

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 3RD MAY 2017**

PRESENT: Councillor Burden - in the Chair
Councillors Cottrell, Koops, Lord, Mason, Oyns
S.Sherborne - Assistant Clerk

APOLOGIES: Councillors M. Cruse, R. Cruse, Clark, Pasley

There was one member of the public present and no representatives from the Press present.

Councillor Burden made the member of the public aware that the meeting is being recorded. He also asked that when a member of the public speaks during public participation they should clearly state whether they are for or against the application.

PL529 DECLARATIONS OF INTEREST

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.

PL530 PUBLIC PARTICIPATION

A resident spoke against planning application 17/P/0793/MMA on the grounds of parking and overdevelopment.

PL531 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PLANNING APPLICATIONS

17/P/0770/F 12 ASHDOWN ROAD, PORTISHEAD, BS20 8DP
Retrospective application for retention of fence ranging from 2.6m high to 3.0m high in addition to previously approved fencing ranging from 2.8m to 4.15m high

The meeting was unable to view this application via North Somerset Council's website. The following message appeared "Apache Tomcat/4.0.6.HTTPStatus500-InternalServerError". One file containing a picture was viewed, which had previously been saved to a memory stick by the Assistant Clerk. The meeting believed that there may have

been an issue with land ownership and that there had been one comment in support and one objector when it was last viewed on North Somerset Council's website.

Assistant Clerk note: *Portishead Town Council understood that the applicant is a contractor of the Town Council.*

The meeting RESOLVED THAT:-

Objects to the increase in height of the fence. Approval had already been given for a fence at a lower level and there is no acceptable justification for the increase.

A vote was taken with all in favour.

**17/P/0790/F 16 ARGENTIA PLACE, PORTISHEAD, BS20
7QB**

Erection of a single storey rear extension

The meeting noted that there was one online comment from the neighbour relating to maintenance of their property and after discussion RESOLVED THAT:-

No objection but notes the neighbours objection (no. 14) that it would be extremely difficult for them to maintain the exterior wall of their property.

A vote was taken with a majority in favour.

**17/P/0793/MMA REAR OF 62 HIGH STREET, PORTISHEAD,
BS20 6EH**

Minor material amendment to condition No 2 of 09/P/1526/F (Erection of a three storey building to retain the existing bakery, create an additional retail unit and 6 flats following the demolition of part of the existing building.) to vary the approved plans

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

Objects on the grounds of a lack of parking and overdevelopment.

A vote was taken with all in favour.

17/P/0801/F 2 SOUTH AVENUE, PORTISHEAD, BS20 7EP

Proposed single and two storey rear extension, front porch and loft conversion

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

17/P/0762/F 2 LYNTON CLOSE, PORTISHEAD, BS20 6YS

Proposed single storey rear and side extension following demolition of existing garage

The meeting noted that there were six online objections relating to boundary lines, overshadowing and an increase in surface water, and after discussion RESOLVED THAT:-

Objects on the grounds of overdevelopment, overbearing on the neighbours, out of keeping with the street scene and the problem with surface water will be exacerbated.

A vote was taken with a majority in favour. Councillor Burden abstained from voting.

17/P/0843/F 216 DOWN ROAD, PORTISHEAD, BS20 8DG

Formation of front dormer

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

17/P/0846/F 356A NORE ROAD, PORTISHEAD, BS20 8EY

Erection of a single storey rear extension including flat roof serving as a balcony

The meeting noted that there was one online comment regarding the balcony and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/0896/F 63 HILLSIDE ROAD, PORTISHEAD, BRISTOL, BS20
8JR**

Re-landscape garden to erect a garage, over clad existing house, erect a first floor balcony, convert existing garage into habitable living space and erect porch beneath balcony. Create new vehicle access

The meeting noted that there was one online comment in support and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

17/P/0902/F 24 WETLANDS LANE, PORTISHEAD, BS20 6RA

Loft conversion to create additional living space with 3 no. flat roof dormers, including some internal alterations

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to the application fulfilling North Somerset Council's parking standards

A vote was taken with all in favour.

**17/P/0907/F LAND BETWEEN 18 - 20 BEACH ROAD WEST,
PORTISHEAD, BS20 7HR**

Erection of dwelling

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/0908/MMA 22 LEIGH VIEW ROAD, PORTISHEAD,
BRISTOL, BS20 7ED**

Retrospective application for a variation of a conditions on application 09/P/0583/F (Erection of a detached garage to rear of property.) to amend garage height

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection

A vote was taken with all in favour.

17/P/0832/F 60 BRISTOL ROAD, PORTISHEAD, BS20 6QB
Creation of vehicular access and hardstanding

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to the parking surface being porous.

A vote was taken with all in favour.

17/P/0923/F 37 RIPPLESIDE, PORTISHEAD, BS20 6ND
Erection of a single storey front, side & rear extensions following the demolition of the existing garage & porch,

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

17/P/0925/F 44 DRAKES WAY, PORTISHEAD, BS20 6XA
Two storey side extension and first floor balcony to rear

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/0938/F 98 HILLSIDE ROAD, PORTISHEAD, BRISTOL, BS20
8LQ**

Erection of a conservatory to side elevation including raised decking area with external steps

The meeting noted that there were no online objections and after discussion RESOLVED THAT:-

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**PL532 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO
TOWN COUNCIL)**

OTHER PLANNING MATTERS

5.1 PORTBURY WHARF NATURE RESERVE

A report was not offered.

5.2 CAR PARKING

A report was not offered.

5.3 LATE PLANNING APPLICATIONS

The Planning Register for plans registered with North Somerset Council week commencing 24th April was tabled for discussion as the normal consultation timescale would expire before the next Planning meeting on 7th June 2017.

