

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 7TH JUNE 2017**

PRESENT: **Councillor Koops** - **in the Chair**

Councillors R.Cruse, Lord, Mason, Oyns

APOLOGIES: **Pasley, Burden, M.Cruse, Terry, Cottrell, Clark, Mitchell**

There were 16 members of the public present and no representatives from the Press present.

Councillor Koops reported that in the absence of Councillor Burden the meeting required a Chairman. Councillor Oyns proposed that Councillor Koops Chair the meeting and Councillor Lord seconded the proposal. All were in favour.

Councillor Koops informed everyone present that the meeting is recorded and that the recording will be available on the Town Councils website at a later stage.

PL536 DECLARATIONS OF INTEREST

**Portishead Town Council – All Councillors
Planning Application 17/P/1115/F – 7 Beach Hill, Portishead, BS20
7HT**

Reason: The applicant is a member of Portishead Town Council

**Councillor Mason
Planning Application 17/P/1062/F – 19 Valley Road, Weston-in-
Gordano, BS20 8JU**

Reason: Acquainted to applicant

**Councillor Oyns
Planning Application 17/P/1057/F – 33-37 & 37A West Hill,
Portishead, BS20 6LG**

Reason: Acquainted to applicant

**Councillor Koops
Planning Application 17/P/1261/HAZ – Redcliff Bay, Fuel Depot,
Down Road, Portishead, BS20 8LB**

Reason: Lives nearby

PL5387 PUBLIC PARTICIPATION

A resident spoke against planning application 17/P/1261/HAZ for safety reasons.

A resident spoke in support of a skate park in Portishead and the forthcoming Parish Poll on 13/06/17.

A resident spoke in objection to planning application numbers 17/P/1235/F and 17/P/1229/F due to a lack in school provisions, parking and doctor waiting times.

A resident spoke in favour of planning application 17/P/1057/F and drew the meetings attention to the latest elevation plans.

A resident spoke to propose that the Town Council engage with the public by setting up social media accounts e.g. Facebook, Twitter.

A resident spoke against planning application numbers 17/P/1229/F – scale of development, access and 17/P/1235/F – no parking.

A resident spoke against planning application numbers 17/P/1229/F and 17/P/1235/F due to insufficient school provisions, traffic congestion and lack of parking.

A resident spoke against planning application number 17/P/1229/F on the grounds of infrastructure, safety of children playing in the play area and a loss in her privacy and natural light to her home.

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

PL538

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

Councillor Koops changed the order of the meeting, as follows:-

PLANNING APPLICATIONS

17/P/1057/F 33 - 37 & 37A WEST HILL, PORTISHEAD, BS20 6LG
Conversion and extension of existing office and flat to 3No three bed eco-friendly homes

The meeting noted that two objections had been received (Mr/s Oxley and Mr/s Prescott). Online elevation plans and the consultation response from the Highways department were viewed.

RECOMMENDATION FOR TOWN COUNCIL TO RESPOND:-

Whilst the Town Council appreciates the improved elevation plans it objects on the grounds of unsatisfactory parking and access arrangements.

Councillors Oyns and R.Cruse abstained from voting.

17/P/1229/F LAND OFF WYNDHAM WAY, PORTISHEAD

Erection of 35no. dwellings (32no. flats in Block A and 3no. flats in Block B)

The meeting viewed the online proposed street scene and after discussion **RESOLVED THAT:-**

Objects on the grounds of:

- removal of this employment land will result in the town not being able to take advantage of the increase in enquiries for office space
- overdevelopment
- overbearing on existing flats and houses taking away natural light and privacy
- overshadowing of children's play area
- no disabled parking spaces
- the public consultation was very restrictive
- town infrastructure in relation to school/medical places are already oversubscribed
- increased traffic
- the tree belt is an important landscape feature at the entrance of Portishead and it is important that it is managed properly to protect its amenity value

Portishead Town Council also asks the relevant Ward District Councillor to call this 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/1235/F 62B HIGH STREET, PORTISHEAD, BS20 6EH

Erection of a three storey-building to retain the existing retail storage area, create an additional retail unit and 6 no. flats following the demolition of part of the existing building.

