

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 4TH OCTOBER 2017**

PRESENT: Councillor Burden - in the Chair

Councillors M.Cruse, Koops, Huffadine-cooper, Cottrell, Mason,
Mitchell, Clark, Cameron, Oyns, Pasley

APOLOGIES: Councillors R.Cruse, Lord

There were approximately 98 members of the public present and a representative from NS Times.

Councillor Burden opened the meeting by welcoming everyone. He further pointed out the emergency exit locations and that the meeting was being recorded for inclusion on the Town Council website. He noted the apologies from Councillor R Cruse and wished her a speedy recovery following her operation earlier in the day.

PL564 DECLARATIONS OF INTEREST

Councillors Pasley and Oyns stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

Councillor Clark

Planning Application 17/P/2179/F

Flat 93 Merchant Square, Portishead, BS20 7PE

Reason: Lives in the block of flats and is acquainted with applicant

PL565 PUBLIC PARTICIPATION

Ms Tracey Pennington spoke to represent the Hub on Old Mill Road and opposed the development. She urged developers to safeguard the existing businesses and employment on Old Mill Road.

Ms Claire Cleeves spoke to represent the Hub on Old Mill Road and opposed the development. She reported that she had not been aware that development was planned when she took the lease with a previous owner. She wanted to protect the longevity of the Hub and was disappointed in the lack of communication she had received with Standard Life. She asked for comments from the Portishead people to be taken on-board.

Mr Steve Gillingham spoke in relation to the Old Mill Road proposals. He urged developers to engage with the community and to make provisions in the plan for The Hub to remain as it helps enhance the communities' wellbeing and health, senior citizens to young children.

Ms Jane James spoke against the proposals to put 350 homes on Old Mill Road. She believed this would put further pressure on the infrastructure, schooling and GP surgeries, which are already stretched. She questioned the demand of the proposed complex as there are unoccupied business units on the Marina. Fitness has helped her health and she urged developers not to underestimate the value of the existing businesses.

Ms Jane Lewis urged councillors to represent her as a resident with her views to protect Old Mill Road. She has flexible hours and childcare at the Hub. Her husband lost a stone in weight at the gym and there are children some with special needs who use the gym. Four children from the gym are representing Great Britain this year. She does not believe that Portishead has the infrastructure to cope with the proposed development at Old Mill Road, Portishead is already known as the "cul-de-sac".

Mrs Ann Townsend spoke in respect to Portishead Golf Course and the application for modification of the Definitive Map (grid reference ST4576). She referred to an earlier survey whereby the ratio of golfers to dog walkers was 1:250 (and 176 dogs). In her opinion the installation of a pedestrian gate replacing the whole in the wooden fence was a clear acknowledgement by North Somerset Council that it was used by members of the public. She referred to the covenant on the land stating that it is public open space and for no other purpose whatsoever. She urged the Town Council to support the modification of the Definitive Map to include the proposed footpaths.

Ms Fiona Gissing of T & G Woodward spoke against the development in Old Mill Road. There is approximately 350 jobs that would be lost, many of which are skilled full-time jobs undertaken by people who live in Portishead. She believed that the infrastructure in Portishead has suffered in recent years due to high levels of residential development and on at least two occasions recently Portishead has become gridlocked. There is currently no commitment being offered for existing businesses to be incorporated or relocate into the new scheme. These businesses will be lost adding to an imbalanced community, with no real economic gain for the town and further exasperate out commuting.

Mrs Monica Smith spoke against more homes on Old Mill Road. There is only one road in/out of Portishead adding to further disruption for commuters. She asked for the people of Portishead to have the last word.

Mr Geoff Hardman spoke about three items.

1. He urged the town council to implement all the proposals under Agenda Item 5.2.1 with exception to the Vehicle Activated Sign (VAS).

2. The parking at Wyndham Way where 35 flats are proposed.
3. Opposed the development of Old Mill Road at the loss of specialised traders and substituting skilled workforce for low paid jobs. He felt that Portishead is overdeveloped with poor infrastructure, lack of school places and an overstretched health service.

Mr Ian Donovan spoke against planning application 17/P/2050/F. He provided the meeting with two photographs, existing and proposed. He believed that the proposals will exceed the building roof line resulting in a loss of privacy and being out of character with neighbouring bungalows. There is also a lack of parking, one space for a 5 bedroom house is not sufficient.

Assistant Clerk note: with the agreement of members Councillor Burden extended Public Participation beyond the time allocated in Standing Orders to accommodate further speakers.

