

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD  
ON WEDNESDAY 7<sup>TH</sup> MARCH 2018**

**PRESENT:**

In the Chair - Councillor Burden  
Councillors - Mitchell, Mason, Koops, R.Cruse & Lord  
Assistant Clerk - S.Sherborne

There were approximately 33 members of the public present and no Press representatives were in attendance.

Councillor Burden welcomed everyone. He explained that there were no fire drills expected and advised that the meeting was being recorded both audio and visually and could appear on the internet.

**PL600 APOLOGIES**

Received from Councillors Huffadine-Cooper, Cottrell, M.Cruse, Clark and Oyns. Speedy recovery wishes are sent to M.Cruse who has had an operation.

**PL601 DECLARATIONS OF INTEREST**

Councillors Lord & Mason  
18/P/2322/TPO  
80 BRAMPTON WAY, PORTISHEAD  
Personal Interest – acquainted to applicant

As requested by Councillor Burden following a suggestion from a member of the public, each Town Councillor present introduced themselves to the meeting and confirmed which Ward they represented.

**PL602 PUBLIC PARTICIPATION**

Mrs A Le-Feuvre spoke in support of 18/P/2475/EA1. She gave objections to the building of houses behind Hollis Avenue and felt that an Environmental Impact Assessment should be undertaken for the following reasons:

1. it is a site of natural conservation interest
2. it is an area adjacent to Weston Big Wood, which is a SSSI (Site of Special Scientific Interest)
3. greenbelt area, which was not included in the West of England Spatial Plan to 2036

4. changing the ecology setting and decreasing the buffer will also have an impact on species in this area
5. it will consider the noise nuisance during any development
6. it will give a true picture of the breeding and nesting of species as it will consider all seasons and not just that of summer and winter months when site visits have been undertaken
7. it will look at social and economic concerns. Portishead's infrastructure (schools, roads and health care facilities) has become under pressure following developments over the years
8. it would look at the risk of flooding, hydrology and water
9. no local infrastructure (shops or bus route) in North Weston so people would need to drive their cars into town
10. the need for affordable/social housing
11. safety of the children that would be walking to and from Gordano school on the footpath(s)
12. there are already over 200 objections online in respect to development on the site

Mr M Bennett spoke in respect to 18/P/2475/EA1. He understood that the 200 online objections related to the development and not the application for an Environmental Impact Assessment. He asked for clarification from the Planning department.

Mr G Hardman spoke in respect to:

1. development in Portishead (North Weston) and that Portishead Town Council should object
2. it being unnecessary to have care flats on Wyndham Way and that it will have an effect on the already overloaded health centre and suggest it is refused.
3. a proposal to make Lake Road a one-way system due to volume of traffic and how residents of Phoenix Way may feel if this is approved as they struggle to cope with the volume of traffic and inconsiderate parking
4. the resurfacing of Down Road (to West Hill triangle) had not been undertaken and if there was a date for completion?
5. signage in situ that is no longer relevant and should be removed e.g. new roundabout (on High Street by HSBC) and school (West Hill). He also noted the new very large sign on the Lake Grounds
6. speed on Bristol Road and High Street. He proposed that 20mph should be applied to Bristol Road and the 20mph on the High Street should be extend up to Brampton Way beyond the crossing by Clarence House

Mr Bishop spoke in respect to last month's minutes:

1. he suggested the use of smaller buses not minibuses
2. in regard to the increase in passengers (Clevedon and Weston) these will still be served under the proposals

Councillor Burden noted these and informed the meeting that James Freeman from First West of England Limited would be attending next month's meeting (4<sup>th</sup> April) for a question and answer session about the bus service in Portishead.

Mrs L Morrissey:

1. asked if the site in North Weston under discussion tonight was green belt? Councillor Burden confirmed that the site is statutory green belt. Mrs Morrissey asked that the Town Council bear in mind its own views about increased building in Portishead and the impact it has on roads, schools and doctors surgeries.
2. felt that the proposed development of 96 apartments on land off Serbert Way, whilst being age restricted, would still impact on traffic, parking and doctor surgeries. She had identified that on the flyer she received the parking outlined for the development actually belongs to Premier Inn and that there may be as little as 50 on-site parking spaces for the development.

