on that site, yet one is not requested for this particular application.

A discussion took place about the lack of parking, which would almost definitely impact on the already congested High Street and surrounding roads.

Councillor Cottrell proposed objecting on the grounds that there:

1. is no parking provided within the development, which contravenes North Somerset Council's Parking Standards Policy,

Councillor Lord proposed including the following objection:

2. that there is an inconsistency, parking arrangements have been requested by North Somerset Council for a nearby development (no. 49 High Street - 16/P/1207/CUPA) and not this particular application.

Councillor Koops seconded the proposals.

Vote recorded: All in favour

RESOLVED that object on the grounds that there:-

1. is no parking provided within the development, which contravenes North Somerset Council's Parking Standards Policy,
2. is an inconsistency, parking arrangements have been requested by North Somerset Council for a nearby development (no. 49 High Street - 16/P/1207/CUPA) and not this particular application.

**16/P/1090/F NORE PARK COTTAGE, PINECROFT,
PORTISHEAD, BS20 8ED**

Removal of condition 3 (construction of a sample panel of stonework) and variation of Condition 4 (samples of materials - to change roof tiles to slates and change from stonework to render) of permission 14/P/2259/F (Renovation of existing cottage, including raising the roof by 1 meter and the erection of a two storey extension to form additional living accommodation)

There were no on-line plans or objections to consider.

The meeting understood that the application had been brought to committee as the dwelling sits on the edge of the coastal path.

A discussion took place regarding the accessibility of the roof and wall materials, which were stipulated in the original planning consent.

Councillor Koops proposed approval.

Councillor Cottrell seconded the proposal.

Vote recorded: majority vote, Councillor R.Cruse abstained

RESOLVED that the application be approved.

16/P/1101/F 313 NORE ROAD, PORTISHEAD, BS20 8EN

Erection of a first floor extension to main house and a first floor balcony, a two storey side extension add pitch roof to existing garage following the demolition of existing car port.

The meeting viewed the on-line site location plan and proposed plans. There were no on-line objections to consider.

Councillor Lord reminded the committee that a previous application on this site had been refused. The meeting compared that plan against the latest application and noted the change, which they felt was more in keeping with its surroundings.

Councillor Lord proposed no objection.

Councillor Oyns seconded the proposal.

Vote recorded: All in favour

RESOLVED that no objection.

**16/P/1103/F LAND ADJACENT TO 16 ROATH ROAD,
PORTISHEAD, BS20 6AN**

Erection of 1no. two bedroom two and a half storey property with dormers to the rear elevation. Creation of off-road parking

Councillor Mason informed the meeting that there had been at least four previous planning applications on this particular site.

The meeting viewed the site location plan, street scene image, proposed ground floor plan and Design and Access statement. It noted that there were no on-line objections to consider and that the site would accommodate the right type of development.

Councillor Lord proposed no objection.

Councillor M.Cruse seconded the proposal.

Vote recorded: majority in favour, Councillor Cottrell against

RESOLVED that no objection.

**16/P/1126/F OVERSEAS, OFF NORE ROAD, PORTISHEAD,
BS20 8EY**

Erection of a three storey 4no. bedroom detached dwelling

The meeting viewed the location plan and discussed the single-track entrance road (which is possibly not adopted by North Somerset Council) that two existing dwellings already use.

It noted that there were no on-line objections to consider and that the proposed development was on a large plot.

Councillor Cottrell proposed no objection.

Councillor Oyns seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection

16/P/1198/ADV MARTINGALE WAY, PORTISHEAD, BS20 7AW

Application to consent to display 1. No. non illuminated fascia sign, 1 No. non illuminated projecting sign, 1 No. hoarding sign and 10 flag poles with flags.

The meeting viewed the location plan and the design of the flags. Unfortunately neither the fascia nor projecting sign could be identified on the plan.

There were no on-line objections and North Somerset Council's Highways department, who had been consulted, did not feel that the flags would cause a disruption to highway users.

The meeting noted that on the planning application the flag size is referred to as 14m, which is quite high but on the flag design the size is 6500mm.

Councillor Lord proposed objecting on the grounds that the information is inconsistent, the Flag Design Plan refers to a flag height 6500mm and on the Application Form the flag height is 14m.

Councillor Cottrell seconded the proposal.

Vote recorded: all in favour

RESOLVED that object on the grounds that the information is inconsistent, the Flag Design Plan refers to a flag height of 6500mm and on the Application Form the flag height is 14m.

16/P/1207/CUPA 49 HIGH STREET, PORTISHEAD, BS20 6AA

Prior approval for proposed change of use of office (B1(a)) into a residential dwelling (Class C3)

The meeting noted that there were no on-line objections and an application had recently been refused on the site. A Visibility Splay Plan had been included to show the parking and vehicle turning area on the site.

Councillor Lord proposed no objection.

Councillor Koops seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection.

PL457

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

OTHER PLANNING MATTERS

A. CAR PARKING

A verbal report was not provided.

B. SUSTAINABILITY APPRAISAL SUPPLEMENTARY REPORT

The meeting noted the web link to a report that Portishead Town Council are invited to comment relating to the above consultation that will now close on 22.06.16. [Core Strategy Sustainability Appraisal Supplementary Report Revised Other Remitted Policies](http://consult-ldf.n-somerset.gov.uk/gf2.ti/-/703906/20837573.1/PDF/-/SA_Supplementary_Report_May_2016.pdf) or by [http://consult-ldf.n-somerset.gov.uk/gf2.ti/-/703906/20837573.1/PDF/-/SA Supplementary Report May 2016.pdf](http://consult-ldf.n-somerset.gov.uk/gf2.ti/-/703906/20837573.1/PDF/-/SA_Supplementary_Report_May_2016.pdf)

Recommendation for Portishead Town Council to note the consultation.