Mrs Annette Hennessy spoke in relation to Old Mill Road and earlier consultations on the matter, including those four years ago. She did not feel that it was worth losing all the businesses for a cinema as there are already cafes, gyms, restaurants, health clubs and bars. She also made reference to the volumes of traffic and how the town has been unable to cope recently.

Mrs Sylvia Holliman spoke about the lack of infrastructure in the town, which is impacting on local business who are losing time; staff working time, clients not being able to get to appointments and deliveries not being made. She proposed that the town council or this committee consider working with local police, emergency services, local traders and the bus company and request that North Somerset Council write to central government (who are pressing for more homes in this area) saying that we must not have any more homes in this area until the infrastructure is sorted out.

Mr Ken Smith spoke in relation to Old Mill Road. He reflected on the business that have been lost in the town (power station, Albright & Wilson, nail factory, paper mill) which have only been replaced with houses. He urged both Town and North Somerset Councillors to support the business industry in Portishead.

Mr Jonathan Mock spoke in relation Portishead being gridlocked on two occasions recently following traffic incidents due to Portishead being developed beyond its infrastructure. He believed that parents couldn't get kids into schools, people can't get GP appointments and traffic brings the town to a halt. He further complained about the 4 minutes allocated to members of the public during public participation.

Ms Janine Ashman spoke against any further homes being built in Portishead. She works at a local primary school and is aware that fifteen 4 year old children from Portishead are being taxed out of town for schooling.

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

Assistant Clerk note: *The Chairman with the agreement of members changed the order of the meeting and relaxed Standing Orders.*

PL566 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5.4 EMERGING PROPOSALS FOR OLD MILL ROAD AREA

The meeting received a presentation from Nick Jones (GL Hearn – Planning Consultants), Ron Urquhart (Standard Life), Alban Henderson (GL Hearn) and Ian Wilson (Corstorphine + Wright – Architects).

Mr Ron Urquhart introduced the presenters and informed the meeting that both Old Mill Road Business Park and Wyndham Way Retail Park are held by Phoenix Life Property Fund and managed by Standard Life.

Mr Ron Urquhart explained that the purpose of attending this meeting was to talk through the emerging ideas for the possible development of Old Mill Road following their involvement in the Site Allocation Plan.

Mr Urquhart stressed that they are aware of the importance of the businesses on Old Mill Road and the impact it will have on the town and they are committed to working with them jointly with North Somerset Council's Economic Development team. He firmly believes that there is a real opportunity to improve the contribution that the site makes to the town centre and Portishead's larger economy by way of mix use to include a cinema, restaurants, leisure uses, fitness facilities and retailers that are not currently in the town, along with the creation of jobs.

Mr Ron Urquhart wished to give his assurances that they would continue to keep the local businesses effected up to date and they would be consulting with a much wider audience in Portishead that will run later this month into November.

Mr Alban Henderson took the floor and gave an overview of his thoughts of the site in relation to the Core Strategy and Site Allocation Plan.

Mr Ian Wilson addressed the meeting showing their sketch book, which is an emerging analysis of the proposals to date, on the overhead projector. It showed the vehicular and pedestrian routes between the pockets of retail units (Waitrose, etc).

Assistant Clerk note: *Some questions were put to the presenters by members.*

Q: The ratio for parking to apartments

A: 1:1 (350 spaces for 350 apartments)

Q: Where the existing businesses will be housed?

A: Potential for businesses to return after the development.

Q: If a retail survey had been undertaken to verify the demand for retail in Portishead? It was understood by Cllr Cottrell that Alder King have given contradictory advice.

A: Professional advice from Savills in Bristol had been sought and it is reported that there are a number of national retailers that would like to be represented in Portishead.

Q: Is undercroft parking being used to provide 350 parking spaces?

A: Undercroft parking will be used.

Q: Is this a seven story development?

A: This emerging scheme is 3-4 story including the undercroft parking.

Q: Councillor Pasley understood that North Somerset Council had stated in its Site Allocation Plan (SAP) that losing employment from the Old Mill Road site is unacceptable and as far as its forward plan is concerned they have not allowed for any dwellings to be built on the site. He understood that there were other sites around the town that could be developed to home the existing businesses from Old Mill Road so that they could continue to operate in the town whilst Old Mill Road site is developed?

A: Standard Life will work closely with North Somerset Council's Economic team to try and identify a site where that could happen.

Assistant Clerk note: *the Chairman invited questions from members of the public.*

Q: Were there any plans to demolish Homebase, Argos and McDonalds in a second phase of the development?