Mrs Davey:

1. shared a photograph of some residential houses with the Chairman, allegedly one belonging to a councillor who lives at the Lake Grounds. This house overlooks an existing proposed site for a skate park. She feels that this particular councillor should be excluded from all future discussions regarding a skate park as he clearly has a conflict of interest. She does not recall any such conflict of interest being declared at a town council meeting when she has been in attendance and asks why?
2. noted that Clevedon Town Council has started fund raising for its skate park with a twenty-seven thousand pound donation. She referred to Portishead's Parish Poll where it was clear that respondents wished for Portishead Town Council to fund its skate park. She understands that so far it has only offered a couple of hundred pounds from its £600k coffers.
3. discussed S106 money that has been allocated to Portishead Town Council that should be used before 2019 or it will be returned to developers.

Councillor Lord was granted the time to say that she is a Town Councillor who lives on Lake Road and she has always supported and voted for the skate park and would not wish to be excluded from future discussions regarding a skate park.

Councillor Burden informed the meeting that it was down to an individual to decide whether he or she declares an interest and if an appropriate interest has not been declared it is a legal not town council matter.

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

***Assistant Clerk note: Councillor Burden changed the order of the meeting.***

PL603

## **8. OTHER PLANNING MATTERS**

### **M. ENVIRONMENTAL IMPACT ASSESSMENT**

**18/P/2475/EA1 CLEVEDON ROAD NURSERIES, CLEVEDON ROAD, PORTISHEAD, BS20 8PL**

Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an outline application for the erection of 125 dwellings; two new priority junctions from the B3124; a cycle cafe; new cycle/pedestrian interconnections; public open space including community orchards, improved public access to Weston Big Wood and a package of landscape and ecological enhancement

Councillor Burden informed the meeting that this was not a planning application. He referred to a meeting he had with Councillor M Cruse and objectors to the development on Sunday. Since then he has had conversations with officers at North Somerset Council and understands that it is a technical matter that normally members (councillors) do not get involved as there are various technical measures to be taken into account. That said he has asked officers to contact him to let him know what their recommendations will be, prior to the application being determined, so he can establish if he has any powers over the decision as a Ward or District Councillor. He will then feedback this information.

A discussion took place regarding the site location in terms of Weston Big Wood, it being a SSSI, the site being green belt, safety for pedestrians, effect on infrastructure (roads, schools and medical facilities) and the need for the Town Council to put objections in now to North Somerset Council as money could be saved on an assessment for a development that Portishead Town Council would not wish to go ahead.

Councillor Lord proposed that a recommendation be made for Portishead Town Council to write to North Somerset Council expressing concern about any development at Clevedon Road Nurseries, in particular the environmental concerns. The Town Council supports the need for an environmental assessment before any full planning application is made.

## **RECOMMENDATION**

Portishead Town Council write to North Somerset Council expressing concern about any development at Clevedon Road Nurseries, in particular the environmental concerns. The Town Council supports the need for full environmental assessment before any full planning application is made.
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***Assistant Clerk note:*** Councillor Burden suspended Standing Orders

Councillor Burden responded to a member of the public. The District Council (North Somerset Council) determine planning applications. Portishead Town Council will be recommending to North Somerset Council that no planning application be considered until an Environmental Impact Assessment has been submitted. This recommendation will go before Portishead Town Council on Wednesday 14<sup>th</sup> March.

*Assistant Clerk note: Standing Orders resumed but the meeting was temporarily suspended whilst members of the public left the meeting*

PL604

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

**PLANNING APPLICATIONS**

**18/P/2097/FUH      LA NOUVELLE, NEWLANDS HILL,  
PORTISHEAD, BS20 6AZ**

Erection of a single storey extension following the demolition of existing conservatory and conversion of garage to play room

The meeting noted that there were no online objections. A discussion took place regarding the cladding and window frames.

**RESOLVED THAT**

A vote was taken with a majority in favour.

**18/P/2216/FUL      SAINSBURYS SUPERMARKETS LTD,  
SERBERT WAY, PORTISHEAD, BS20 7GD**

Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy.

The meeting noted that there were two online objections, one in particular relating to the loss of parking spaces. A discussion took place regarding other car washes in the town and the impact of this loss in parking.

**RESOLVED THAT**

A vote was taken with a majority in favour. Councillor Lord abstained.

**18/P/2217/ADV      SAINSBURYS SUPERMARKETS LTD,  
SERBERT WAY, PORTISHEAD, BS20 7GD**

Advertising consent for 1 No. illuminated fascia sign, 3 No. non illuminated fascia signs and 2 No. non illuminated free standing signs

**RESOLVED THAT**

A vote was taken with a majority in favour. Councillor Lord abstained.

