

Portishead Town Council

Minutes of the Planning Advisory Committee Meeting held on Wednesday 6th January 2021 By Microsoft Office Teams

Taking Part:

- Chairman - Councillor Mason
- Councillors - Gardner, Sterndale, Shepperdson Holland, Bull* (* no voting capacity), Shepperdson**, Cartwright** (**joined whilst the meeting was in progress)
- Clerking - S. Sherborne
- Public - There were 12 members of the public who attended and no Press

Councillor Mason opened the meeting by welcoming everyone and confirmed that the meeting was being recorded.

PL953 Apologies for Absence

Apologies were received and accepted from Councillors Davey and Snaden.

PL954 Declarations of interest and requests for dispensations (exemptions)

Members were invited to declare any disclosable pecuniary (financial) and other interests in respect of items on the agenda as required by Portishead Town Council's Code of Conduct, Standing Orders, and the Localism Act 2011.

Councillor Mason

Planning Application 20/P/2447/FUL
234 Down Road, Portishead
Reason: Acquainted with the householder

Councillor Mason changed the order of the meeting explaining that interested parties would be able to discuss matters relating to planning applications 20/P/2447/FUL, 20/P/2516/OUT and 20/P/2937/FUH during the meeting.

PL955 Public Participation

Despite a call for participants from the chair there were no members of the public wanting to address members.

PL956 To receive the Chair's report

The Chair provided an update regarding:

Portishead Lifeboat Trust – land ownership of the site

There are 4 different Land Registry titles (ST212122, ST270252, ST214687 and ST290695) for the parcel of land surrounding the steps, including part of the beach that is owned by North Somerset Council. Permission would need to be sought from all parties. A discussion took place as to whether the Town Council should support the Lifeboat Trust and write directly to the registered holder of title number ST214687, which is a leasehold held by two different people covering the steps area.

Mr Crane confirmed that the Lifeboat Trust would be happy to pay any costs the Town Council incurs with reference to land registry.

RESOLVED

The Town Council writes to the registered leaseholders for title number ST214687 asking for its permission for the Portishead Lifeboat Trust to erect a new step structure over the existing stone steps down to the beach across its land within the title. The Lifeboat Trust will be copied in.

Councillor Shepperdson and Cartwright joined the meeting. Both were offered the opportunity to make declarations of interest or request a dispensation. None were made.

PL957 To approve the Minutes of last meeting:

The Minutes of 2nd December 2020 were approved and accepted as a true record.

PL958 The following planning applications will be considered:

Councillor Mason asked Councillor Sterndale to chair the meeting in terms of planning application 20/P/2447/FUL and Councillor Mason took no part in the discussion or voting. Councillor Sterndale invited comments from members of the public.

20/P/2447/FUL 234 DOWN ROAD, PORTISHEAD, BS20 8HU

Demolition of existing bungalow and erection of 2no detached dwellings with ancillary works

Tina Mason a neighbouring resident spoke against planning application 20/P/2447/FUL. She gave her objections to the amended plans despite there being improvements to the original plan. In her opinion, the dwellings will be too high, and the level of the roof will affect and overwhelm her property. She felt there would be a loss in privacy to her home and the character of the properties did not fit in with Down road. The driveway would be steep and due to there being no pavement opposite the property it could cause a highway safety issue.

Helen Boundy spoke on behalf of her mother who owns 234 Down Road and in support of planning application 20/P/2447/FUL. Helen believed that the development would enhance the road and benefit young families as it is within walking distance of the school.

Joshua Davies the architectural agent spoke on behalf of the applicant in support of planning application 20/P/2447/FUL. He stated that the improved plans now meet the 45-degree requirement and disagreed with the statement that the properties would be overwhelming. He confirmed that they are continuing to work with the Highways authority and proposals included a 3.5m wide splay access but details are yet to be confirmed. Reference was made to other properties having already been developed and altered the street scene, these include 282, 282A, 280, 278, 270. He thanked the council for the opportunity to talk about the application and was happy to work with them and the local community.

Tina Mason referred to the diagram outlining the boundary of her property in relation to the proposed dwelling, which she felt was misleading. Her home was built on a large property ensuring that it was not overwhelming on neighbouring properties. In her opinion the street scene changes referred to by the agent are further away. She would not be averse to development of the site providing the house is not overwhelming on the plot.

Members discussed upscaling of homes and the potential to lose the character of Portishead. It felt that this development could compromise road safety on a busy road and whilst the amended plans are an improvement the development would still be overbearing and impinge on the neighbour's privacy. The online objections were also noted.

RESOLVED

Objection – the properties will be overbearing; it is overdevelopment of the site and there are highway safety concerns coming from a steep drive on to a busy point of Down Road.

Councillor Mason abstained from voting.

20/P/2516/OUT 6 RANCHWAY, PORTISHEAD, BS20 8DQ

Outline application for the proposed 3 no. dwellings following demolition of existing bungalow with all matters reserved for subsequent approval.

