

**PORTISHEAD TOWN COUNCIL**  
**MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD**  
**ON WEDNESDAY 1<sup>ST</sup> MARCH 2017**

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

Councillors Cottrell, Mitchell, Clark, M.Cruse,  
R.Cruse, Koops, Mason, Oyns, Pasley,

**APOLOGIES:** Councillor Lord, Terry

There were 7 members of the public present and no representatives from the Press present.

Councillor Burden opened the meeting by making members of the public aware that the meeting is being taped and the recordings of which will be available on the Town Council website.

**PL516 DECLARATIONS OF INTEREST**

**Councillor Koops**

**Personal Interest**

Agenda Item No.8.1.A Enforcement Case 2016/0578

Reason: Lives next door to the site

**Councillor Mason**

**Personal Interest**

Planning Application 17/P/0242/F

Acquainted with the neighbour

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

“Councillors Oyns and Pasley stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council”.

**PL517 PUBLIC PARTICIPATION**

Councillor Burden asked that any member(s) of the public who have registered to speak should clearly state their name, the planning application number and whether they are in favour or against the application before giving their comments to the meeting.

Mr J McCarthy spoke against planning application 17/P/0217/F. He gave comment in regards to the site access, parking and the effect on surrounding conservation.

Mr R A Smith spoke in support of planning application 17/P/0110/F, which was dealt with by the Planning & Regulatory committee on 01/02/17. He wished to give a more balanced view to what had already been put forward. The properties are currently vacant and are not being used commercially. There are other local commercial properties available. He talked about the decision to demolish the buildings and that he had consulted with local residents regarding the development. The width of the lane accessing the rear garages can accommodate the size of a lorry and the parking meets planning requirements.

Mr Gilmore felt that he may be speaking to the wrong committee but wanted to open up a discussion about the possibility of opening up a youth pump track, which is good for fitness. Councillor Burden asked Mr Gilmore to leave his details with the Clerk of the meeting so that Councillor Burden and the Chair of the relevant committee could contact him.

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

**PL518 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

**PLANNING APPLICATIONS**

**17/P/0185/F                      66 SEVERN ROAD, PORTISHEAD, BS20 6NQ**

Single storey side extension to provide annexe and a new driveway

The meeting viewed the online location plan and noted that a time extension had been requested enabling the committee to consider the application. The access to and from the road was discussed as was the possibility of the extension becoming a separate annexe.

Councillor Cottrell proposed no objection subject to a condition being applied to prevent the development being used as a separate dwelling.

Councillor Koops seconded the proposal.

**Vote recorded:** majority in favour

**RESOLVED THAT** no objection subject to a condition being applied to prevent the development being used as a separate dwelling.

**17/P/0217/F                      GROUND FLOOR AND FIRST FLOOR FLATS,  
ALBERT PLACE, HIGH STREET, PORTISHEAD,  
BS20 6QL**

Erection of a two storey extension to the West elevation. First floor extension to the South elevation. Alterations to existing window on first floor West elevation

The meeting could see no difference between this application and the previous application.

Councillor Cottrell proposed objecting on the same grounds as last time, which Councillor Burden read to the meeting – object on the grounds of significant overdevelopment and a lack of parking.

Councillor M.Cruse seconded the proposal.

**Vote recorded:** majority in favour

**RESOLVED THAT** object on the grounds of significant overdevelopment and a lack of parking.

**17/P/0237/F                      48 WEST HILL, PORTISHEAD, BS20 6LR**

New driveway, front entrance, and dropped kerb

The meeting noted that there were no objections online to consider.

Councillor Cottrell proposed no objection subject to no valid objections from neighbours.

Councillor Mitchell seconded the proposal.

**Vote recorded:** majority in favour

**RESOLVED THAT** no objection subject to no valid objections from neighbours.

**17/P/0242/F**

**11A HILLCREST ROAD, PORTISHEAD, BS20  
8HS**

Construction of two storey rear extension

The meeting noted that there were several objections online and viewed the photos. It discussed parking and the size of the development.