**18/P/2158/FUL      22 QUANTOCK ROAD, PORTISHEAD, BS20  
6DP**

Demolition of existing bungalow and garage and erection of a new dwelling

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

**18/P/2184/FUL      33 BEECHWOOD ROAD, PORTISHEAD, BS20  
8ER**

Demolition of existing bungalow and construction of a new dwelling

The meeting noted that there would be an increase in the number of bedrooms and there were no parking details provided. Comments had been received from a Portishead Tree Warden in respect to nearby trees. There were no online objections.

**RESOLVED THAT**

No objection subject to no valid objections from neighbours, compliance with North Somerset Council's parking standards and that a planning condition is made to protect the Tree Preservation Order (TPO) trees during construction.

A vote was taken with a majority in favour

**18/P/2292/FUH      1 HILLTOP, PORTISHEAD, BS20 8RH**

Demolition of sun room and erection of proposed single storey rear Extension and first floor extension over attached side garage

The meeting noted that the property is joined to the neighbouring property and that there is no indication about parking, existing or proposed.

**RESOLVED THAT**

No objection subject to no valid objections from neighbours and compliance with North Somerset Council's parking standards

A vote was taken with a majority in favour

**18/P/2305/FUH**      **5 TURNSTONE AVENUE, PORTISHEAD, BS20 7NS**  
Single-storey rear extension

**RESOLVED THAT**

No objection subject to no valid objections from neighbours

A vote was taken with a majority in favour

**18/P/2356/FUH**      **395 NORE ROAD, PORTISHEAD, BS20 8EZ**  
Proposed extension, internal alterations and roof reconfiguration to provide additional accommodation in roof

The meeting viewed plans online and considered the objection from a neighbour in Cedarhurst Road. It discussed the parking provisions and roof ridge height in comparison to neighbouring properties.

**RESOLVED THAT**

No objection subject to compliance with North Somerset Council's parking standards and no adverse effect the roof ridge height may have on neighbouring properties (Cedarhurst/Nore Road) as it was difficult to evaluate from the plans provided.

A vote was taken with a majority in favour

**PL605**

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

**OTHER PLANNING MATTERS**

**LATE PLANNING APPLICATIONS & CONSULTATIONS**

**18/P/2311/FUL**      **19 BLACKDOWN ROAD, PORTISHEAD, BS20 6DN**

Application for the removal or variation of condition NO. 2 on application 17/P/1181/F to allow minor elevation changes  
The meeting noted that there were no online comments.

**RECOMMENDATION**

No objection subject to no valid objections from neighbours

**18/P/2322/TPO**      **80 BRAMPTON WAY, PORTISHEAD, BS20 6YT**  
Ash T(1) - reduce limb going towards No 76 Brampton way over driveway to first growing point beyond split. Branch substantially

weakened by split and would possibly cause injury or damage to property if to fail. In addition remove major deadwood

The meeting noted the comprehensive report from Nick Hall, one of Portishead's Tree Wardens.

### **RECOMMENDATION**

No objection - this application is measured and limited to work which should be done. It is a large Ash tree largely filling the space between 80, 78, and 76 Brampton Way. The branch they are referring to does present a risk to people and cars passing or parked under it. The works outlined in the letter from the tree surgeon are supported.

**18/P/2400/TPO      50 CHARLCOMBE RISE, PORTISHEAD, BS20 8ND**  
Sycamore - Reduce crown to same point as reduced in 2015 due to rapid growing nature of this tree species and overhang to 50 Charlcombe Rise.

The meeting noted the comprehensive report from Nick Hall, one of Portishead's Tree Wardens.

### **RECOMMENDATION**

Objects – this tree has been pollarded previously (2015 according to the application). It was previously suggested that the work should be redone every 4-5 years not 2-3. The application is sketchy and not supported by a tree surgeon statement. The tree is high profile and on the wide verge of Charlcombe Park, which runs down to the tanks so is not growing on land owned by the applicant. The photographs with the application show the tree in full leaf which obviously it isn't for 6 months of the year.

## **5.2 PORTISHEAD TREE WARDEN**

The meeting noted the comprehensive reports supplied by Nick Hall who was recently engaged as a Portishead Tree Warden.

### **RECOMMENDATION**

Portishead Town Council write to thank Nick Hall for his comprehensive reports in respect to work to trees applications.

## **5.3 HIGHWAYS UPDATE & PARKING**

The meeting noted that the broken temporary traffic lights on Nore Road opposite the Windmill are currently being fixed and are expected to be in place for another few days. Unfortunately a gas main has been damaged in the vicinity of Nore road and Battery Lane. This

means a second set of traffic lights on Nore Road whilst they deal with this emergency.