The meeting discussed the comments made by Portishead Town Council for previous applications on this site and noted that the consent given by North Somerset Council had now expired. It was also noted that there may be a delay in comments going onto North Somerset Council's website.

RESOLVED THAT:

Objects on the grounds of overdevelopment and a lack of parking, which has become significantly problematic in the Town since the last application. Portishead Town Council also asks the relevant Ward District Councillor to call this application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.

A vote was taken with a majority in favour. Councillor R.Cruse abstained from voting as she has a property in the High Street, albeit that it cannot be seen from this particular site.

**17/P/1261/HAZ REDCLIFF BAY, FUEL DEPOT, DOWN ROAD
PORTISHEAD, BS20 8LB**

Hazardous substance consent for the storage of petroleum products in tanks 14 and 15

The meeting understood that this item from Section 2 would be required to go before full Council on 14/06/17. Councillor Lord agreed to liaise by email with Councillors Oyns, Mason and R.Cruse to form a consultation response in readiness for the Town Council to consider at its meeting next week.

Councillor Koops briefly suspended the meeting to allow for any members of the public who wished to leave.

17/P/1037/F 19 BRISTOL ROAD, PORTISHEAD, BS20 6QA

Demolition of existing garage and shed, erection of one and half storey side extension with dormers and erection of single storey porch to front and garden shed to rear along with internal alterations.

The meeting noted that there was one online objection and after discussion **RESOLVED THAT:-**

No objection subject to the bathroom window being obscured glass, that the extension is not used as a separate dwelling without planning consent and that it complies with North Somerset Council's parking regulations.

A vote was taken with a majority in favour

17/P/1047/F 109 - 111 AVON WAY, PORTISHEAD, BS20 6LT

Proposed replacement shop front with 4 no. bollards, cycle racks, new railings, newspaper drop box and trolley bay to the front elevation. Installation of 2 no. satellite dishes to the rear elevation

The meeting discussed the retention of a shop in the area.

RESOLVED THAT:-

No objection – welcomes the retention of a shop in the area but has concern that there are no facilities indicated for staff.

A vote was taken with a majority in favour.

**17/P/1062/F 19 VALLEY ROAD, WESTON-IN-GORDANO,
BS20 8JU**

Removal of rear porch, add roof lantern over kitchen and re-new roof lights, change rear window/door to glazed doors, amend windows and add door opening to SE and SW Elevations"

The meeting noted that there were no online objections.

RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**17/P/1068/LUP 3 ST MARYS PARK ROAD, PORTISHEAD, BS20
6SN**

Certificate of lawful use for the proposed alterations to existing garage and kitchen and a new rear extension to kitchen

The meeting noted that the Town Council had not received a definitive response from North Somerset Council as to whether the works applied for were lawful use.

RESOLVED THAT:-

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

A vote was taken with a majority in favour.

17/P/1086/F 17 FORESTER ROAD, PORTISHEAD, BS20 6UP

Erection of a single storey rear extension following demolition of existing conservatory. Replace ground floor window on front elevation with a smaller window

The meeting noted that there were no online objections.

RESOLVED THAT:-

No objection subject to no objection from neighbours.

A vote was taken with a majority in favour.

**17/P/1107/O REAR GARDEN OF 315 NORE ROAD,
PORTISHEAD, BS20 8EN**

Outline planning permission for the erection of 1no. detached dwelling with attached double garage and new access of Kingsway Road. All matters reserved for subsequent approval

The meeting noted that there were two online objections (Mrs Rugman and Mrs Wilson).

RESOLVED THAT:-

Objects on the grounds of overdevelopment and the need for access by a private drive.

A vote was taken with a majority in favour.

**17/P/1113/F THE MOORINGS, BELTON ROAD,
PORTISHEAD, BS20 8DR**

Proposed single storey front extension

The meeting noted that there was one online comment from Mr Heaton-Armstrong.

RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

17/P/1115/F 7 BEACH HILL, PORTISHEAD, BS20 7HT
Erection of a two storey extension fronting Beach Road West

The meeting noted that there were no online objections. It was drawn to the meeting's attention that they believed a comment had been made to North Somerset Council that was not listed on its website.

**RECOMMENDATION THAT PORTISHEAD TOWN COUNCIL
RESPONDS:-**

No objection subject to no valid objections from neighbours and a condition made that the extension does not become a separate dwelling without planning consent.

Assistant Clerk note: Councillor R. Cruse leaves the meeting @ 9.07pm

17/P/1157/F **16 ALBERT ROAD, PORTISHEAD, BS20 6PP**
Loft conversion incorporating rear dormer and increase in ridge height

The meeting understood that other properties close by had been developed similarly.

RESOLVED THAT:-

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour.

17/P/1172/F **26 HIGH VIEW, PORTISHEAD, BS20 8RF**
Change of use of land to domestic curtilage. Creation of concrete driveway and erection of 1.2m to 1.8m high boundary fence

The meeting was unsure as to whether the applicant is the owner of the land in question but noted that ownership is not necessarily a planning requirement.

RESOLVED THAT:-

No objection in principle subject to no objections from neighbours but feels that the height of the fence will be obtrusive to the street scene.

A vote was taken with a majority in favour.

17/P/1180/F **8 DUNLIN DRIVE, PORTISHEAD, BS20 7NH**
Erection of a single storey rear extension and side extension over attached garage following the demolish existing rear sun room

The meeting discussed the positioning of the garage to be demolished.

RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**17/P/1181/F 19 BLACKDOWN ROAD, PORTISHEAD, BS20
6DN**

Erection of 1no. dwelling

The meeting discussed the positioning of the parking and viewed the online proposed site plan.

RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour

**17/P/1184/F 74 FENNEL ROAD, PORTISHEAD, BRISTOL, BS20
7FB**

Velux roof lights to front elevation

The meeting considered the online plans.

RESOLVED THAT:-

No objection to the roof lights subject to no valid objection from neighbours but given the extra bedroom it should comply with North Somerset Council's parking standards.

A vote was taken with a majority in favour

**17/P/1231/F 2 CHAPLAINS WOOD, NORE ROAD, PORTISHEAD,
BS20 8GA**

Erection of a conservatory to side elevation and add bay window to rear elevation

RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

1. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS

All applications (17/P/1252/O, 17/P/1261/HAZ, 17/P/1264/F) on the Planning Register for week commencing 29th May 2017 were deferred for discussion to the next Town Council meeting on 14th June 2017.

5.2 PORTBURY WHARF NATURE RESERVE

A verbal update was not offered.

5.3 CAR PARKING

A verbal update was not offered.

5.4 SITE ALLOCATION PLAN

A verbal report was given by Councillors Koops. Councillors Koops and Cottrell represented Portishead Town Council at the examination hearing held last month in Weston-super-Mare. Their aim was to support the retention of valuable employment sites rather than houses (Old Mill Road and site next to Gordano Gate – earmarked for Arthur Llewellyn Jenkins furniture store). She felt that the Inspector took their comments onboard. They drew to her attention that in the estimation of Portishead Town Council, 237 dwellings had been built/were proposed in Portishead that North Somerset Council had not taken into account. Local businesses from Old Mill Road also attended the hearing to try and safeguard local jobs.

5.5 FIRST BUS – NEW TIMETABLE

The meeting discussed complaints that have been made to Councillors Terry and Mason regarding the lack of service to the High Street, Bristol Road and Down Road after 6.30pm each day.

RECOMMENDATION – Portishead Town Council writes to First Bus expressing its concern about the reduction in service.

5.6 C-3 DISABLED BAY CONSULTATION – 5 COMBE FIELDS

The meeting discussed the application and proposed no objection.

RECOMMENDATION – Portishead Town Council completes and returns to North Somerset Council Form C3 without objection.

