

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 1ST NOVEMBER 2017**

PRESENT: Councillor Burden - in the Chair

Councillors Koops, Cottrell, Mitchell, Clark, Lord,
Oyns, Huffadine-cooper*, Mason*
(arrives during meeting where indicated below)

S.Sherborne - Assistant Clerk

There were approximately 5 members of the public present and no representatives from the Press were in attendance.

PL571 APOLOGIES

Councillors R. Cruse, M.Cruse and D.Pasley. Councillor Huffadine-cooper had telephoned ahead of the meeting to advise that he was stuck in traffic.

PL572 DECLARATIONS OF INTEREST

There were no declarations of interest expressed.

PL573 PUBLIC PARTICIPATION

Dr Henry Wallace wished to object to planning application 17/P/2473/F as a neighbouring property owner on the following grounds:

1. Land Registry Title ST1602247 for the property and a covenant therein restricting the owner from building on or selling the land.
2. Road safety, the entry is located in the middle of an S-bend, where there is no pavement for public safety and in his opinion stopping sight distances (SSD) adopted by North Somerset Council cannot be achieved.

(Assistant Clerk note: Councillors Huffadine-cooper and Mason join the meeting @ 7.35pm)

Councillor Burden sought clarification from Dr Wallace in respect to the covenant being between the site owner and Portishead Urban District Council (North Somerset Council being its successor).

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

PL574

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

PLANNING APPLICATIONS

17/P/2411/F 46B WEST HILL, PORTISHEAD, BS20 6LR

Conversion of three bedroom dwelling into 2 No. one bedroom flats.

RESOLVED THAT

Objects on the grounds that the development will not comply with North Somerset Council's parking standards.

A vote was taken with a majority in favour.

17/P/2473/F 2 PIER ROAD, PORTISHEAD, BS20 7DZ

Erection of 1 no. three bedroom chalet style bungalow

RESOLVED THAT

Objects on the following grounds:

1. does not comply with North Somerset Council's parking standards,
2. access and regress to the highway is unsafe at this point (brow of a hill and on an S- bend)
3. inadequate plans, no elevation plans are provided,
4. no tree report has been provided,
5. whilst not a planning issue, there is a covenant on the land (ST1602247) to the benefit of the Urban Council (succeeded by North Somerset Council),

Portishead Town Council request that the relevant Ward District Councillor (Councillor Reyna Knight) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.

A vote was taken with a majority in favour.

17/P/2485/O 70 BRISTOL ROAD, PORTISHEAD, BS20 6QG

Outline planning permission for the erection of dwelling and creation of new vehicular access for the existing property - 70 Bristol Road, with the matters of appearance, landscaping, layout and scale reserved for subsequent approval

RESOLVED THAT

No objection

A vote was taken with a majority in favour. Councillors Lord and Cottrell abstained from voting.

17/P/2468/TPO SILBURY, BATTERY LANE, PORTISHEAD, BS20 7JD

G2 and T4 poplar - repollard back to previous points, approx. 4m reduction

RESOLVED THAT

In the absence of a Tree Warden – objects on the grounds that the trees comprise the complete boundary between Denny Lodge and Silbury. They have an amenity value in that they provide privacy to Denny Lodge, avoiding overlooking issues from Silbury, which is being developed into 6 flats all with balconies, over 3 stories. The screen of trees is also some protection against the noise which will be created by a car park for 13 cars which is replacing the back garden of Silbury. If works to the trees are unavoidable then we urge that only the minimum should be undertaken.

Assistant Clerk note: *it has since been identified that the trees were previously pollard to 6m and not 4m (as is stated on the application).*

A vote was taken with a majority in favour.

17/P/2445/TPO CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD, BRISTOL, BS20 8LD

T2 pine - shorten 2 topmost limbs by 4m and 6 side limbs by 4m; T3 pine - shorten 2 side limbs by 2.5m; T4 pine - remove 2 crossing limbs and shorten 2 side limbs by 3m; T6 pine - shorten long arching, heavy lower limb over drive by 3-4m and shorten the long, prominent upper limbs over drive by 2-3m; T7 dead pine - fell (this work is exempt from seeking approval from the council); T8 pine - fell; T9 pine - shorten two upper limbs by 3m, shorten uppermost limb by 4m and shorten the long, lower limbs over the drive by 3m; T10 sycamore - reduce overhang towards neighbouring house by 1-2m and reduce height by 2-3m

RESOLVED THAT

In the absence of a Tree Warden – objects on the grounds that the trees have amenity value. If works to the trees are unavoidable then we urge that only the minimum should be undertaken.