### **5.3.1 PROPOSED PARKING AT BRUNEL COURT**

The meeting noted the following responses from north somerset council:

1. Yes, the car park will remain as public parking.
2. If the parking will be free? It will be as nearby parking
3. Will there be any parking restrictions? It will be as nearby parking
4. Will there be clear signage for entrance and exit routes? Yes, vehicles will enter at the north and travel south, and parking is reverse –in only: appropriate signage will be provided.
5. Can the orientation of parking for cars be changed? Yes but there will not be as many spaces: vehicles will still enter at the north and travel southwards.
6. Is the s106 money that is being used to fund this project from Sainsbury's s106 money? Yes – some of the funding will come from the high street car parking contribution.

A discussion took place regarding the necessity to have a sign advising drivers to reverse park.

#### **RECOMMENDATION**

There was no recommendation made.
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### **5.3.2 ROAD SPEED REVIEW**

A response was available from David Bailey, Senior Engineer, dated 22<sup>nd</sup> February 2018 following the Town Council's request for a speed review in Portishead. Furthermore a link to the government website on setting local speed limits was provided:

<https://www.gov.uk/government/publications/setting-local-speed-limits>

The meeting believed that there were two roads requiring 20mph (Bristol Road and an extension of Portishead High Street from Folk Hall to Brampton Way – Clarence House). It felt that a list should be kept open until Portishead Town Council next meets with North Somerset Council in May (joint DMT).

#### **RECOMMENDATION**

To gather proposals for roads that require 20mph speed limits in the town and for Portishead Town Council to present the list when it meets with North Somerset Council in May 2018.
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### **5.4 NEIGHBOURHOOD PLANNING**

The meeting noted that the Working Party met, except Councillor Koops who had been poorly. It was agreed that the Working Party

would reconvene, along with the Clerk, in order to consider the process and how the town council engage with the public.

## 5.5 NHS ENGLAND - PHARMACEUTICAL OUTLETS

The meeting noted the previously circulated notification that NHS England has received three applications for pharmaceutical outlets as detailed below and that the consultation is not available on line and closes: (a and b) 23rd March 2018 and (c) 1st April 2018.

- a. Ascent Healthcare Limited - within 100m of the Village Square, Phoenix Way, Portishead, ref CAS-508444-F6R1P1
- b. Ascent Healthcare Limited – within 50m of the Marina Health Centre, 2 Haven View, Portishead, ref CAS-508363-S4B7X7
- c. Jhoots Pharmacy – Marina Health Centre, 2 Haven View, Portishead, ref CAS-576421-S5P6P6

As there were no specific locations other than that described in C. Jhoots, it felt that option C would be preferred.

### RECOMMENDATION

Portishead Town Council responds that its preference is for option C – a pharmacy within the Marina Health Centre.

## 5.6 PRE-APPLICATION CONSULTATION – LAND OFF SERBET WAY, PORTISHEAD

The pre-application consultation for Anchor to construct a new ‘extra-care’ residential development of 96, one and two-bedroom apartments on land off Serbert Way, Portishead. The consultation can be found online <http://www.anchor-portishead.info/>

A discussion took place regarding North Somerset Council’s Local Plan and to use the resolution passed in last month’s Town Council meeting.

### RECOMMENDATION

Portishead Town Council supports North Somerset Council in its Local Plan that this land should be maintained for employment use. *The Resolution to be included that was previously agreed at Town Council was: Portishead Town Council believes that further significant residential development in the Town will be damaging to the community unless there is significant improvement to our infrastructure. Such improvements should include the re-opening of the passenger railway service and the resilience of the road network to junction 19 M5, as well as education and medical facilities. The Town Council will continue to support appropriate development, but inappropriate conversions of retail and employment land to residential purposes and changes of use of empty office blocks to housing will be strongly opposed. We call upon the planning authority to use all its powers to protect such planning designations, including making Article 4 Directives.*

## **5.7 S106 MONEY**

The meeting discussed the decision made by North Somerset Council (NSC) to utilise £45,000 that was allocated to Wood Hill Lane (Road), Portishead, to provide 35 affordable homes in Weston (Wellsea Grove). Whilst it appears that NSC officers value the flexibility of where S106 money is spent there is nothing in the protocols to which the officers work to say that a “quid pro quo” system should be used to provide facilities at a later stage in the parish where the S106 money was originally awarded, e.g. S106 money awarded to development(s) in Weston could be spent in Portishead at a later stage.

