

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD ON
WEDNESDAY 4TH MAY 2016**

PRESENT: Councillor Cottrell - in the chair
Councillors Burden, Clark, Huffadine-Cooper, Lord,
Mitchell, Oyns, Mason
S.Sherborne - Assistant Clerk

APOLOGIES: Councillors R.Cruse, M.Cruse, M.Koops

There were 3 members of the public present and no representatives from the Press.

PL445 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.

PL446 PUBLIC PARTICIPATION

Mrs Pinder a local resident spoke against planning application 16/P/0850/F – 4 Down Close, Portishead. She felt that it would take away light and privacy from her home. She believed that a site meeting would be best to consider the application.

Councillor Mason arrives (7.32pm).

Councillor Cottrell advised the meeting that planning application 16/P/0850/F was dealt with under Delegated powers and the following comment was made – no objection subject to no valid objection from neighbours. Mrs Pinder had presented a letter to the Town Council office today (04.05.16) in which she gave her objections and a copy of that letter has been sent to the Case Officer who is determining the application.

These minutes summarise what was said during public participation and were views expressed by the speaker named.

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

PL447

PLANNING APPLICATIONS

16/P/0763/F 2 PIER ROAD, PORTISHEAD, BS20 7DZ

Erection of a rear extension to existing kitchen and conversion of existing single garage to study and wc

The meeting viewed the location, existing and proposed plans. It was also noted that there were no on-line comments.

A discussion took place about the garage conversion and the neighbouring garage.

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

Councillor Mitchell seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours.

16/P/0817/TPO 12 BEECHWOOD ROAD, PORTISHEAD, BS20 8EP

T1 - Beech - Crown reduce by 3m.

The meeting viewed the on-line photograph and location plan and noted that there were no on-line comments.

A discussion took place regarding the severe crown reduction (approximately 9 ft) and that it appeared the tree had been worked on several times. It was generally felt that 'no comment' should be registered, leaving it to the expertise of the North Somerset Council Tree Officer.

Councillor Lord proposed no comment.

Councillor Oyns seconded the proposal.

Vote recorded: all in favour

RESOLVED that no comment.

**16/P/0866/F 12 BEACH ROAD WEST, PORTISHEAD, BS20
7HR**

Loft Conversion with the erection of a front and rear dormer.

The meeting viewed existing and proposed plans and a view of the street scene. It considered the height in relation to surrounding properties, some of which have been extended. There were no on-line comments.

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

Councillor Clark seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours.

16/P/0910/F 75 NORE ROAD, PORTISHEAD, BS20 6JZ

Demolish existing outbuilding & construct a new family annexe

The meeting viewed the on-line plans. It noted the access route to the rear of the site and that the height of the roof is to be increased to accommodate the dormers. There were no on-line comments.

Councillor Lord proposed no objections providing a condition is applied - that the annexe does not become a separate residence without further planning permission.

Councillor Mitchell seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objections providing a condition is applied - that the annexe does not become a separate residence without further planning permission.

16/P/0923/F

32 HILLCREST ROAD, PORTISHEAD, BS20 8HP

Erection of a rear and side extensions on the ground floor, raising the roof to form living accommodation at first floor with balconies to the front and rear and external staircase to the rear balcony

The meeting viewed the on-line location plan, access statement and street scene. There were no on-line comments.

A discussion took place regarding the height increase to accommodate the dormers. Other properties on the opposite side of the road have been extended, which gives a blend of architecture, modern versus the 1930's.

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

Councillor Oyns seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to no valid objections from neighbours.

16/P/0946/F

8 HILLTOP, PORTISHEAD, BS20 8RH

Two storey side extension and one storey rear extension, following demolition of existing garage.

The meeting viewed the site location, proposed site and elevation plans. There were no on-line comments.

It was noted that the garage would be lost in the development and the plot was of a significant size.

Councillor Burden proposed no objection subject to there being adequate on site parking.

Councillor Lord seconded the proposal.

Vote recorded: all in favour

RESOLVED that no objection subject to there being adequate on site parking.

SECTION 2
PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL448

OTHER PLANNING MATTERS

A. CAR PARKING

Councillor Mitchell informed the meeting that he had received information detailing suggestions about double yellow road markings for the Marina area in line with the pending Regulation. He will circulate this information to Town Councillors.

There are no recommendations.

B. PORTISHEAD WALKING & CYCLING MAP

The Assistant Clerk informed the meeting that maps are now available from Portishead Library, Portishead Sports Shop, Summit, Portishead Youth Centre, Parish Wharf Leisure Centre, Travelodge, Mike Bikes, Fox Cycling, Avon View bed and breakfast and Premier Inn.

There are no recommendations.

C. DEVOLUTION DEAL FOR WEST OF ENGLAND

The meeting discussed the West of England Devolution agreement proposals. Whilst it generally agreed with the issues it felt that this was a step back in time (Avon). The negative impacts to be considered; less money to go around four authorities, not in line with localism, Avon was never given metropolitan status so it had no Passenger Transport Executive, unlike Birmingham, Newcastle and Manchester, whose transport systems are far superior to Bristol.