A vote was taken with a majority in favour.

**17/P/2461/WT ST PETERS CHURCH, CHURCH ROAD NORTH,
PORTISHEAD, BS20 6PS**

T1 - crown lift to 2-2.5m; T2 crown lift to 2-2.5m; T3-T4 - crown lift to 2-2.5m; T5 - coppice dying stem; T6 - fell dead stem; T7 - crown lift to 2-2.5m; T8 crown lift to 3m; T9 - crown lift to 2.5-3m prune back lower canopy over headstone by 1-2m; G1 - crown lift over path to give 2.5m clearance, cut back overhang, clear from BT lines to give 1-2m clearance.

RESOLVED THAT

No comment

A vote was taken with a majority in favour. Councillor Cottrell voted against the decision.

**17/P/2474/TPO 12 BEECHWOOD ROAD, PORTISHEAD, BS20
8EP**

T1 beech - cut back northern canopy to previous reduction points (approx 2m); thin crown by 20% and crown clean

RESOLVED THAT

In the absence of a Tree Warden - no objection subject to the approval of North Somerset Council's Tree Officer.

A vote was taken with a majority in favour

PL575 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

17/P/2512/F 32 FENNEL ROAD, PORTISHEAD, BS20 7FB

Two storey side extension

RECOMMENDATION

No comment

A vote was taken with a majority in favour.

**17/P/2546/NMA 18 BEACH ROAD WEST, PORTISHEAD, BS20
7HR**

Non material amendment to application 17/P/1990/F (Erection of a dwelling) to allow the removal of the front projecting elevation pitched roof apex in-lieu of a flat top roof line, and 2, Raise the dwelling by circa 700mm from GF-UG FF level of 23.980 to 24.677.

RECOMMENDATION

To review the application at Town Council on 8th November 2017.

A vote was taken with a majority in favour.

5.2 HIGHWAYS UPDATE

1. AVON WAY

Councillor Cottrell talked to the meeting following a Working Party meeting (consisting of Councillors Mason, R.Cruse, Koops, Huffadine-Cooper and Cottrell) and the report she had previously provided.

RECOMMENDATION

To respond to North Somerset Council's highway proposals for Avon Way requesting the following:

1. large white slow markings should be painted on the road at the appropriate locations in both directions
2. appropriate 'play area' signs should be located on existing posts in clearly visible locations
3. all extraneous signs should be removed as these can be confusing and also create a cluttered street scene

A vote was taken with a majority in favour.

2. NEWFOUNDLAND WAY

Councillor Cottrell talked to the meeting and confirmed that agreement had been made for some yellow lines to be painted. There is a delay in painting the yellow lines due to road adoption issue between North Somerset Council and the developer (Persimmon). However, Councillor Cottrell is meeting with the chairs of the committees (joint meeting of D & E Directorate Management Team - hereinafter referred to as joint DMT) in November and so will raise the matter again.

RECOMMENDATION

To include the delay of painting double yellow lines on Newfoundland Way /unadopted roads on the next agenda of the joint DMT meeting in November 2017.

A vote was taken with a majority in favour.

3. TRAFFIC REGULATION ORDERS (TRO)

The meeting noted correspondence from David Bailey (Senior Engineer, Development & Environment, NSC) to advise that TRO locations for Portishead will not be considered until April 2019.

RECOMMENDATION

There was no recommendation made.

4. RESILIENCE OF HIGHWAY NETWORK

Whilst it was noted that there are various locations in Portishead for an air ambulance to land in an emergency when roads maybe gridlocked, the meeting wish to ask the Highways authority for advice.

RECOMMENDATION

To include Resilience of Highway Network on the next joint DMT agenda enabling Portishead Town Council to obtain advice from the Highways authority to help in an emergency when the town becomes gridlocked.

A vote was taken with a majority in favour.

5.3 OLD MILL ROAD

The meeting noted the publicity notice from Standard Life Investments of the two events they are hosting on 2nd November and 4th November for the people of Portishead to go along to see the plans they have and make comment. Sadly it appeared that not all households in Portishead have received this notice.