Councillor Cottrell proposed objecting on the grounds of a lack of parking, overdevelopment and that it will be overbearing on the neighbours.

Councillor Mason seconded the proposal.

**Vote recorded:** majority in favour

**RESOLVED THAT** object on the grounds of a lack of parking, overdevelopment of the site and that it will be overbearing on the neighbours.

**17/P/0275/F**

**149C HIGH STREET, PORTISHEAD, BS20 6QL**

Two storey side extension

The meeting viewed the location plan. It discussed the proximity of the site in relation to the sub-station and its belief that there would be adequate parking.

Councillor M. Cruse proposed no objection subject to no valid objection from neighbours.

Councillor Burden seconded the proposal.

**Vote recorded:** majority in favour

**RESOLVED THAT** no objection subject to no valid objection from neighbours.

**17/P/0299/F**

**LAND ADJOINING 48 BRENDON ROAD,  
PORTISHEAD, BS20 6DH**

Erection of new dwelling

The meeting viewed the street scene and location plan and noted that there were no online objections. It discussed the previous comment made by the town council.

Councillor Burden proposed no objection subject to no valid objection from neighbours.

Councillor Mitchell seconded the proposal.

**Vote recorded:** majority in favour

**RESOLVED THAT** no objection subject to no valid objection from neighbours.

PL519

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

**OTHER PLANNING MATTERS**

**5.1 PORTBURY WHARF NATURE RESERVE**

Councillor Clark drew the meetings attention to a monthly newsletter 'Portbury Wharf Focus' dated February 2017. He would like to know who prepared it, who it has been sent to and who is paying for the newsletter. Councillor R.Cruse believed that the newsletter has come from Mr Ian McFarlane who heads a group of volunteers working on the reserve. Councillor Burden understood that all bills relating to the reserve are still currently being covered by the owner, Persimmon.

Councillor Burden advised that he was awaiting feedback from the meeting that he and Councillor Oyns attended with the senior officers involved in setting up a Trust to run the nature reserve.

Councillor Burden informed the meeting that the town council had been contacted by National Grid who will shortly be undertaking some testing (soil) of the site in preparation of laying new cables.

**RECOMMENDATION** – there was no recommendation made.

**5.2 CAR PARKING**

It was felt that the matter would be covered under item 5.4.

**5.3 INCREASE IN HOMES AND IMPACT ON EDUCATION PROVISIONS IN PORTISHEAD**

The meeting discussed the contents of a letter from the Governors of Trinity Anglican Methodist School dated 7<sup>th</sup> February 2017. Councillor Burden proposed that the town council;

- i) Notes the letter

- ii) Forwards a copy of the letter from Trinity Anglican Methodist School dated 7<sup>th</sup> February 2017 to both North Somerset Council's Chief Executive – Mike Jackson and the local MP – The Rt. Hon Liam Fox MP
- iii) Acknowledge the letter from the Governors of Trinity Anglican Methodist School

#### **5.4 HIGHWAYS**

The meeting noted the report from Colin Medus, Head of Highways, North Somerset Council, dated 08/02/17.

**RECOMMENDATION** – Portishead Town Council notes the report.

#### **5.5 TRAFFIC REGULATION ORDERS**

The meeting discussed North Somerset Council's proposals to impose waiting restrictions for the following areas in Portishead, which will be promoted by North Somerset Council unless objections are received within 21 days:

- Access road to Brunel Court
  - Clevedon road
  - Down road
  - Downleaze close
  - High View (off Down road)
  - Lower Burlington road
  - Marina area (various roads)
  - Newfoundland Way
  - Weatherly Drive
  - West Hill Gardens
  - West Hill

It understood that Portishead Town Council has accepted a charge of £173.00 for the implementation of Wood Acre, Lower Burlington Road, Burlington Road, Westhill Gardens and Down Road as they do not currently meet North Somerset Council's waiting restriction criteria.

**RECOMMENDATION** – Portishead Town Council notes the proposals and accepts a total charge of £173.00 for waiting restrictions to be applied to Wood Acre, Lower Burlington Road, Burlington Road, Westhill Gardens and Down Road.