A: There are currently no plans.

Q: On what date did Standard Life first consult with the businesses on Old Mill Road and North Somerset Council's Economic team?

A: They met with North Somerset Council mid-august.

Q: Who increased the number of homes from the initial 20 to 100?

A: This was made by a North Somerset Council officer, which was immediately contradicted by the Leader of the Council.

Ms Fiona Gissing believed that there is an inaccuracy with a SAP plan response by Standard Life (5.4 Achieve Reasonable Access to sustainable transportation proximity of a site for a railway station) that states the train station is 2-5km away. Mr Alban Henderson explained that this was due to the way the route had been measured in terms of North Somerset Council's scoring system.

Councillor Burden thanked Ron Urquhart and his team for coming along to the meeting and summarised that the residents of Portishead are concerned about its transports links and maintaining employment in the town.

Assistant Clerk note: *the meeting was adjourned for approximately 2 minutes @ 9.22pm. Councillors M.Cruse, Mitchell, Cameron left the meeting. All but 9 members of the public left the meeting.*

PL566

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

PLANNING APPLICATIONS

17/P/2050/F 33 HILLCREST ROAD, PORTISHEAD, BS20 8HN

Erection of a two storey rear extension. Replace existing roofs over dwelling with new pitched roof and create a first floor level. 3no. dormer windows to front elevation. Replace flat roof over garage with new pitched roof. Replace existing windows/doors to match new windows/doors. New balcony at rear. New off-street parking with hardstanding at front and steps to entrance level.

RESOLVED THAT

Objects due to the over bearing design, street scene, lack of parking and possible overlooking.

A vote was taken with a majority in favour.

17/P/2135/F 11 HILLSIDE ROAD, PORTISHEAD, BS20 8EW

Demolition of existing bungalow and construction of 1no. four bed dwelling

RESOLVED THAT

No objection

A vote was taken with a majority in favour.

17/P/2179/F FLAT 93 MERCHANT SQUARE, PORTISHEAD, BS20 7PE

Removal of two opaque panels from wall/door/window unit and replacement with two toughened clear argon Low E double glazed units

RESOLVED THAT

No objection

A vote was taken with a majority in favour.

17/P/2198/F 26 HIGH VIEW, PORTISHEAD, BS20 8RF

Change of use of land to residential garden increasing width of existing driveway and erection of 1.8m boundary fence

RESOLVED THAT

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour.

**17/P/2200/F 1 LIPGATE PLACE, CLEVEDON ROAD,
PORTISHEAD, BS20 6QN**

Demolish rear lean-to extension and side garages. Proposed two storey rear and side extension, and enlarged driveway with removal of boundary wall between road and access points.

RESOLVED THAT

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour.

17/P/2210/F 26 WETLANDS LANE, PORTISHEAD, BS20 6RA

Erection of a single storey side extension with loft conversion to include front, rear and side dormers.

RESOLVED THAT

No objection subject to meeting North Somerset Council's parking standards.

A vote was taken with a majority in favour.

17/P/2218/F 32 COMBE AVENUE, PORTISHEAD, BS20 6JS

Erection of a single storey side/rear extension

RESOLVED THAT

No objections

A vote was taken with a majority in favour.

17/P/2233/F 57 DRAKES WAY, PORTISHEAD, BS20 6LD

Proposed balcony and French doors at first floor level to rear elevation with external spiral staircase for access. Enlargement of kitchen & dining room windows on first floor rear elevation

RESOLVED THAT

No objections subject to no valid objections from neighbours.

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

PL567 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

17/P/2247/NMA 116 NORE ROAD, PORTISHEAD, BRISTOL, BS20 8EX

Non-material amendment to permission 16/P/2800/F (Removal of upper ground floor, two storey front extension, first floor side extension and alterations to the roof) to omit flat roof side extension porch and continue low pitched roof over enlarged porch

RECOMMENDATION

Portishead Town Council notes that no consultation is required.

17/P/2248/HHPA 59 PHOENIX WAY, PORTISHEAD, BS20 7FG

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 3.25 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.9 metres high

RECOMMENDATION

Portishead Town Council notes that no consultation is required.

17/P/2254/F **16A HILLCREST ROAD, PORTISHEAD, BS20 8HS**

Erection of a single storey rear and side extension following the demolition of the rear sunroom

RECOMMENDATION

No objections subject to no valid objections from neighbours.

17/P/2255/F **5 MULBERRY CLOSE, PORTISHEAD, BS20 7LH**

Single storey rear extension & minor window/door alterations.