Councillor Lord noted that the greater Bristol area is the only area other than greater London that has a positive GDP (gross domestic product). All other areas in England have a negative GDP, which means they take more from the government than they put in.

Councillor Mason advised that she had received an email from a local resident giving their strong disapproval for devolution and urged the Town Council support her.

Recommendation for Portishead Town Council to decline:-

- i) devolution and continue with North Somerset Council as a collaborative member of the four separate councils.
- ii) forced imposition of a Metro Mayor appointment

PL449

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

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

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

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

Councillor Lord proposed accepting the delegated Chairman's decisions.

Councillor Burden seconded the proposal.

Vote recorded: all in favour

PL450 DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/0750/F	83 Phoenix Way, Portishead, BS20 7FG	Proposed roof extension to the existing attached garage to form an ensuite bedroom.	No objection – subject to no valid objection from neighbours
16/P/0811/F	Land at Gordano School, St Marys Road, Portishead, BS20 7QR	Change of use of a part of the playing field at Gordano School to a use relating to a meteorological sensor site for long term evaluation of weather sensors; installation of equipment on fixed framework of masts and poles	No objection – subject to no valid objection from neighbours
16/P/0830/F	37 Conference Avenue, Portishead, BS20 7LF	First floor side extension.	No objection – subject to no valid objection from neighbours
16/P/0844/F	7 Beechwood Road, Portishead, BS20 8ER	Two storey rear extension.	No objection – subject to no valid objection from neighbours
16/P/0850/F	4 Down Close, Portishead, BS20 8BX	Two storey side extension following demolition of existing sun room.	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/0821/WT	Communal Garden, Parsonage Court, Portishead, BS20 6PH	T13 Bay Laurel - Reduce dominant stem by 3m. Prune back growth overhanging boundary with nursing home by 1.5m.	No objection subject to the approval of the North Somerset Council Tree Officer.

		Reshape and balance. T33 Leyland Cypress - Remove broken storm damaged stem. Reduce remaining stems by approximately 4m.	
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PL451 OTHER PLANNING MATTERS - FOR INFORMATION

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

A. ENFORCEMENT CASES

Report dated 25.04.16

B. DELEGATED DECISIONS - NORTH SOMERSET COUNCIL

A report was not received.

C. PLANNING CONSENT GRANTED

Delegated reports in relation to the following consents:

16/P/0391/MOD Knightstone Housing Association

Modification of Section 106 legal agreement on 13/P/1809/F and 13/P/1810/LB (erection of 15 no. dwelling houses and 4 no. flats, conversion of listed building to 5 no. flats (24 residential dwellings in total) with associated infrastructure. Demolition of surrounding classrooms to vary 5 no. 'social rent' tenure properties to 'shared ownership' tenure with associated rent and transfer prices

16/P/0386/NMA Land at Former Severn Paper Mill, Portishead, BS20 7DF

Non Material Amendment to application 14/P/1186/RM.

D. PLANNING CONSENT REFUSED

Delegated reports in relation to the following refusals:

16/P/0243/CUPA Ocean Development Homes, 49 High Street, Portishead, BS20 6AA

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

16/P/0458/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.

16/P/0584/CUPA Units 1 & 2 A, 92 Nore Road, Portishead, BS20 8DX

Prior approval for change of use of a building from B1(a) offices use to dwelling house (C3)

16/P/0626/F 24 Wetlands Lane, Portishead, BS20 6RA

Loft conversion with three pitched roof dormers and single storey side extension to the existing kitchen, to form a bedroom.

E. PLANNING APPLICATIONS WITHDRAWN

Delegated report(s) in relation to the withdrawn application:

16/P/0361/F Land at 18 Court Close, Portishead, BS20 6UX

Erection of a detached dwelling to include demolition of existing workshop, shed and greenhouse.

F. LICENCE APPLICATIONS

Latest list of licence applications received by North Somerset Council.

G. NORTH SOMERSET COUNCIL'S KEEP CLEAR MARKING (H BAR) POLICY

North Somerset Council's latest policy, which was received 12th April 2016.

H. ROAD CLOSURES NOTICES – SECTION 14 OF THE ROAD TRAFFIC REGULATION ACT 1984

Combe Road, Slade Road and Avon Way: from 25th April 2016, 20.00-06.00 for approximately three nights.

Hillcrest Road: from 3rd May 2016 for approximately four days.

Blackdown Road: from 29th April 2016 for approximately one day.

I. NORTH SOMERSET CORE STRATEGY CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33

Guidance Notes from the Inspector who will be examining the soundness of the policies consequential changes on Tuesday 21st June 2016 have been made available. An on-line copy can be viewed <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/core-strategy/re-examination-of-the-other-remitted-policies/>

PL452 BRISTOL WATER – WATER MAIN RENOVATION WORK (CHELVEY TO PORTISHEAD)

Letter from Bristol water dated 19th April advising of a new scheme that they are currently planning. A map giving the route was also attached. Once finalised the Town Council will be notified of the construction programme.

PL453 MATTERS FOR THE NEXT MEETING:

1. Car parking.

Meeting closed 8.36pm