

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 5th OCTOBER 2016**

PRESENT: Councillor Burden - in the Chair

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

S.Sherborne - Assistant Clerk

APOLOGIES: No apologies were received

There were two members of the general public in attendance and a representative from the North Somerset Times.

PL482 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.

- Councillor Lord
Personal Interest
Planning application 16/P/2176/RM
Neighbour
- Councillor Mason
Personal Interest
Item 5.2 High Down Road Traffic
Governor, High Down School
- Councillor Pasley
Personal Interest
Item 5.1 Portbury Wharf Nature Reserve

PUBLIC PARTICIPATION

Mr Orr of CSJ Planning consultants spoke in favour of planning application 16/P/2066/F and supplied plans for ease of reference.

He gave some background facts (these included 93 dwellings, 240 square metres, 32% affordable housing, 134 parking spaces, 174 cycle parking spaces and the usual refuse and recycling provisions) regarding the application and explained the layout to accommodate a route to the railway station, which is proposed at the rear of the site.

Mr Orr believed that a thorough marketing report had been submitted with the application and they are reliant of paragraph 22 in the NPPF (National Planning Policy Framework) that a local authority should not hold employment protected sites long-term unless there is reasonable prospect and he does not believe there is.

Mr Orr took questions from the meeting and responded as follows:-

He did not believe there was scope to increase the number of parking spaces without having a detrimental effect on the proposed play area or reducing the accommodation numbers. The car parking is below but the cycle park is above standard. There may be some public transport subsidy sought (Section 106) from the developer as well as a planning condition placed to restrict parking on the development to residents and their visitors due to the proximity of the railway.

He did not feel that this planning application would be determined before the Community Infrastructure Levy (CIL) is adopted, which would tackle the concerns expressed in relation to the additional levels of schooling and GP surgery appointments this accommodation would bring to the town.

The solar panels on the roof will exceed the 15% of the standard required for renewable energy.

There are two turning points within the development that will enable a lorry to turn (recycling/waste collection vehicle).

Councillor Burden thanked Mr Orr for coming along and taking questions from the meeting.

Assistant Clerk: *there were no objections to Standing Orders not being suspended whilst the question and answer session took place. This enabled the meeting to obtain further information to make an informed decision and form a response to North Somerset Council.*

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

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

PL484 PLANNING APPLICATIONS

16/P/2066/F LAND AT HARBOUR CRESCENT, SERBERT ROAD, PORTISHEAD, BS20 7FT

Construction of 93 no. residential apartments (C3 use) and office floor space (B1 use) with associated car parking, landscaping and servicing

The meeting noted that there were 5 online comments and were grateful to have had the opportunity to view the large detailed plans that Mr Orr provided.

Various comments were noted, which included:

- Lack of and insufficient number of parking spaces versus cycling parking
- Detrimental effect the increase in resident numbers will have on school places and GP facilities in the town
- It looks an attractive building
- It's a brownfield site that is valuable and evidence should be made available of the marketing efforts
- Would like to be consulted in terms of Section 106 contributions
- The travel survey was undertaken on 5th July. This is when students would not have been travelling to university and GCSE's had been taken, so the roads would not have been as busy as they would have been say on 5th May

Councillor Lord proposed objecting on the grounds that Portishead needs employment land, the parking numbers are below North Somerset Council's standard, no methods of travel alleviation are mentioned in/out of town, current lack of school and GP places and one reference is made to a proposed bin location in terms of it vandalism and crime.

Councillor Koops seconded the proposal.

Vote recorded: 3 in favour

The proposal failed.

Assistant Clerk note: *only some of the above comments could be agreed upon so the meeting voted on each comment to be included in the statement forming the consultation response:*

Councillor Lord proposed that the meeting is broadly in favour but (with the following voted comments to be included):

1. Portishead needs employment land

Vote recorded: majority in favour (8)

2. It is overdevelopment: inadequate parking and we see no reason to agree to this, and substandard footprint in terms of crime design

Vote recorded: all in favour

3. Current lack of school places and capacity in GP practices.

Vote recorded: all in favour

4. The refuse store on Block D is not on the road and it is also a vandalism risk being at the back of the building (Avon & Somerset Police report).

Vote recorded: all in favour

RESOLVED that - is broadly in favour but

- Portishead needs employment land
- It is overdevelopment: inadequate parking and we see no reason to agree to this, and substandard footprint in terms of crime design
- there is a current lack of school places and capacity in GP practices
- the refuse store on Block D is not on the road and it is also a vandalism risk being at the back of the building (Avon & Somerset Police report).