RECOMMENDATION

No objections subject to no valid objections from neighbours.

17/P/2281/MMA **LAND BETWEEN 1-7 ALBERT PLACE AND 176 HIGH STREET, PORTISHEAD, BS20 6QL**

Variation of condition 2 of permission 15/P/2176/F (Erection of 2no. dwellings with new vehicular access and car parking) to allow for a revised floorplan arrangement to utilise loft space as third bedroom and erection of dormer windows to front elevation

RECOMMENDATION

Objects on the grounds that it will affect the living condition of the neighbours (side elevation impact for residents at 176 High Street).

17/P/2303/F **LAND ADJACENT TO 1 ST PETERS ROAD, PORTISHEAD, BS20 6QY**

Planning permission for Removal/Variation of condition no. 2 and 10 of application 14/P/1251/F (Erection of two semi-detached retirement cottages with associated parking) to allow external alterations of windows/doors/rooflights

RECOMMENDATION

Objects to the removal/variation of condition 2 and 10 and requests that the relevant Ward District Councillor (Cllr Burden) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.

17/P/2306/TPO 8 MANOR CLOSE, PORTISHEAD, BS20 8NX

T1 - Oak – Reduce by 3m in height and 2m laterally back to the previous reduction points. Crown lift to 4m.

RECOMMENDATION

In the absence of a Tree Warden Portishead Town Council feels unable to comment

17/P/2317/TPO 5 WOODHILL ROAD, PORTISHEAD, BS20 7EU

1 x mulberry tree - reduce crown by 1-2m

RECOMMENDATION

In the absence of a Tree Warden Portishead Town Council feels unable to comment

5.2 HIGHWAYS UPDATE

1. AVON WAY

The plans from North Somerset Council following assessment of the road during school term and non-term times were considered. It was noted that the conflict between pedestrians and vehicles came out at a tenth and fiftieth, respectively, of the required value for a pedestrian refuge and that as a result North Somerset Council presently has no budget and will not commit to earmarking a budget in the next financial year, without 100% third party funding. The costs for this project totalled £12,340.25.

RECOMMENDATION

That the Town Council publishes the scheme to those residents living in the vicinity and discusses the potential to form a Working Party.

5.3 SAVE OLD MILL ROAD

The report from Mr Patrick Gardner giving a breakdown of employment at Old Mill Road was noted.

RECOMMENDATION

That the Town Council writes to Mr Patrick Gardner to thank him for his valuable report.

5.5 NORTH SOMERSET COUNCIL SITE ALLOCATIONS PLAN

The meeting noted that North Somerset Council is currently consulting on some modifications to its Site Allocations Plan, which is a detailed local plan identifying the residential, employment and other allocations needed within North Somerset to deliver the Core Strategy over the plan period to 2026.

The Proposed Modifications consultation documents can be found on North Somerset Council's consultation website <http://consult-ldf.n-somerset.gov.uk/consult.ti/SiteAllocMainMods/consultationHome>

It understood that comments are to be received no later than 11.59pm on Monday 30 October 2017.

RECOMMENDATION

Agrees with the proposals and is happy that there is no extra residential allocations for Portishead in the plan.

5.6 PORTISHEAD TREE WARDEN VACANCY

Councillor Burden reported that this voluntary position has been advertised on the Town Council website for the last month and it is hoped that it will also be advertised in the next edition of the Residents magazine and possibly NS Times.

5.7 APPLICATION FOR MODIFICATION OF THE DEFINITIVE MAP UNDER SECTION 53(5) OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 – PORTISHEAD GOLF COURSE, PORTISHEAD (GRID REF: ST4576)

The meeting noted the letter and plan dated 4th September from Elaine Bowman.

Councillor Pasley abstained from this item.

RECOMMENDATION

Portishead Town Council responds that members of the Planning & Regulatory committee have not been made aware of any obstruction to the proposed path prior to the gate being locked and so the order should be confirmed.
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PL568

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.