5.7 NORTH SOMERSET COUNCIL – CONSULTATION ON CHANGES TO EARLY YEARS FUNDING PROCESSES IN YEAR 2017-2018

The meeting noted the following abstract from North Somerset Council's website:

Aim of this consultation: to enable all providers and stakeholders the opportunity to respond with their views on their funding processes.

This is as a result of the Government's continuing Manifesto commitment to “double” its childcare offer to 30 hours per week for working parents of 3 and 4 year olds from 1st September 2017.

Work has been and will continue to occur with both providers and all multi agencies to ensure that any changes continuing to deliver excellent outcomes for our young children.

This consultation paper gives all stakeholders in the community the opportunity to formally respond to the proposed changes.

The consultation can be viewed <http://consult.n-somerset.gov.uk/consult.ti/ChangestoEYFundingprocesses/consultationHome> and there are seven specific questions.

The consultation closes on 16 Jun 2017 12:00.

Councillor Koops agreed to review the 7 specific questions and to report back to Town Council on 14th June 2017.

<p>RECOMMENDATION – Portishead Town Council to consider a report (verbal) from Councillor Koops at its meeting on 14/06/17.</p>
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5.8 NEIGHBOURHOOD PLANNING - FINAL YEAR

The meeting noted that North Somerset Council forwarded the following information from ‘My Community’: we are writing to you to outline the grants and support that are available to neighbourhood planning groups in your local authority area. All groups writing a neighbourhood plan can apply for grants of up to £9,000 for activities such as developing a website, putting together a project plan, undertaking local surveys or hiring a planning expert for help with policy writing. Also, any groups with complex issues can apply for a further grant package of £6,000 and free, hands-on technical support packages from its partner, AECOM. Technical support offers independent advice on technical or process issues and covers topics such as housing needs assessment, environmental assessments and plan health checks at the end of the process. Groups that are considered to have complex issues include: neighbourhood planning forums (without a parish or town council), being in a deprived or high growth area, undertaking a site assessment or housing site allocation (new criteria from April 2017).

Applications for grants and technical support close on 31 January 2018, with grants expenditure completed by 31 March 2018.

Further information can be found on line:

http://mycommunity.org.uk/funding-options/neighbourhood-planning/?utm_medium=email&utm_campaign=Grants%20and%20support%20available%20for%20neighbourhood%20planning&utm_content=Grants%20and%20support%20available%20for%20neighbourhood%20planning+CID_2f5879ddc52b359c0f8091827cfc98fb&utm_source=Email%20marketing%20software&utm_term=Find%20out%20more%20on%20our%20website

RECOMMENDATION – Portishead Town Council forms a Working Party at its meeting on 14/06/17 to consider the possibility of registering for financial assistance.

5.9 PLANNING COMMENTS PROCESS

The meeting considered the proposal made by Councillor Cottrell for Portishead Town Council's Planning & Regulatory committee to consider adding the following phrase to all planning objection comments '***that the relevant Ward District Councillor calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval***'.

RECOMMENDATION – Portishead Town Council should allow this phrase to be used at the discretion of the Planning & Regulatory committee as and when it wishes but not for it to be automatically included in every objection made.

PL540

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING 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.

PL540 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/1020/F	8 Halletts Way, Portishead, BS20 6BT	Erection of a single storey rear extension following the demolition of the existing conservatory	No objection subject to no valid objection from neighbours.
17/P/1025/F	1 Victoria Square, Portishead, Bristol, BS20 6AQ	Two storey side extension and single storey rear extension and enlargement of existing car parking area	No objection subject to no valid objection from neighbours and that the application fulfils North Somerset Council's parking standards.
17/P/1027/F	15 Clifton Street, Portishead, Bristol, BS20 6TE	First floor extension over the current kitchen	No objection subject to no valid objection from neighbours.

TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

There are none to report.