Councillor Mason invited comments from members of the public.

Bob Parsons speaking also on behalf of Ranchways residents, spoke in opposition to the amended application of 2 dwellings, unless there is adequate thought given to the design and space of the development to offer neighbours their continued privacy and access to light (e.g. positioning of windows and balconies). He gave his concern regarding the single-track road that is privately owned and maintained by the residents. Consideration should be given to ensuring that the road is maintained during construction and left in grade A condition after any development. Whilst there are no plans in terms of the site layout, concern was made for earmarking the hammerhead for vehicular parking, which is currently a turning point, and the access for emergency vehicles.

Dorothy Jerreat a resident of Ranchways reiterated the comments made by Bob Parsons. She is not opposed to the amended development so long as it is in keeping with neighbouring properties. She did not feel that the proposed open plan car and cycle parking will be in keeping with the street scene.

Members noted that there were 14 online objections on North Somerset Council's website and that residents would have had little objection to either two bungalows or one house. The location of the fire hydrant and emergency services access was also discussed.

RESOLVED

Objects on the grounds of overdevelopment, out of character with the street scene and parking provisions to inappropriately use the hammerhead, which is a turning point for vehicles.

20/P/2937/FUL 393 NORE ROAD, PORTISHEAD, BS20 8EZ

Demolition of existing store and proposed 1 no. 3 bed dwelling

Members noted that there were 16 objections on North Somerset Council website.

Councillor Mason invited comments from members of the public.

Lesley (guest) thanked Councillor Mason for the overview. She objected to the application on the grounds of overdevelopment and felt the current application for this site is misleading. She reflected on the restricted driveway that serves various properties and that it is directly opposite Pembroke Road off Nore Road, which is a very busy road.

A discussion took place regarding the size of the plot, access, inaccurate plans showing the lane/garage now referred to as a shed, and a condition on the original planning application: *to safeguard a tree that will now be replaced with a second house.*

RESOLVED

Objects on the grounds of overdevelopment of the site, overlooking neighbours and a lack of amenity land for a three-bedroom house. The highway access is inadequate and there are road safety concerns entering this busy section of Nore Road. It is also noted that a condition was placed on the original planning consent for one house, to protect a tree on the site.

20/P/2957/MOD LAND AT HARBOUR CRESCENT, PORTISHEAD

Modification of paragraph 4.1 of first schedule of Section 106 legal agreement concerning trigger for open space bond

Councillor Cartwright left the meeting.

The meeting noted that this application was to defer an agreement to pay S106 money, as planning consent had already been given by North Somerset Council. It was understood that the development includes 30% social housing. It is close to the

Wyndham Way Study Area and the proposed railway station facilities, a matter that members felt should be explore.

RESOLVED

Objects to any change in the legal agreement made for the S106 funding payment.

20/P/2804/OUT 68 LOWER DOWN ROAD, PORTISHEAD, BS20 6PA

Outline application for the construction of 2no. semi-detached dwellings with approval for access (appearance, landscaping, layout, and scale reserved for subsequent approval).

There were no comments to note online. Nick the Town Council's Tree Warden had submitted a comment regarding a lovely mature beech tree right by the road at this plot. He did not believe that it was mentioned in the application other than there are trees marked on the plans but there is no arboriculture report. In his opinion this is a tree of such high amenity value that consideration should be given to protect it.

RESOLVED

Objects on the grounds of overdevelopment of the site and that there is a Beech tree on the site that has significant amenity value that should be protected. The Town Council will also call upon its Ward District Councillors (Holland & Cato) to call the application to North Somerset Council's Planning & Regulatory committee for determination if the Case Officer is minded to approve the application.

20/P/2908/LDP 31 THE DOWNS, PORTISHEAD, BS20 6EE

Certificate of Lawful Development for the proposed erection of a two-storey rear extension.

Members understood that there were no online comments to note and that there is no statutory consultation available to the Town Council. Concern was given as the dimensions could not be seen on the plan to establish whether this application qualifies for permitted development.

RESOLVED

Objects on the grounds that the dimensions on the plans are difficult to read to check the validity for permitted development.

20/P/2924/FUH 17 RICHMOND CLOSE, PORTISHEAD, BS20 6SZ

Proposed erection of a two-storey side and rear extension and front porch roof

Some members had attended site. A discussion took place about the development overlooking neighbouring properties and whether the proposals would spoil the design of the estate.

RESOLVED

Objects this will cause significant harm to the living conditions of neighbouring residents when using their gardens or habitable rooms.

20/P/2940/H2PA 78 COMBE AVENUE, PORTISHEAD, BS20 6JT

Application to determine if prior approval is required for a proposal to increase the height of the dwelling by one storey

Members noted that there were no online comments. A discussion took place regarding there being no dimensions available.

RESOLVED

Objects as there are no dimensions detailing the increase in height and it will be out of keeping with the street scene.