PL568 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/2102/F	97 Down Road, Portishead, BS20 8RB	Erection of a two storey side extension on south west elevation and single storey side extension to form garden/bike store on north east elevation	No objection subject to no valid objections from neighbours
17/P/2114/F	63 Hillside Road, Portishead, BS20 8JR	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	No objection subject to no valid objections from neighbours
17/P/2134/F	75 Woodacre, Portishead, BS20 7EH	Single storey rear extension	No objection subject to no valid objections from neighbours
17/P/2167/F	22 Lower Down Road, Portishead, BS20 6PF	Single storey rear extension.	No objection subject to no valid objections from neighbours
17/P/2182/HHPA	26 Wetlands Lane, Portishead, BS20 6RA	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 4.0 metres; 2) have a maximum height of 2.526 metres and 3) have eaves that are 2.526 metres high	Portishead Town Council notes that it does not have the opportunity to consult on HHPA applications
17/P/2156/F	38 Down Road, Portishead, BS20 8BH	Removal/Variation of condition 13 to application 12/P/1420/O.(application for the erection of a dwelling with the layout and access not reserved for subsequent approval) to allow the replacement boundary hedgerow consisting of	No objection subject to no valid objections from neighbours

		alternate planting of escallonia rubra 'Crimson Spire' and Photinia x fraseri 'Red Robin'	
17/P/2167/F	22 Lower Down Road, Portishead, BS20 6PF	Single storey rear extension.	No objection subject to no valid objections from neighbours
17/P/2182/HHPA	26 Wetlands Lane, Portishead, BS20 6RA	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 4.0 metres; 2) have a maximum height of 2.526 metres and 3) have eaves that are 2.526 metres high	Portishead Town Council notes that no consultation is required.
17/P/2211/LUP	105 Fennel Road, Portishead, BS20 7AR	Application for a Lawful development certificate for the proposed loft conversion	Portishead Town Council notes that it is not required to consult on LUP applications.
17/P/2220/F	26 Springfield Road, Portishead, BS20 6LH	Erection of a two storey rear extension.	No objection subject to no valid objections from neighbours

PL568 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
17/P/2142/TPO	3 Fircliff Park, Portishead, BS20 7HQ	T1 ash - fell; T2 holm oak - remove or reduce lowest limb over road; T3 holm oak - reduce lowest limb over road to first major growth point	In the absence of a Tree Warden Portishead Town Council feels unable to comment
17/P/2148/WT	13 West Hill, Portishead, BS20 6LG	T1 yew - reduce by 2m; T2 field maple - reduce by 3.5m; T3 sycamore - crown lift by removing 6 lowest minor limbs; T4 field maple - coppice to 3-4 feet height	In the absence of a Tree Warden Portishead Town Council feels unable to comment

17/P/2149/TPO	18 Kings Road, Portishead, BS20 8HH	T1 Pine - reduce lateral spread over neighbouring properties by 6 feet	In the absence of a Tree Warden Portishead Town Council feels unable to comment
17/P/2223/TPO	302 Down Road, Portishead, BS20 8JT	T1 - Walnut, reduce by 1.0 meter; T2 - Oak, reduce by 1.0 meter; T3 - Silver Birch, fell; T4 - Silver Birch, reduce by 1.0 meter; T5 - Silver Birch, reduce by 1.0 meter	In the absence of a Tree Warden Portishead Town Council feels unable to comment

PL569 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

None received

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

17/P/1560/F 165 Phoenix Way, Portishead, BS20 7GP

D. PLANNING CONSENT REFUSED

17/P/1381/LUP 1 Mendip Road, Portishead, BS20 6DA

17/P/1663/F 2 Heron Gardens, Portishead, BS20 7DH

17/P1683/F Aldi Stores, Wyndham Way, Portishead, BS20 87LR

17/P/1776/F Unit 3, Kestrel Court, Harbour Road, Portishead, BS20 7AN

E. PLANNING APPLICATIONS WITHDRAWN

No reports received

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPMENT

No reports received

G. APPEAL DECISIONS

No reports received

H. LICENCE APPLICATIONS

No reports received

I. ROAD CLOSURE

Valley Road (from its junction with Blackberry Lane to the roundabout of Weatherly Drive and Valley Road) on Sunday 1st October 2017 between the hours of 8am and 6pm.

j) NORTH SOMERSET COUNCIL NEW UNIFORM APPLICATION CODES

List of new prefix codes that will be used by North Somerset Council when it switches on its new computer system for the processing of planning and building control applications. The new system was due to go live on 2nd October 2017 but has since been delayed for a minimum of one month.

8.2 HIGHWAYS ENGLAND

Letter dated 25/09/17 from Highways England advising of M5 closures northbound junction 20-19.

8.3 PORTISHEAD RAIL SERVICES

Newsletter edition 9. Summer/Autumn 2017 providing overview of current situation.

PL570 MATTERS FOR THE NEXT MEETING

9.1 Late Planning Applications

9.2 Highways update

9.3 Resilience of Highway network

Meeting closed 9.49pm