#### **5.6 GENERIC DESIGN ASSESSMENT (GDA) OF HITACHI-GE'S UK ADVANCED BOILING WATER REACTOR (ABWR)**

Councillor Oyns gave an overview of his attendance to the briefing that was held on 7<sup>th</sup> February 2017. The environmentalists explained the work that is being done to minimise potential damage and details were given about the quality and design of the reactor, and what is going to be done with the waste (spent fuel).

The meeting thanked Councillor Oyns for his report.

**RECOMMENDATION** - Portishead Town Council notes the briefing and thanks Councillor Oyns for his report.

### **5.7 PUBLIC SPACE PROTECTION ORDERS (PSPO)**

The meeting discussed North Somerset Council's proposals to introduce Public Space Protection Orders (PSPOs), designed to prevent individuals or groups of individuals committing anti-social behaviour in public places.

The PSPOs will replace existing dog control orders, designated public protection orders that help the police tackle alcohol related anti-social behaviour and, where appropriate, local byelaws.

Any new orders that are agreed are due to come into force by the end of October 2017. The proposals include:

Ten orders applying to any land the public is entitled or permitted to have access to making it an offence to:

- fail to remove dog faeces
- fail to produce a receptacle for picking up dog faeces
- fail to put a dog on a lead when required to do so
- deposit litter
- urinate or defecate in any place other than a public convenience
- fail to move on when requested to do so by an authorised officer
- undertake any form of commercial activity on public property without the written permission of the council
- post a notice or sign on public property without the written permission of the council
- fail to stop consuming intoxicating substances when asked to do so
- fail to surrender intoxicating substances when asked to do so

Four orders covering any park, common, land set aside for recreation and leisure, grassed communal area and beach to impose restrictions on:

- riding a horse (unless on a public bridleway/highway) with the exception of beaches
- parking or driving vehicles (without permission)
- skateboarding, riding scooters or roller blading causing damage, annoyance and/or nuisance
- lighting fires (without permission)

An order covering public museum, library, public convenience or council building, proposing that it will continue or become an offence to:

- engage in behaviour as to damage to property, nuisance and/or annoyance

An order covering all enclosed children's play areas to ensure:

- no dogs
- no smoking

Three orders covering any council managed designated parking areas to impose restrictions on:

- depositing or leaving any vehicle or trailer with the purpose of abandoning it there
- acting in a manner to cause nuisance and/or annoyance to any parking place user, resident or other person
- distributing leaflets or other advertising material or promoting any cause, event or any other matter in any council managed designated parking areas

A number of other orders, mainly replacing dog control orders, in the following towns and parishes: Banwell, Blagdon, Bleadon, Clevedon, Congresbury, Dundry, Hutton, Kewstoke, Locking, Long Ashton, Nailsea, Pill and Easton-in-Gordano, Portbury, Portishead, St Georges, Tickenham, Weston-super-Mare, Winford and Felton, Winscombe and Sandford, Wrington, Yatton and Claverham

The consultation will close on Friday 31 March.

Councillor Clark felt that penalties should be clearly defined and there is a need for clarity regarding leaflet advertising on vehicles in car parks.

Councillor Cottrell understood that Civil Enforcement Officers would be employed by North Somerset Council to make the enforcements. These officers will wear a name badge, uniform and a camera.

The meeting agreed to note the consultation and if any members wish to submit their own views separately then they can do so.

**RECOMMENDATION** – Portishead Town Council notes the consultation and if any members wish to submit their own views separately then they can do so.

## **5.8 AVON WAY – HIGHWAY**

The meeting noted a letter from Councillor Elfan Ap Rees dated 1<sup>st</sup> February 2017 and that a meeting had since been offered by David Bailey to discuss the safety of Avon Way.