### **RECOMMENDATION**

Portishead Town Council write to North Somerset Council to give its concern that £45,000 (forty-five thousand pounds) of S106 money set aside for affordable housing arising from a development in Portishead has been used in Weston-super-Mare. Further enquiries have revealed that in the protocol to which officer’s work there is no requirement for such usage to be balanced by a similar investment in Portishead using money raised elsewhere in North Somerset. It should also be raised at the next joint DMT meeting in May.

**PL606**

### **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.

**PL606 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/5421/FUH	4 Eastwood Place Portishead BS20 7EE	Single storey front infill extensions	No comment
18/P/2054/FUH	3 Fircliff Park Portishead BS20 7HQ	Single storey flat roofed extension Addition of two rooflights and dormer in internal roof valley	No objection subject to no valid objections from neighbours
18/P/2055/LBC	3 Fircliff Park Portishead BS20 7HQ	Single storey flat roofed extension Addition of two rooflights and dormer in internal roof valley	No objection subject to no valid objections from neighbours
18/P/2134/FUH	26 Waterside Park Portishead BS20 8LL	Single storey rear extension with a juliette balcony	No objection subject to no valid objections from neighbours
18/P/2238/FUH	37 Rippleside Portishead BS20 6ND	Single storey front and side extensions	No objection subject to no valid objections from neighbours
18/P/2335/HHPA	27 Combe Avenue Portishead BS20 6JS	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 5.0 metres; 2) have a maximum height of 3 metres and 3) have eaves that are 2.4 metres high	Portishead Town Council understands that unless North Somerset Council receives an objection from a neighbour the application will be approved.

**PL606 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN**

None to report.

<b>APPLICATION NO.</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>

**PL607 OTHER PLANNING MATTERS**

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

**A. ENFORCEMENT CASES**

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

None received.

**C. PLANNING CONSENT GRANTED**

17/P/5573/FUH                      116 Badger Rise, Portishead  
17/P/5380MMA                      Sandstones, Belton Road, Portishead  
17/P/5471/FUH                      96 Hillside Road, Portishead  
17/P/5431/FUH                      14 The Bramley's, Portishead  
17/P/5239/FUL                      315 Newfoundland Way, Portishead

**D. PLANNING CONSENT REFUSED**

17/P/5516/TPO                      Chaplains Wood, Nore Road, Portishead

**E. PLANNING APPLICATIONS WITHDRAWN**

17/P/5621/MMA                      Newcome, Battery Lane, Portishead

**F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT**

None received.

## **G. APPEAL/DECISIONS**

None received.

## **H. LICENCE APPLICATIONS**

None received.

## **I. ROAD CLOSURE & TRAFFIC REGULATION ORDER (TRO)**

*Please note: scheduled works may have already taken place at the point of publishing these Minutes, full details can be found at <https://northsomerset.roadworks.org/>*

Beach Hill (from property number 5 to its junction with Beach Road West) for approximately 5 days with effect from 19<sup>th</sup> March 2018 to provide a new gas supply.

## **J. CONSULTATIONS**

The independent planning inspectors report into the Site Allocations Plan modifications can be viewed online <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/sites-policies-plan-part-2-site-allocations-plan-examination/?loggedin=true>

North Somerset Council will consider the report on 10<sup>th</sup> April 2018 and if the recommendations are accepted the Plan will be adopted.

As per the email distributed to Town Councillors earlier in the month, North Somerset Council has prepared a Local Development Order (LDO) which will provide a simplified planning route to support new business development for particular uses within the Food Enterprise Zone at Weston Airfield Business Quarter, Weston-super-Mare. The associated documents can be found online [http://consult-ldf.n-somerset.gov.uk/consult.ti/FEZ\\_LDO/consultationHome](http://consult-ldf.n-somerset.gov.uk/consult.ti/FEZ_LDO/consultationHome) The consultation is open from 1<sup>st</sup> February 2018 to 1<sup>st</sup> March 2018.

The Claverham Neighbourhood Plan was formally “made” by Council on 20<sup>th</sup> February 2018 and will be used alongside North Somerset Council’s Core Strategy and Development Plan to make decisions on planning matters within the Claverham Neighbourhood Plan area. The plan can be viewed online: <https://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/neighbourhood-plans/neighbourhoodplanning/claverham-neighbourhood-plan/?loggedin=true>

**K. TREE PRESERVATION ORDERS/WORKS TO TREES**

None to report.

**L. STREET NAMING**

None to report.

**PL608**

**MATTERS FOR THE NEXT MEETING**

Late Planning Applications & Consultations  
Highways update & parking  
Neighbourhood planning

Closed 8.43pm