Portishead Town Council also comments that:

- Disabled parking spaces should be provided.
- The Ward Councillors wish to be consulted on S106/CIL consultations
- Portishead Town Council wishes to see the evidence of marketing the land for employment use
- Portishead Town Council wishes to have the opportunity to comment on any revisions of these plans

Vote recorded: majority vote (10), 1 against (Councillor M Cruse)

**16/P/2108/TPO OLD DISUSED QUARRY TO REAR OF 40
WOODHILL ROAD, PORTISHEAD, BS20 7HQ**

Fell all trees of whatever species that are growing within the area marked A1 on plan which accompanies application

The meeting noted that there were 12 objections on line. Comments opposing the felling had been received from Portishead Town Council's Tree Warden, who had no evidence that the trees were diseased or

dangerous but are providing valuable wildlife habitat. There was no notification that the land was earmarked for development either.

Councillor Burden proposed objecting on the grounds that the felling and works to the trees are unnecessary, the trees are not dangerous or diseased.

Councillor Cottrell seconded the proposal.

Vote recorded: majority in favour

RESOLVED that – objects on the grounds that the felling and works to the trees are unnecessary, the trees are not dangerous or diseased.

**16/P/2176/RM SILBURY, BATTERY LANE, PORTISHEAD,
BS20 7JD**

Reserved matters application for appearance and landscaping for the erection of a three storey block of 6no. apartments pursuant to outline planning permission 15/P/2623/O (outline application for demolition of existing house, erection of a three storey block of 6no. apartments (including a basement level) and construction of a replacement entrance, erection of a retaining wall to southern boundary, to include parking and a cycle store. Details of access, layout and scale to be determined, however appearance and landscaping to be reserved for subsequent approval)

The meeting noted that there were online comments and that a Tree Preservation Order has been made by North Somerset Council for the site. Also, there could have been an anomaly made by the developer where it refers to “vegetation” in its report and not Poplar trees.

Assistant Clerk note: *Councillor Mason expressed her apologies but gave a declaration of interest for being acquainted with the neighbour.*

Councillor Burden proposed no comment but fully supports the Tree Preservation Order recently made on this site (TPO1048).

Councillor Koops seconded the proposal.

Vote recorded: majority in favour

RESOLVED that - no comment but fully supports the Tree Preservation Order recently made on this site (TPO1048).

16/P/2195/F 104 HILLSIDE ROAD, PORTISHEAD, BS20 8LQ

Erection of a bay window and front porch extension

The meeting understood that the only reason this particular application had been brought to committee was due to the application not being available on North Somerset Council's website at the time the Planning Agenda was prepared.

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

Councillor Lord seconded the proposal.

Vote recorded: all in favour.

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

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

PL485 OTHER PLANNING MATTERS

5.1 PORTBURY WHARF NATURE RESERVE

The meeting noted that Portishead Town Council has contacted members of the public who came forward to volunteer to form a Trust to run the nature reserve. A gathering is in the process of being arranged so that the volunteers can make a presentation to local parish councils from the Gordano Valley area.

There is no recommendation for the Town Council to consider.

5.2 HIGH DOWN ROAD TRAFFIC

Councillor R Cruse reported to the meeting that she had been contacted by Councillor David Jolley regarding the installation of H Bars and the proposals made by North Somerset Council to introduce double yellow lines on Down Road and the dropped kerb on High View road.

Councillor Jolley is in the process of consulting with Down Road residents who will be affected and so far he has identified that the residents at 24 Down Road do not wish to have double yellow lines outside their property. Councillor Jolley asks if Portishead Town Council could support his suggestion to have a parking restriction instead of double yellow lines e.g. no parking between 8am- 9am and 3.00pm-6.00pm so that the residents can park overnight.

Councillor R Cruse asked Councillor Mason, in her capacity of High Down School Governor, if she could report back to Councillor Jolley as to whether or not the new parking at the school has made a positive impact in terms of on-street parking by the school. Councillor Mason agreed to respond to Councillor Jolley following a Travel Plan meeting that is being held on Friday afternoon.

Councillor M Cruse proposed that Portishead Town Council responds to the consultation as follows:-

- objects to double yellow lines being placed on the highway outside of 24 Down Road but proposes the installation of restricted parking between 8am- 9am and 3.00pm-6.00pm so that the residents of 24 Down Road can park on the road overnight,
- has no objection to the dropped kerbs and double yellow lining on High View road

Councillor Cottrell seconded the proposal.

