

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 6TH SEPTEMBER 2017**

PRESENT: Councillor Burden - in the Chair

Councillors Mitchell, Huffadine-cooper, Koops, Lord, Mason,
Oyns

APOLOGIES: Councillor Cottrell, Clark, M.Cruse, R.Cruse, Pasley

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

PL556 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 right to reconsider the matter afresh when the matter went before North Somerset Council.

Councillor Oyns and Lord gave a declaration of interest in respect to Agenda item no. 5.6, Lake Road, at the time of discussion.

PL557 PUBLIC PARTICIPATION

A resident spoke in terms of the bus service in Portishead and he:

- gave his disappointment at the unreliability of the buses and the bus stop electronic display,
- suggested that a notice could be put up on the bus stops that have no buses during the evening advising travellers that they can catch the bus from Combe Road,
- believed that it would cause less congestion for traffic and passing buses if the parking on Combe Road was removed.

Additionally the resident supported the need for employment land in the town and objects to any planning application for employment land to be developed for residential use.

A resident spoke against planning application 17/P/1941/F as he lives at a neighbouring property. He believes that due to the proximity of the boundary between no. 71 and no. 69 it will have an overbearing effect on no. 69 and a loss of natural light. There is no detail in the plan in

terms of water drainage and the material and shape of the extension will be out of keeping with the street and nearby houses.

A resident spoke in respect to:

- development underway without consent at no. 37 West Hill, Portishead.
- his disappointment that Silbury on Battery Lane had been approved by North Somerset Council.
- the buses open day and hopes that the most recent changes will improve the poor service.
- planning application 17/P/1229/F and asked for the Town Council's support to scrap the scheme.

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

Councillor Burden with the approval of the committee changed the order of the meeting.

PL558 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.3 BUS SERVICE IN PORTISHEAD

Mr Chris Hanson introduced himself as the Operations Manager for Firstbus covering the whole of North Somerset and the Mendips. He was joined by his colleague, Sue Arrowsmith.

Mr Hanson gave a presentation and explained some of the difficulties and how they hoped to overcome the different needs in a town that has seen significant changes over the years. He understood the different challenges, Portishead has different needs to Clevedon and Nailsea and North Somerset Council receives less than one fifth of previous government funding.

He hopes that the newly improved timetable that took effect 3rd September will improve the bus service in Portishead and believes that so far punctuality has improved week on week by 56%. New ticket machines are being introduced 29th October and contactless payment will be available so this should reduce dwell bus stops times.

Mr Hanson noted the comments made in public participation and agreed to take up the suggestion of notices on the bus stops to notify travellers where they can catch the bus of an evening.

There was a question and answer session resulting in the following:-

- residents should write to their local MP if they feel further bus routes need to be available,

- Mr Hanson agreed to reconsider the bus servicing Weatherly Drive and longer term investigate if West Hill could be removed from the existing route.
- Mr Hanson would feedback the problems with the RTI (Real Time Information). This system is shared in partnership with Bristol City Council, North Somerset Council and South Gloucestershire Council.

PL559

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

PLANNING APPLICATIONS

17/P/1229/F PROPOSED RESIDENTIAL DEVELOPMENT OF 35 NEW HOMES, PARKING, LANDSCAPING AND ALL ASSOCIATED INFRASTRUCTURE, LAND AT WYNDHAM WAY, PORTISHEAD

RESOLVED THAT:

See no reason to change our in principle objection to this development.

A vote was taken with a majority in favour.

Assistant Clerk note: North Somerset Council's website was inaccessible.

17/P/1847/F 22 HILLCREST ROAD, PORTISHEAD, BS20 8HP

Existing front & rear dormers to be enlarged, existing front garden wall and steps to be removed and replaced, glass balustrade erected to front of property and single storey side extension.

RESOLVED THAT:

No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.

A vote was taken with a majority in favour.

17/P/1862/F 66 SEVERN ROAD, PORTISHEAD, BS20 6NQ

Side extension to provide a residential annex with 2 No. car parking spaces.

RESOLVED THAT:

No objection subject to a condition being applied to prevent the development being used as a separate dwelling.

A vote was taken with a majority in favour.

17/P/1889/F 27 ST PETERS ROAD, PORTISHEAD, BS20 6QT

To extend the existing flat roof extension, remove the flat roof and install an orangery glazed roof

RESOLVED THAT:

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**17/P/1893/F AQUA ITALIA LIMITED, MARTINGALE WAY,
PORTISHEAD, BS20 7AW**

Change of use of land for seating ancillary to the ground floor restaurant (A3 use). Installation of a canopy and glazing system to enclose seating area

RESOLVED THAT:

No objection but notes that there are concerns regarding additional noise and litter.