PL458

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

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

Vote recorded: all in favour

SECTION 3 – DELEGATED CHAIRMAN DECISIONS - FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/1029/F	26 Springfield Road, Portishead, BS20 6LH	Erection of a two-storey rear extension.	No objection – subject to no valid objection from neighbours
16/P/1048/F	22 St Peters Road, Portishead, BS20 6QT	Two storey side extension	No objection – subject to no valid objection from neighbours
16/P/1055/F	76 Combe Avenue, Portishead, BS20 6JT	Conversion of existing detached single garage to form dining room and a single storey side extension.	No objection – subject to no valid objection from neighbours
16/P/1074/F	61 Hillside Road, Portishead, BS20 8JR	Erection of a two story extension and an extension to basement garage	No objection – subject to no valid objection from neighbours
16/P/1117/F	37 Marjoram Way, Portishead, BS20 7JS	reposition front wall to edge of boundary following demolition of existing front wall	No objection – subject to no valid objection from neighbours
16/P/1142/F	41 Fennel Road, Portishead, BS20 7AR	Erection of a single storey rear extension following the demolition of the existing conservatory. Erection of 2no. dormer windows and a roof light to the front elevation with 1no. dormer window and roof light to the rear elevation	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/0967/WT	4 Clarence Gardens, Portishead, BS20 6BN	T1 and T2 cypress - reduce height of each tree by 2.4 metres	No objection subject to the approval of the North Somerset Council Tree Officer.
16/P/0969/TPO	27 White Lodge Park, Portishead, Somerset, BS20 7HH	T5 copper beech - crown reduction back to last reduction points (up to 2 metres) and raise crown by removing sub lateral back to primary ascending limbs (up to 8 metres). G1 small leafed limes x 3 - reduce crown back to last reduction points/pollard heads (up to 3 metres).	No objection subject to the approval of the North Somerset Council Tree Officer.

8. OTHER PLANNING MATTERS - FOR INFORMATION

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

A. ENFORCEMENT CASES

A report had not been received.

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

A report had not been received.

C. PLANNING CONSENT GRANTED

There are no reports attached.

D. PLANNING CONSENT REFUSED

Delegated reports are attached in relation to the following refusals:

16/P/0491/F LAND ADJACENT TO 98 HILLSIDE ROAD, PORTISHEAD, BS20 8LQ

Erection of a detached dwelling with a garage at lower ground floor level with garden above. Creation of a new vehicular access onto Hillside road.

E. PLANNING APPLICATIONS WITHDRAWN

There are no reports attached.

F. LICENCE APPLICATIONS

Report dated 11.05.16 detailing the applications received by North Somerset Council.

G. TEMPORARY ROAD CLOSURE

Notice received in respect to Channel View Crescent for one day on 3rd June 2016.

H. PORTBURY NATURE RESERVE, PORTISHEAD, NORTH SOMERSET

Decision notice number CSD15. North Somerset Council plans to adopt the land known as Portbury Nature Reserve in accordance with the option in the Section 106 agreement (of the Town & Country Planning Act 1990) relating to land to the East of Portishead Dock and the East Quays Development Portishead, North Somerset provided that PMML transfer/commit current reserves (c.£400k) to the Council and PMML and Persimmon complete requirements to lift the covenant regarding levy payments or have it deemed satisfied.

The matter was subsequently called-in and the decision for North Somerset Council to adopt the land was made at a scrutiny meeting that took place on 25.05.16. Members of the public were permitted to attend the meeting to give their views at the Town Hall, Weston-super-Mare.

Assistant Clerk note: Councillor Burden proposed that this item be included for discussion at the next Portishead Town Council meeting (08.06.16). He believed that Portishead Town Council should consider how it progresses the Town Council's original proposition that '***in the view of Portishead Town Council, Portbury Wharf Nature Reserve should be run by a suitable body with nature conservation as an objective in perpetuity***'.

Vote recorded: all were in favour.

I. CORE STRATEGY CONSEQUENTIAL CHANGES EXAMINATION

The examination hearings being held on 21-23 June 2016, commencing daily at 10.00am. The venue is the Regency Suite, Grand Pier, Marine Parade, Weston-super-Mare, BS23 1AL. Cllrs Oyns and Mitchell have put themselves forward to attend but not take part in the hearing.

J. SITES AND POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES

That the Inspector's final report recommends that with the inclusion of the Main Modifications the plan is sound. The Main Modifications can be viewed online <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/sitesandpolicies/>
The plan, incorporating the Main Modifications, will be taken to Council (NSC) on 19th July 2016 for adoption.

K. TIDAL LAGOON CARDIFF

Email received on 19th May providing project update for May 2016 web link

https://gallery.mailchimp.com/707c0894a9e2737767b749f3b/files/Tidal_Lagoon_Cardiff_E_Newsletter_No_1_05_2016.pdf

9. MATTERS FOR THE NEXT MEETING:

1. Car parking.
2. Portbury Wharf Nature Reserve.
3. Core Strategy Consequential Changes Examination

Meeting closed 8.24pm