It was also noted that there is another march 'Save Old Mill Road' on Saturday 4th November 2017 from the Folk Hall car park at 11.00am.

RECOMMENDATION

To complete the consultation question card prepared by GL Hearn as follows:

I'd like to see: (please tick)

Q: A cinema

A: We feel it highly likely that the type of cinema expected by residents will not be commercially viable in a town the size of Portishead

Q: New cafes and restaurants

A: No. This would threaten existing businesses.

Q: New brands that aren't currently in the town

A: No. This would threaten existing businesses.

Q: A new gym

A: No. This will remove a very popular gym.

Q: Better connections from the town centre to the marina

A: No. This is unnecessary.

A vote was taken with a majority in favour

Assistant Clerk note: *The online consultation card has only tick boxes and no facility to respond 'no' or make comments. The possibility of submitting the above comments by email could be considered – oldmillroad@glhearn.com*

5.4 NORTH SOMERSET COUNCIL'S PHARMACEUTICAL NEEDS ASSESSMENT (PNA)

The meeting noted the invitation to consult on the publication of North Somerset's draft Pharmaceutical Needs Assessment (PNA) and the 14 specific questions numbered 1-14g, before 27th November 2017.

The PNA and consultation questions were also available online: <http://consult.n-somerset.gov.uk/consult.ti/PNA2017/consultationHome>

RECOMMENDATION

There was no recommendation made.

5.5 NORTH SOMERSET COUNCIL SITE ALLOCATIONS PLAN

There was no update offered.

RECOMMENDATION

There was no recommendation made.

5.6 PORTISHEAD TREE WARDEN VACANCY

Councillor Burden informed the meeting that he and Councillor Cottrell would be meeting for an informal chat next week with a member of the public who has come forward as a potential volunteer.

RECOMMENDATION

There was no recommendation made.

5.7 NORTH SOMERSET AND MENDIP BATS SPECIAL AREA OF CONSERVATION (SAC) GUIDANCE

The meeting noted that North Somerset Council has prepared a draft supplementary planning document (SPD) for public consultation that is available from 20th October to 30 November 2017.

The consultation could be viewed on-line http://consult-ldf.n-somerset.gov.uk/consult.ti/Bats_spd/view?objectId=9268020#9268020

RECOMMENDATION

There was no recommendation made.

5.8 NORTH SOMERSET COUNCIL DRAFT LOCAL PLANNING APPLICATION REQUIREMENTS – PART 1 DOCUMENT

The meeting noted that it was being consulted on the inclusion of Community Infrastructure Levy (CIL) to Part 1 of its document when it comes into effect on 18th January 2018.

The consultation had been available to view on-line http://consult.n-somerset.gov.uk/consult.ti/LPAR_part1/consultationHome

RECOMMENDATION

Notes the consultation

A vote was taken with a majority in favour

5.9 JOINT SPATIAL PLAN

The meeting noted the up and coming consultation on the final draft of the Joint Spatial Plan (JSP), which will run from 22nd November 2017 to 10th January 2018.

RECOMMENDATION

That a Working Party be formed to include Councillors Burden, Mitchell, and Cottrell to prepare a response to the consultation for Town Council to consider at its meeting in December.

A vote was taken with a majority in favour

5.10 METROWEST – PORTISHEAD RAILWAY

The meeting had previously been provided with a hard copy of the consultations questions, which it discussed. Councillors agreed that in addition to those below, they would submit their own personal consultation responses.

RECOMMENDATION

Portishead Town Council responds:

Q1: Are you responding as an individual or giving an official response on behalf of an organisation?

A: *On behalf of an organisation – Portishead Town Council*

Q2: What, if any, are your main concerns with the scheme overall? Select at least 1 option?

A: None. Portishead Town Council fully supports this proposal.

Q3: Regarding the scheme's area between Portishead and Royal Portbury Dock including Portishead Station area and

footbridge near Trinity School, which of the following best describes you?

A: Other. Parish Council. Portishead Town Council fully supports this proposal. The town is in desperate need of a railway and it welcomes the footbridge near Trinity school.

Q4: For the section of the scheme between Portishead and Royal Portbury Dock including Portishead Station area and footbridge near Trinity School, please tick which aspects you'd like to share any thoughts on and use the box below to explain. You may use additional sheets if you wish.