A vote was taken with a majority in favour.

17/P/1914/F 1 TOWER ROAD, PORTISHEAD, BS20 8RD
New boundary wall

RESOLVED THAT:

Objects on the grounds that the height of the wall will be overbearing on the street scene at the entrance of the road and could affect sightlines.

A vote was taken with a majority in favour.

17/P/1917/F 29 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ

Erection of a two storey side extension to create a new dwelling with an integral garage following the demolition of existing garage

RESOLVED THAT:

No objection subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

17/P/1918/F 55 Brock End, Portishead, BS20 8LS

Erection of an orangery design conservatory to the north east elevation following the demolition of existing conservatory.

RESOLVED THAT:

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour.

17/P/1926/F 7 NICHOLS ROAD, PORTISHEAD, BS20 8DT

Erection of two storey extension to the east, west elevations and two storey and single storey extension to the south elevation. Erection of Juliette balconies to the west and north elevations

RESOLVED THAT:

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour.

17/P/1929/TPO 4 WOODSIDE GARDENS, PORTISHEAD, BS20 8EQ

T1 beech - fell; T4 beech - 20% crown thin (deadwooding work to T2, T3, T4 and T5 may be carried out without consent from the planning authority)

RESOLVED THAT:

No comment.

A vote was taken with a majority in favour.

17/P/1935/F 10 NICHOLS ROAD, PORTISHEAD, BS20 8DT

Proposed first floor extension above garage on the front elevation

RESOLVED THAT:

No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards

A vote was taken with a majority in favour.

17/P/1941/F **71 FENNEL ROAD, PORTISHEAD, BS20 7AR**
Proposed single storey side extension, proposed bi-fold doors and roof windows to kitchen with associated demolitions

RESOLVED THAT:

Objects on the grounds that it is overbearing on the garden and light of no. 69 due to it being too close to the boundary.

Portishead Town Council also requests that the relevant Ward District Councillor (Councillors Oyns and Pasley) 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/1960/F **6 DENNY VIEW, PORTISHEAD, BS20 8BS**
Widen existing attached garage.

RESOLVED THAT:

No comment.

A vote was taken with a majority in favour.

17/P/1967/F **14 ST MARYS ROAD, PORTISHEAD, BS20 6QW**
First floor rear extension over existing ground floor extension.

RESOLVED THAT:

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour.

17/P/1982/F **105 FENNEL ROAD, PORTISHEAD, BS20 7AR**
Loft conversion to create an additional 2no. bedrooms with 2no. dormers and rooflight to front of the dwelling.

RESOLVED THAT:

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour

17/P/1990/F **PLOT OF LAND BETWEEN 18 & 20 BEACH ROAD WEST, PORTISHEAD, BS20 7HR**
Erection of a dwelling

RESOLVED THAT:

No objection subject to no valid objection from neighbours

A vote was taken with a majority in favour

17/P/1997/F 20 ROATH ROAD, PORTISHEAD, BS20 6AN
Proposed two storey rear extension

RESOLVED THAT:

No objection subject to no valid objection from neighbours but has concern for the increased need for on-street parking.

A vote was taken with a majority in favour

Assistant Clerk note: Councillor Mitchell leaves the meeting

17/P/2009/F 17 DUNLIN DRIVE, PORTISHEAD, BS20 7NH
Conversion of detached garage/garden room to form bedroom with wet room for disabled person and single storey rear extension to house

Assistant Clerk note: The meeting deferred making a decision on this particular planning application until the Town Council meeting on 13th September 2017 due to the plans not being available on North Somerset Council's website.

PL560

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

17/P/1983/F THE COACH HOUSE NURSERY, 49 NORE ROAD, PORTISHEAD, BS20 6JY
New drive and new vehicle exit

RECOMMENDATION

No objection subject to no valid objection from neighbours.

17/P/2045/MMA 12 BEACH ROAD WEST, PORTISHEAD, BS20 7HR

Minor material amendment to application 16/P/0866/F (Loft Conversion with the erection of a front and rear dormer.) to allow for an increase in size of dormer

RECOMMENDATION

No comment

17/P/2047/F **4 RALEIGH RISE, PORTISHEAD, BS20 6LA**
Erection of a two storey side extension

RECOMMENDATION

No objection subject to no valid objection from neighbours.

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.

RECOMMENDATION

No objection subject to no valid objection from neighbours.

17/P/2054/F **9 HOLMLEA, PORTISHEAD, BS20 7LW**
Proposed two storey rear and side extension.