Vote recorded: all in favour

RECOMMENDATION

That Portishead Town Council responds to North Somerset Council:-

- objects to double yellow lines being placed on the highway outside of 24 Down Road but proposes the installation of restricted parking between 8am- 9am and 3.00pm-6.00pm so that the residents of 24 Down Road can park on the road overnight,
- has no objection to the dropped kerbs and double yellow lining on High View road

Assistant Clerk note: *there was no comment or recommendations proposed in respect to the roads North Somerset Council are proposing to include in its waiting restrictions programme: Beach Road West, Brendon Road, Burlington Road, Camomile Way, Clapton Lane, Coombe Fields, Down Road, Downleaze, Eastcliff, Fennel Road/Phoenix Way, Finisterre Parade, High Street, Kittiwake Drive, Lockside, Lower Burlington Road, Malin Parade, Newfoundland Way, Newlands Hill, Oldmill Road, Phoenix Way, Pier Road, Slade Road, South Avenue, The Anchorage, Tower Road, West Hill, West Hill Gardens, Woodacre. There were no other roads proposed by the meeting for North Somerset Council to include in its waiting restrictions programme.*

5.3 CAR PARKING

No report was offered.

5.4 ST MARY'S ROAD, PORTISHEAD

Councillor Peter Burden informed the meeting that a cyclist recently got injured whilst riding his bike down St Mary's Road as a van drove up the road and hit him off his bike.

The meeting felt that the accident may have happened due to a lack of signage informing drivers that there is no access up the hill.

Councillor R Cruse proposed that Portishead Town Council writes to North Somerset Council and asks them to improve the signage.

RECOMMENDATION for Portishead Town Council to write to North Somerset Council and request that they improve the signage to eradicate drivers driving up St. Mary's Road.

5.5 NEW STREET NAMING

Portishead Town Council considered the proposed street name 'Gordano Close' for the new development on land adjacent to 149 High Street, Portishead (or commonly known as the gyratory), associated with planning application 14/P/1865/F.

Some suggestions put forwarded included The Gyratory and the Triangle. Councillor M Cruse proposed 'Sheep Close'. Historically sheep have grazed the site.

Councillor Cottrell seconded the proposal.

Vote recorded: majority in favour, Councillor Burden abstained

RECOMMENDATION that Portishead Town Council responds to the consultation proposing the street be named 'Sheep Close'.

5.6 SITE ALLOCATIONS PLAN AND JOINT SPATIAL PLAN UPDATE

The meeting noted that two key draft planning policy documents are going through their respective stages of preparation and if agreed by North Somerset Council over the next three weeks will shortly be published for consultation.

The final publication draft of the **Council's Site Allocations plan** is due to be considered by the Executive on 18 October. It sets out in detail where North Somerset Council propose to allocate sites for housing and other development in line with the Council's Core Strategy which requires 20,985 homes to be built in North Somerset up to 2026. In addition to houses, it includes details about land for community facilities, designations for local green spaces, strategic gaps, ecology, historic buildings and places.

This draft takes into account all the comments North Somerset Council previously received and will be the final chance for people to give their views prior to the plan going before an independent inspector in spring next year. If agreed by the Executive on 18th October, the plan will be published for consultation during November and December this year and North Somerset Council will consult formally during this period.

North Somerset Council has been working with the other three West of England authorities on a **Joint Spatial Plan** (JSP) to co-ordinate where longer term growth could be accommodated across the sub-region for the period up to 2036 (ie:10 years beyond the current Core Strategy period). Initial consultation on the various Issues and Options took place earlier this year and the feedback received has been considered. Alongside the JSP, the four Councils (B&NES, Bristol, North Somerset and South Gloucestershire) are also preparing a separate joint Strategic Transport Vision to provide more detailed guidance on the transport improvements which will be needed to address current transport issues and support the new growth arising from the JSP.

As part of the JSP preparation the four councils are preparing to consult on the further work carried out on the possible strategic locations for growth. The joint consultation document "Towards the emerging Spatial Strategy" is intended to facilitate a conversation on the evidence and technical work to date and seek views on the potential strategic locations that are emerging. The spatial strategy for accommodating the necessary housing growth is not fixed and no decisions have been made on its final content. The next stages of the plan will be shaped and informed by the responses to this forthcoming consultation. The consultation on the Strategic Transport Vision will run concurrently with this.

The consultation documents, together with the draft Transport Vision, are due to be reviewed by Councillors at West of England level over the next 2 weeks. Following this it will be considered individually by each of the four Councils during October and you may start to hear public references to it as a result. The relevant papers will be available on the respective council websites in due course.

If approved, the proposal is to begin a period of consultation on 7 November. This will run in parallel with the separate consultation on North Somerset's Site Allocations plan.

A Town and Parish Council briefing to explain the consultation documents and timescales in more detail will be held on Tuesday 1 November 2016 from 10.00am to 12.00midday. Only two delegates from each Parish will be able to attend. Councillor Lord asked who would be attending? Councillor Cottrell advised that the Town Clerk and Chairman of the Town Council would be attending the briefing. However, she would check if the Town Clerk would be getting another

form of briefing so that someone else could accompany the Chairman of the Town Council.