Councillor Cottrell gave an update. A meeting was held with David Bailey, Lesley Cottrell, Jo Duffy and David Jolley on 27<sup>th</sup> February 2017. A couple of possibilities were discussed, which could be to relocate signs, introduce slow markings on the road and installing flashing 'school' signs, which would be activated by vehicles travelling in excess of 34mph. David Bailey will provide a report including costs in due course.

The meeting discussed the impact of flashing signs on people living in the area, which would need to be considered.



Councillor M.Cruse asked if the redundant sign up by St Barnabas school could be relocated to Avon Way.

**Assistant Clerk note:** *North Somerset Council will be loaning Portishead Town Council a vehicle activated sign (VAS) next week. It is planned that the sign will be located on the same roads around Portishead as last time (Bristol Road, Down Road, Avon Way, Weatherly Drive and Nore Road).*

## **5.9 LATE PLANNING APPLICATIONS**

North Somerset Council's Planning Register dated 20<sup>th</sup> February 2017 was considered as the reply due date for consultations is 27<sup>th</sup> March, a week before the next meeting. The meeting felt that all three applications could be dealt with in the normal manner. Councillor Burden reminded the core members of the Planning committee to respond to the delegated proposals that will be emailed to them.

## **5.10 COMMUNITY GOVERNANCE REVIEW – INCREASE IN THE NUMBER OF PORTISHEAD TOWN COUNCILLORS**

There was no update but the meeting discussed the possibility of:

- a) putting the matter to the next Parish meeting to gauge the interest of the people in the town. It was felt that the Parish meeting may only give a small representation of the wishes of the people who live in the town
- b) doing nothing

Councillor Koops proposed that the Town Council takes no further action on the matter.

Councillor Clark seconded the proposal.

**Vote recorded:** 6 in support, 4 against

**RECOMMENDATION** Portishead Town Council takes no further action on the matter.

**PL520**

## **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**

### **PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

### **TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

Attached - as previously agreed by the core members of the Planning & Regulatory committee.

**PL520 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION**

**PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
17/P/0172/F	384 Nore Road, Portishead, BS20 8EY	Loft conversion and single storey rear extension	No objection subject to no valid objection from neighbours.
17/P/0189/F	75 Heron Gardens, Portishead, BS20 7BN	First floor side extension over garage	No objection subject to adequate car parking provisions being provided.
17/P/0216/LUP	9 Slade Road, Portishead, BS20 6BS	Conversion of ground floor flat and maisonette back to original, detached single dwellinghouse. No change/work to the outside of the property	No comment.
17/P/0224/F	47 Slade Road, Portishead, BS20 6BE	Erection of a first floor rear extension.	No objection subject to no valid objection from neighbours
17/P/0238/F	23 South Road, Portishead, BS20 7DU	Erection of a two storey side extension following the demolition of garage	No objection subject to no valid objection from neighbours
17/P/0245/F	Unit 4, Harbour Road Trading Estate, Portishead, BS20 7BL	Change of use from light industrial (B1/8) to D2 Leisure	No objection
17/P/0250/ADV	Kiosk Mirage, 21 Harbour Road, Portishead, BS20 7AJ	Advertising consent to display 1No. illuminated fascia sign	No objection subject to no valid objection from neighbours
17/P/0251/F	Kiosk Mirage, 21 Harbour Road, Portishead, BS20 7AJ	Enclose front porch area with additional glazing and roof	No objection subject to no valid objection from neighbours
17/P/0272/MMA	32 Down Road, Portishead, BS20 6EA	Removal/variation of condition No.2 on application 16/P/1644/F ( Erection of a two storey and single storey rear extension and convert garage to living space and erect a first floor extension	No objection subject to no valid objection from neighbours