**17/P/0958/F 11 CONFERENCE AVENUE, PORTISHEAD,
BS20 7LF**

Erection of a first floor extension over existing garage

The meeting viewed the location plan and after discussion recommended that:-

Portishead Town Council responds – No objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/0981/LB 39C WOODHILL ROAD, PORTISHEAD, BS20
7EY**

Replacement of 2no. single glazed timber mock sash windows with single glazed traditional sash windows

The meeting noted that there were no online objections and after discussion recommended that:-

Portishead Town Council responds – no objection.

A vote was taken with all in favour.

17/P/0987/F 7 RIVERLEAZE, PORTISHEAD, BS20 8EA

Retrospective application to erect carport, shed and associated driveway works

After discussion the meeting recommended that:-

Portishead Town Council responds – no objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

17/P/0991/F 1 FITZROY CIRCUS, PORTISHEAD, BS20 7GR

Erect conservatory to the rear elevation

The meeting noted that the application was not available on North Somerset Council's website and so deferred discussing the application until the next Town Council meeting.

There was no recommendation made.

17/P/0994/F 9 RALEIGH RISE, PORTISHEAD, BS20 6LA

Erection of a single storey extension to the front elevation following demolition of existing conservatory

The meeting viewed the location, block and proposed elevation plan and after discussion recommended that:-

Portishead Town Council responds - no objection subject to no valid objection from neighbours.

A vote was taken with all in favour.

**17/P/1010/TPO CHAPLAINS WOOD, Nore Road, Portishead,
BS20 8GA**

Various works as per submitted tree survey - including crown reduction and felling of beech, sweet chestnut and oak

The meeting wished to wait and receive a report from Portishead Town Council's Tree Warden before commenting. It is hoped that a report will be received so that the matter can be discussed at the next Town Council meeting.

There was no recommendation made.

5.4 NORTH SOMERSET COUNCIL – SITE AND POLICIES PLAN PART 2: SITE ALLOCATIONS PLAN

The meeting noted that Portishead Town Council has written to the Inspector to request attendance and participation at the Hearing taking place on 16th, 17th and 18th May 2017. The hearings will be at the Ballroom, Grand Atlantic Hotel, Beach Road, Weston-super-Mare BS23 1BA, commencing at 10:00am daily.

The Sites and Policies Plan Part 2: Site Allocations Plan was submitted to the Secretary of State on 24 February 2017 for examination. The submission documents can be viewed on the North Somerset Council website at www.n-somerset.gov.uk/sitesandpolicies

A copy of the Inspector's Guidance Note (ID/2) and Hearing Programme (ID/3) have been supplied and are available from the Town Council office.

North Somerset Council's responses to the Inspector's questions are now available on the examination web page <http://www.n-somerset.gov.uk/sites-policies-plan-part-2-site-allocations-plan-examination/>

Information about the examination process in general can be downloaded from the following websites:
<https://www.gov.uk/guidance/local-plans> and
<https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

5.5 WAITING RESTRICTIONS REVIEW

The meeting noted an email from David Bailey dated 3rd April 2017 responding to Portishead Town Council's email of 22nd March 2017 regarding the proposal for High View/Tower Road and additional restrictions for Newfoundland Avenue, Lockside and Burlington Road.

PL533

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.

PL533 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/0774/F	Dovercourt, Channel View Road, Portishead, BS20 6LZ	Gable end roof to replace existing flat garage roof and new second driveway	No objection subject to no valid objection from neighbours.
17/P/0785/F	Land adjacent to 1 St Peters Road, Portishead, BS20 6QY	Variation of condition 8 of 14/P/1251/F (Erection of two semi-detached retirement cottages with associated parking) to change the age restriction for occupation of the dwellings from over 65 years to 55 years	Objects to the unreasonable relaxation of age restriction due to parking and other constraints.
17/P/0802/HHPA	10 Richmond Close, Portishead, BS20 6SZ	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 6.04 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 2.6 metres high	The Town Council notes that it is not required to consult on HHPA applications
17/P/0817/LUP	16 Nichols Road, Portishead, BS20 8DT	Certificate of Lawful Development proposed for the proposed erection of a single storey extension to be used as a gym in the rear garden	The Town Council notes that it is not required to consult on LUP applications.
17/P/0892/LUP	68 St Peters Road, Portishead, BS20 6QT	Lawful development certificate for the proposed installation of a rear dormer	The Town Council notes that it is not required to consult on LUP applications.

PL533 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

There are none to report.

PL534 OTHER PLANNING MATTERS

8.1 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

17/P/0089/F - 7 The Finches, Portishead, BS20 7NE

Loft extension with two gabled dormers to the principal elevation and a box dormer to the rear elevation

D. PLANNING CONSENT REFUSED

None to report

E. PLANNING APPLICATIONS WITHDRAWN

None to report

F. APPEAL DECISIONS

No reports received

G. LICENCE APPLICATIONS

A report received on 25th April but there are no applications relating to Portishead.

8.1.

H. ROAD CLOSURE

Valley Road – from Police HQ roundabout to junction with B3124 Clevedon Road – 3 nights between the hours of 19.00 and 06.00 from Wednesday 10th May 2017.

8.2

OFFICE FOR NUCLEAR REGULATION

That a progress update dated 21st March is available from - <http://www.onr.org.uk/new-reactors/reports/gda-quarterly-report-nov16-jan17.pdf>

PL535

MATTERS FOR THE NEXT MEETING

9.1

Late Planning Applications

9.2

Portbury Wharf Nature Reserve

9.3

Car parking

Meeting closed 8.26pm