PL541 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

A report received 19/05/17. Also, confirmation had been received in respect to Case No. 2016/0517 – 5 Meadows Close, to advise that the shed erected in the front garden has been removed.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

A report had not been received

8.1 C. PLANNING CONSENT GRANTED

16/P/2736/F	-	5 Meadows Close, Portishead, BS20 8BU
17/P/0561/TPO	-	Fedden Village, Nore Road, Portishead, BS20 7HN
17/P/0122/RM	-	Land off Elm Walk, Portishead, BS20 6SX
17/P/0770/F	-	12 Ashdown Road, Portishead, BS20 8DP
17/P/0790/F	-	16 Argentia Place, Portishead, BS20 7QB*
17/P/0740/F	-	21 Combe Avenue, Portishead, BS20 6JS

* denotes that NSC were unable to take neighbours comment into consideration – Civil matter

D. PLANNING CONSENT REFUSED

None to report

E. PLANNING APPLICATIONS WITHDRAWN

16/P/0605/F	-	2 Heron Gardens, Portishead, BS20 7DH
17/P/0793/MMA	-	Rear of 62 High Street, Portishead, BS20 6EH

F. APPEAL DECISIONS

No reports received

G. LICENCE APPLICATIONS

A report received 31st May 2017.

Assistant Clerk note: to seek clarification in respect to the licence listed for the Portishead Raft Race

H. ROAD CLOSURE

Slade Road (outside no. 51-57) for a period of approximately 3 days commencing 5th June 2017.

Esplanade Road (from junction with Lake Road to junction with Woodland Road) on Sunday 16th July 2017 to accommodate Portishead Soapbox Race 2017. This is currently a Draft Order.

The following roads or part thereof will be closed temporarily on Saturday 17th June 2017 for Portishead Carnival: Lake Road, Esplanade Road, Rodmoor Road, Beach Road West, Battery Road, Woohill Road, Nore Road, Cabstand, Slade Road, High Street, Ferndale Road, Combe Road, Stoke Road, Brampton Way, Roath Road, Victoria Close, Church Road North, Church Road South, St Peter's Road, St Mary's Road, Lipgate Place, Clapton Lane and Clevedon Road. This is currently a Draft Order.

An email from David Bailey on 22/05/17 advising that North Somerset Council expects Cabstand to be free of road works by Monday 12th June 2017.

An email from Colin Chandler dated 30/05/17 advising that Persimmon Homes Limited will be commencing the final phase of the highways completion works in Newfoundland Way has been received. The works include replacement streetlighting, replacing damaged kerbs and channel blocks, installation of a new bus stop and re-surfacing works to the footways and carriageways. The appointed contractor, Bristlewand Limited, has programmed the works to take 12 weeks with completion towards the end of August 2017, during which time Newfoundland Way will be closed several times and a diversion route set up. The works will be carried out Monday-Friday, 8am to 5pm and the contractor will be carrying out a letter drop to all residents who front onto the proposed work.

8.2 PERMITTED DEVELOPMENT RIGHTS – PUBS

The meeting noted new rules to protect pubs from demolition or their conversion to shops and other retail uses came into effect last month. From 23 May 2017 permitted development rights to change the use of a pub or other drinking establishment (A4 use) to a shop (A1 use), financial or professional services (A2 use) or restaurant/café (A3 use) will cease. The changes to the legislation will be a relief to communities who value their local pub and have feared that it might be converted to a supermarket without them being consulted.

The Order will create a new Class AA entitled "drinking establishments with expanded food provision" which will permit a change of use from drinking establishment (A4) to a mix of drinking establishment and restaurants and cafes (A3). Permitted development rights will allow a change from Class AA to Class A4 under the Order.

Permitted development rights to demolish pubs will also cease and there will be no rights to demolish drinking establishments with expanded food provision either.

The new rules will enable communities to provide some protection to their pubs without the need to apply for Asset of Community Value status.

- 9. MATTERS FOR THE NEXT MEETING**
- 9.1** Late Planning Applications
- 9.2** Portbury Wharf Nature Reserve
- 9.3** Car parking

Meeting closed 9.35pm