RECOMMENDATION

No comment

17/P/2063/F **352 NORE ROAD, PORTISHEAD, BS20 8EX**
Raise the roof at the front of the house on the single storey side to be the same height as the back of the house, use the void space below the bedrooms to create a new reception room, also extending front part of the house by 2m and add a front porch

RECOMMENDATION

No comment

17/P/2076/TPO **188 MERLIN PARK, PORTISHEAD, BS20 8RW**
T12 lime - reduce crown to roof ridge height and remove one branch overhanging back of the house

RECOMMENDATION

No comment

Assistant Clerk note: Councillor Mitchell rejoins the meeting

5.2 HIGHWAYS UPDATE

The meeting noted the communication between David Bailey and a local resident (Clive Pinch) regarding the installation of double yellow lines on Newfoundland Way.

There was no recommendation made.

5.4 DISABLED PARKING BAY APPLICATIONS

- 5.4.1 10436640 – Mrs Janet Pratt
24 Brendon Road, Portishead, BS20 6DH
The meeting considered the above application.

RECOMMENDATION

No objection

5.5 NORTH SOMERSET COUNCIL SITE ALLOCATIONS PLAN

The meeting noted the response received from Councillor Elfan Ap Rees (in bold italics) ***The figures you quote are those put forward by the developers, and not a North Somerset figure. Be assured that the Executive does not support this and believe the site should remain as employment land*** following the Town Council's comment in relation to Old Mill Road (in bold italics) ***Portishead Town Council writes to object strongly to the inclusion of 350 dwellings at Old Mill Road as being "broadly in conformity with the Core Strategy framework". We call upon the Executive Member responsible for this document to withdraw any reference to this number of dwellings on land allocated for employment. As a town that has absorbed so much development over recent years with little extra employment we cannot afford to lose any site with existing employment.***

Councillor Burden updated the meeting, a statement had been made yesterday by the Executive that there has been no residential allocation made within the plan for Old Mill Road. However that is not to say that there will be no residential development but there will be no allocation in the site plan.

5.6 LAKE ROAD – ONE WAY SYSTEM

The meeting considered a report from Councillor Lord in regards to the congestion on Lake Road.

Both Councillors Lord and Oyns declared an interest in the above item at this time.

RECOMMENDATION

For the matter to be included on the next joint DMT (Development Management Team) agenda for discussion

5.7 WEST OF ENGLAND STRATEGY DISCUSSION PAPER

The meeting noted the paper and links previously provided by ALCA on 29th August and the following pointers:

- The area that the West of England Local Enterprise Partnership covers is unique, amongst all LEP areas, in that it takes in a considerable amount of rural area.
- This strategy treats the West of England area as a “city region” - the word “Rural” is only mentioned once (maybe twice) in the whole document! The significant contribution that the rural economy (tourism, agriculture, food production etc.,) plays in the success of the West of England area is ignored.
- The infrastructure needed to support and develop the rural economy, enabling rural residents access to local jobs (not just access to jobs in the urban areas) needs to be given equal weighting to infrastructure development in the urban areas.
- Representation of Local Government on the LEP Board stops at district council level. The Local Council (town and parish council sector) i.e. the 1,258 local councillors who utilise between them approximately £12,000,000 raised as tax precept in the West of England area, are excluded. An unacceptable omission of community representation

<https://www.westofengland-ca.org.uk/westategy/>

Consultation dates 26th July -27th September 2017

RECOMMENDATION

For a Working Party to be formed to respond on behalf of the Town Council.

5.8 SECTION 106 – SAINSBURY’S

The meeting discussed the proposal put forward to introduce parking for the High Street by Brunel Court and a crossing on Wyndham Way utilising S106 money.

RECOMMENDATION

Agrees for Sainsbury's S106 money to be spent on the creation of additional car parking spaces for the High Street on land by Brunel Court but strongly objects and cannot understand the need for a further crossing on Wyndham Way.

- 5.9 NSC DRAFT ACCESSIBLE HOUSING NEEDS ASSESSMENT SPD**
The meeting discussed the SPD (Supplementary Planning Document) and noted that once adopted it will have statutory weight and be a material consideration in the determination of planning applications.

The document can be viewed online http://consult-ldf.n-somerset.gov.uk/qf2.ti/-/849762/29670917.1/PDF/-/DRAFT_Accessible_housing_needs_assessment_July_2017.pdf

Closing date:12th October 2017.

RECOMMENDATION

To seek advice from the Town Council as to whether a Working Party should be formed to respond on its behalf.

PL561

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.