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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.

Vote recorded: all in favour

DRAFT

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/2013/ADV	26 High Street, Portishead, BS20 6EN	Consent to display 1No. illuminated fascia sign and 1 No. illuminated projecting sign	No objection subject to no valid objection from neighbours.
16/P/2018/HHPA	29 Greenfield Park, Portishead, BS20 6RG	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 3.5 metres; 2) have a maximum height of 3.1 metres and 3) have eaves that are 2.1 metres high	No objection subject to no valid objection from neighbours.
16/P/2031/F	12 Lapwing Close, Portishead, BS20 7NJ	Single and two storey rear extension	No objection subject to no valid objection from neighbours.
16/P/2035/F	16 Shannon Walk, Portishead, BS20 7GU	First floor side extension over existing attached garage	No objection subject to no valid objection from neighbours.
16/P/2141/F	61 Hillside Road, Portishead, BS20 8JR	Erection of a two story front extension and a single storey rear extension and an extension to basement garage	No objection subject to no valid objection from neighbours.

TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
16/P/2067/TPO	Land to rear of 61 Denny View on boundary of woodland BS20 8BT	T1 oak - reduce crown back to old points	No objection subject to the approval of North Somerset Council's Tree Officer
16/P/2111/TPO	20C Devonshire Drive, Portishead, North Somerset, BS20 8EF	1 x beech - reduce crown to previous pruning points (by approximately 2m)	No objection subject to the approval of North Somerset Council's Tree Officer

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OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

i) A report dated 19/09/16.

ii) **2016/0358 Aldi, Wyndham Way, Portishead, BS20 8LR**
Enforcement case closed following removal of advertisements

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

No report received.

C. PLANNING CONSENT GRANTED

In relation to the following consents:

16/P/1616/RM Land to the South of 6 The Garstons, Portishead, BS20 6QU

Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of a detached dwelling pursuant to Outline Planning permission 14/P/2598/O

16/P/1664/F 89 Hillside Road, Portishead, BS20 8LJ

Proposed extension to front of garage and conversion to habitable space

16/P/1722/F 258 Down Road, Portishead, BS20 8HY

Demolish the existing dwelling and build a new dwelling on its site with bike store, bin storage and associated works

D. PLANNING CONSENT REFUSED

Delegated reports in relation to the following refusal:

16/P/1699/LUP 19 Redpoll Drive, Portishead, BS20 7JZ

Proposed erection of a single storey rear extension

16/P/1863/F Land adjacent to 98 Hillside Road, Portishead, BS20 8LQ

Erection of new dwelling on vacant site

16/P/1513/F 10 Nore Road, Portishead, BS20 7HN

Erection of a two storey side extension and widening of vehicle entrance following the demolition of existing garage

16/P/1969/NMA 38 Down Road, Portishead, BS208BH

Non material amendment to application 14/P/1708/RM (submission of reserved matters of appearance, landscaping.....

This was not accepted by North Somerset Council as an amendment to the existing planning permission.

E. PLANNING APPLICATIONS WITHDRAWN

16/P/1886/F 59 High Street, Portishead, BS20 6AG

Proposed change of use from A1 (retail) to D1 (non-residential institution) – Chiropractic/sports massage centre

16/P/1726/F 9 Bruton Avenue, Portishead, BS20 8BW

Front porch extension, single storey side extension, bike store, garage alterations, raising the ridge height,

16/P/1820/F Land to rear of the Poacher Public House, 106 High Street, Portishead, BS20 6AJ

Application for the relocation of car wash bay and associated storage building (in different position to that.....),

F. APPEAL DECISIONS

No reports received.

G. LICENCE APPLICATIONS

No report received.

H. ROAD CLOSURE

SOUTH ROAD AND SOUTH AVENUE, PORTISHEAD

Commencing 24th October 2016 for a maximum of eighteen months but works anticipated to take 3 weeks.

HILLSIDE ROAD (FROM ITS JUNCTION WITH NORTHFIELD ROAD TO PEMBROKE ROAD

Commencing 22 August 2016 for a maximum of eighteen months but works anticipated to take 4 weeks and 1 day

ST MARYS ROAD (FROM ITS JUNCTION WITH NEWLANDS HILL TO WETLANDS LANE JUNCTION)

Commencing 24th October 2016 for a maximum period of eighteen months but works anticipated to take one day between the hours of 9.30am and 3.30pm

i) NORTH SOMERSET MICRO ASPHALT

Schedule attached detailing works on Cedarhurst Road 7th and 10th October 2016.

9. MATTERS FOR THE NEXT MEETING

9.1 Car parking

9.2 Portbury Wharf Nature Reserve

Meeting closed 8.45pm