		above) to allow the use of artificial blue/black slates instead of tiles, omit timber cladding in lieu of render to external walls, change window colour to grey anthracite, add window to first floor front elevation and external doors, including garage, to be in grey anthracite	
17/P/0289/F	60 Wren Gardens, Portishead, BS20 7PQ	Erection of side conservatory	No objection subject to no valid objection from neighbours
17/P/0293/F	59 Combe Avenue, Portishead, BS20 6JX	First floor extension of front gable with a new dormer window alongside, a new rear dormer and a single storey ground floor rear extension and new window openings to the side elevation	No objection subject to no loss of light or privacy for the neighbours.
17/P/0318/LB	Flat 54 Fedden Village, Nore Road, Portishead, BS20 8EJ	Retrospective application for alterations to flat for the removal of internal kitchen window; create new opening in stud wall to bedroom and close up existing doorway; re-plastering and re-wiring	No comment.
17/P/0321/LUP	74 Fennel Road, Portishead, BS20 7FB	Certificate of lawfulness for the proposed loft conversion	No comment.
17/P/0297/F	225 Down Road, Portishead, BS20 8DG	Access to rear of property via 2 metre high double gate	No objection subject to permission being obtained from the owner of the road as it is the Town Council's belief that the highway is not adopted by North Somerset Council.
17/P/0341/ADV	109-111 Avon Way, Portishead, BS20 6LT	Application for advertising consent for 3 No. illuminated fascia signs, 1 No. projecting hanging sign, 2 No	No objection to the advertising signage subject to no valid objection from neighbours. <b>Assistant Clerk note:</b> contact has

		illuminated suspended logo and 3 No non illuminated wall mounted signs	<i>been made with the Case Officer in respect to the image of an ATM machine on the photo.</i>
17/P/0391/F	3 Redcliffe Close, Portishead, BS20 8HB	Erection of front porch. Erection of rear extension following demolition of existing rear extension. Raising of roof to include loft conversion with three rear dormers	No objection subject to no valid objection from neighbours
17/P/0399/LUP	115 Merlin Park, Portishead, BS20 8RL	Lawful development application for a proposed single storey rear extension	The Town Council notes that it is not required to consult on lawful use/development.

**PL520 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
17/P/0178/TPO	Aylwin, Beechwood Drive, Portishead, BS20 8ES	T1 and T2 maple - crown reduction by up to 4m	Objects to a crown reduction of up to 4m but pruning should be permitted.
17/P/0179/TPO	51 The Downs, , Portishead, BS20 6EE	T1 ash - cut pollard re-growth back to knuckles on one limb overhanging house	Objects to cutting pollard regrowth back to knuckles but agrees that a small amount of pruning should be undertaken.
17/P/0211/TPO	20B Devonshire Drive, , Portishead , BS20 8EF	T1 oak - crown reduction back to old pruning points (up to 2m)	Objects to crown reduction to old points as this was only done in 2013.

**PL521 OTHER PLANNING MATTERS**

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

**A. ENFORCEMENT CASES**

List dated 13/02/17.

**B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL**

No report.

**C. PLANNING CONSENT GRANTED**

No report.

**D. PLANNING CONSENT REFUSED**

No report.

**E. PLANNING APPLICATIONS WITHDRAWN**

A letter dated 01/02/17 received 06/02/17 confirming that the following plan was withdrawn:

16/P/2979/F 1 LAMBOURNE WAY, PORTISHEAD, BS20 7LQ

Two storey rear extension

**F. APPEAL DECISIONS**

Householder appeal (HAS) received 13/02/17:

APPEAL APP/DO121/D/17/3166435

16/P/1809/F 77 WOODACRE, PORTISHEAD, BS20 7EH

Retrospective application for flue on front of house

**G. LICENCE APPLICATIONS**

No report.

## **H. ROAD CLOSURE**

Order for Battery Lane:

20<sup>th</sup> March 2017 – four days – BT Openreach to install a new cabinet with associated duct and box works

### **8. 2. FRIENDS OF PORTBURY WHARF NATURE RESERVE**

A copy of the latest Newsletter for February is available online:

<http://us11.campaign-archive2.com/?u=d02bd87b987bc85001fff461f&id=3b6b4c2018&e=a4f6bf3dd9>

### **PL522 MATTERS FOR THE NEXT MEETING**

- 9.1** Car parking
- 9.2** Portbury Wharf Nature Reserve
- 9.3** Late Planning Applications
- 9.4** Avon Way

Meeting closed 8.46pm