A: Any other aspects you wish to comment on.
It is hoped that any actions taken at this stage will not jeopardise the future development of two trains per hour when funds become available.

Q15. Please select your overall level of support for the proposals as a whole:

A: Support the proposal. Fully supports the project and we welcome the assurance that nothing in these proposals will prevent the desired upgrade to a full half hour service

Assistant Clerk note: *There were no recommendations for questions 5 -14 and 16-17 but suggests the Assistant Clerk's contact email address is provided in response to questions 14 and 16.*

A vote was taken with a majority in favour

PL576

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.

PL576 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/2321/F	20 Hillcrest Road, Portishead, BS20 8HP	Removal/Variation to conditions No. 2 from application 16/P/2900/F (Demolition of an existing bungalow and the erection of two no. 4 bedroom semi-detached dwellings with associated parking and landscaping) to allow a reduction in scale of proposal.	No objection
17/P/2322/F	23 Downside, Portishead, BS20 6JH	Single storey rear and front extension	No objection subject to no valid objections from neighbours
17/P/2341/LDE	Land Adjacent to 1 St Peters Road, Portishead, BS20 6QY	Certificate of Lawful development existing to confirm that works for the erection of two semi-detached retirement cottages with associated parking (planning permission 14/P/1251/F) has been commenced	No comment
17/P/2362/F	125 The Deans, Portishead, BS20 6DZ	Demolish existing rear conservatory, erect two storey rear extension, single storey rear extension to attached garage with new pitched roof over and new front porch.	No objection subject to no valid objections from neighbours and compliance with North Somerset Council's parking standards.
17/P/2393/F	39 The Bramleys, Portishead, BS20 7LL	Erection of a single storey rear extension following demolition of existing single storey extension	No objection subject to no valid objections from neighbours.
17/P/2396/F	1 High Street, Portishead, BS20 6AF	Installation of Car Park Management of the Old Mill (The White Lion Public House)	No comment.

17/P/2397/ADV	1 High Street, Portishead, BS20 6AF	Advertisement consent for the display of 6 no. non-illuminated signs of various sizes on lighting columns and signage poles	No comment.
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PL576 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/2383/TPO	89 Down Road, Portishead, BS20 8RB	T1 horse chestnut - crown reduce by 2m	In the absence of a Tree Warden Portishead Town Council feels unable to comment
17/P/2388/WT	71 Woodacre, Portishead, BS20 7EH	T1 ash – fell	In the absence of a Tree Warden Portishead Town Council feels unable to comment

PL577 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

An email from Scott Britnell dated 4th October advising that he has written to the owners of the Marine Office View Park on Harbour Road to remind them of the condition regarding parking under planning application 07/0734/F. He is waiting for them to contact him regarding the signs that have been erected and apologised for the delay in responding.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

17/P/1847/F 22 Hillcrest Road, Portishead, BS20 8HP
17/P/1893/F Aqua Italia Limited, Martingale Way, Portishead, BS20 7AW
17/P/2050/F 33 Hillcrest Road, Portishead, BS20 8HN
17/P/2148/WT 13 West Hill, Portishead, BS20 6LG

D. PLANNING CONSENT REFUSED

17/P/1252/O 33A Nore Road, Portishead, BS20 7HN
7/P/1929/TPO 4 Woodside Gardens, Portishead, BS20 8EQ
17/P/2076/TPO 188 Merlin Park, Portishead, BS20 8RW
17/P/2248/HHPA 59 Phoenix Way, Portishead, BS20 7FG

E. PLANNING APPLICATIONS WITHDRAWN

17/P/1744/F Screwfix Direct Ltd, Units 9 & 10 Harbour Road Trading Estate, Portishead, BS20 7BL
17/P/2388/WT 71 Woodacre, Portishead, BS20 7EH

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT

No reports received

G. APPEAL DECISIONS

No reports received

H. LICENCE APPLICATIONS

Report received 11th October 2017

Assistant Clerk note: *It was noted that none of the applications related to Portishead. In future cases only those relating to Portishead will be supplied.*

PL577

I. ROAD CLOSURE

No reports received

PL578

MATTERS FOR THE NEXT MEETING

9.1 Late Planning Applications & Consultations

9.2 Highways update

9.3 Tree Warden update

Meeting closed 8.55pm