PL561 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|------------------------|---|---|---|
| 17/P/1772/F | 15 Court Close, Portishead, BS20 6UX | Rear kitchen extension within existing covered roof area | No objection subject to no valid objections from neighbours |
| 17/P/1773/HHPA | 69 Wetlands Lane, Portishead, BS20 6RJ | 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 5.0 metres; 2) have a maximum height of 3.75 metres and 3) have eaves that are 2.4 metres high | Portishead Town Council notes that it is not required to consult on householder prior approval applications |
| 17/P/1776/F | Unit 3, Kestrel Court, Harbour Road, Portishead, BS20 7AN | Change of use from a photography studio to a tattoo studio | No objection subject to no valid objections |
| 17/P/1786/F | 21 Capenor Close, Portishead, BS20 6RH | Demolition of existing single storey rear extension and construction of a new two storey rear extension. First floor extension over existing garage to form additional living space, a habitable home office and additional bedroom | No objection subject to no valid objections subject to compliance with North Somerset Council's parking standards |
| 17/P/1814/F | 42 Wren Gardens, Portishead, BS20 7PQ | Single storey rear extension | No objection subject to no valid objection from neighbours |
| 17/P/1816/F | 32 Brendon Road, Portishead, BS20 6DH | Single storey rear extension | No objection subject to no valid objection from neighbours |
| 17/P/1840/F | 103A Nore Road, Portishead, BS20 8DW | Re-cladding of the external envelope, a single storey extension to the rear and | No objection subject to no valid objection from neighbours |

| | | | |
|---------------|---|--|---|
| | | the addition of a new single garage to the front | |
| 17/P/1857/ADV | UNIT 1c, Old Mill Road, Portishead, BS20 7BX | Advertising consent for 2 No. illuminated fascia signs and 2 No. non illuminated fascia signs | No objection |
| 17/P/1872/F | 8 Drakes Way, Portishead, BS20 6LB | Enlarge existing balcony with new balustrade and add cladding board to rendered area all on North Elevation | No objection subject to no valid objection from neighbours |
| 17/P/1873/NMA | Harbour Road/Martingale Way, Portishead, BS20 7AW | Non material amendment to planning permission 16/P/2855/F (Construction of an assisted living development comprising of 126 apartments and integrated care, support and wellbeing facilities (Use Class C2) for the over 60's age group with associated landscaping and infrastructure) to allow the following amendments: replacing some doors with windows (no revision to aperture dimensions), revising some window types (no revision to aperture dimensions), removing soffits, replacing some of the mesh panels with standard louvres, brick removed from courtyard side and changed to render, mesh panel changed to recessed brick panel in some instances, removal of infill wall in car park | Portishead Town Council notes that it does not have the opportunity to consult on non-material amendments |

PL561 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

| APPLICATION NO. | LOCATION | PROPOSAL | RECOMMENDATION |
|------------------------|--|---|--|
| 17/P/1858/WT | 6 Parsonage Court, Portishead, BS20 6PH | T1 and T2 conifers – fell | No objection but Portishead Town Council notes that a decision to approve the application has already been made by North Somerset Council’s Tree Officer |
| 17/P/1865/TPO | Abbey Lodge, Battery Lane, Portishead, BS20 7JD | T1 walnut - reduce 2 lower branches by up to 1m from Cordyline and remove dead wood | No comment |

PL562 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

An updated list of cases for Portishead.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED - attached

17/P/0762/F 21 Woodhill Road, Portishead, BS20 7EU

17/P/1299/MMA Silbury, Battery Lane, Portishead, BS20 7JD

17/P/1360/LB 21 Woodhill Road, Portishead, BS20 7EU

17/P/1383/F 5 Hollis Avenue, Portishead, BS20 6TQ

17/P/1508/F Honey Tree Nursery, 13 Stoke Road, Portishead, BS20 6BQ

D. PLANNING CONSENT REFUSED – attached

17/P/1597/TPO Land to the rear of 13 Riverleaze, Portishead, BS20 8EA

17/P/1716/TPO Woodland to the rear of 7 Hawthorn Close, Portishead, BS20 8HQ

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

Ferndale Road closed for approximately 1 day from 1st September for carriageway and drainage works.

Bruton Avenue, Holly Ridge and Denny Close closed for 2 days from 14th September 2017 between the hours 08.00-17.00 for micro-asphalt surfacing works.

Clapton Lane closed for approximately 1 day from 17th September between the hours 08.00-16.00 for BT to replace a damaged pole.

Councillor Burden updated the meeting as the Town Council had received an email to advise that the Bruton Avenue works have been delayed. They may take place late-September/mid-October.

PL563

MATTERS FOR THE NEXT MEETING

9.1 Late Planning Applications & Consultations

9.2 Highways update

Meeting closed 9.10pm