20/P/2944/FUH 16 LOCKSIDE, PORTISHEAD, BS20 7AE

Alterations to existing rear first floor balcony guarding, insertion of replacement folding doors to rear first floor elevation. Alterations to window arrangements on second floor front elevation and addition of French doors with Juliette balcony. Replacement of patio doors on third floor front elevation with folding doors.

RESOLVED

No objection.

20/P/2984/FUH 26 THE PADDOCK, PORTISHEAD, BS20 6QX

Erection of a single storey rear extension, a single storey side extension, a front porch and erection of a 1.8m high close boarded fence around side boundary.

A discussion to place regarding the fence and if it would cause a problem with sightlines for drivers on the adjacent highway.

RESOLVED

Objection - concerns over sightlines for vehicles due to the 2m fence close to the front of the property. No objection to the extensions

20/P/2766/FUL 27 CADBURY ROAD, PORTISHEAD, BS20 6QF

Demolition of existing workshop and replacement with new garden and workshop outbuilding.

Members noted that the description of the application had changed to Annexe. The house on the site has already been split into flats.

Councillor Holland had intermittent Wi-Fi connection issues taking part in the meeting and stated that she had no objections to the last three plans.

RESOLVED

No objection subject to the annexe not being used as a separate dwelling.

Recorded vote: 4 in support, 1 against

20/P/2935/FUH CHURCH HOUSE, CHURCH ROAD NORTH, PORTISHEAD, BS20 6PS

Replacement of flat roof on garage with pitched roof, removal of potting shed front wall and roof to create parking area, replace window to front of garage with door. Extension to existing summer room/shed with new pitched roof, doors and windows following removal of flat roof, to create garden office.

RESOLVED

No objections.

20/P/3023/FUH 311 NORE ROAD, PORTISHEAD, BS20 8EN

Erection of a detached rear garden room.

RESOLVED

No objections.

20/P/3102/FUH 186 BADGER RISE, PORTISHEAD, BS20 8LU

Demolition of existing Conservatory and proposed erection of a single storey rear extension.

RESOLVED

No objections.

20/P/3111/NMA 9 NEWHAVEN ROAD, PORTISHEAD, BS20 8LH

Non-material amendment to application 20/P/1476/FUH (Proposed replacement rear balcony) to allow a reduction in depth to 2m, additional Pilar

RESOLVED

No objections.

PL959 Late Planning Applications and Consultations

20/P/3100/FUH 5 KITTIWAKE DRIVE, PORTISHEAD, BS20 7PL

Single storey rear extension

RESOLVED

No objections.

20/P/3108/FUH WYNDHAM, BATTERY LANE, PORTISHEAD, BS20 7JD

Side extension to existing west-facing rear terrace of property.

RESOLVED

No objections.

20/P/3107/FUH 37 REDPOLL DRIVE, PORTISHEAD, BS20 7JZ

Proposed conversion of loft into living space, with two pitched dormers to front and 3 Velux roof windows.

Members had insufficient time to consider the application. A time extension would be requested from North Somerset Council.

20/P/3126/FUH 2 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ

Two storey rear extension

Members had insufficient time to consider the application. A time extension would be requested from North Somerset Council.

Councillor Holland left the meeting due to Wi-Fi problems and took no part in the next couple of items.

20/P/1781/FUL LAND REAR OF 6 HARMONY DRIVE, PORTISHEAD, BS20 8DH

Erection of 2no. dwellinghouses including creation of a vehicular access.

It was understood that this planning application was refused by NSC on 01/10/20. An appeal has been submitted to the Planning Inspectorate, but Portishead Town Council had not been notified. Portishead Town Council's comment on 07/09/20: *objects due to the width of the current drive and that it is privately owned and maintained. Portishead Town Council notes that there are comments from six residents and its urges North Somerset Council to take all of these into consideration.* There are currently seven comments, six objections and one in support.

RESOLVED

Objects due to the width of the current drive and that it is privately owned and maintained. Portishead Town Council notes that there are comments from residents and its urges North Somerset Council to take all of these into consideration.

NORTH SOMERSET COUNCIL'S DRAFT LIBRARIES STRATEGY

Councillors Mason and Sterndale agreed to consider the draft proposals and respond to the consultation before 22nd January 2021.

RESOLVED

Delegated authority from the committee was given to Councillors Mason and Sterndale to consider and respond to the consultation on behalf of the Planning Advisory committee. Councillors Mason and Sterndale agreed to provide a copy of the response to members and as an addendum for information at the next Planning meeting.

NORTH SOMERSET COUNCIL'S ACTIVE TRAVEL STRATEGY

Councillor Mason thanked Councillor Bull for preparing a response that was circulated to members. The consultation closes on 15th January 2021. Full details can be found: <https://n-somerset.inconsult.uk/consult.ti/ats/consultationHome>

The Assistant Clerk ran through the questions and sought clarification:

- Q1 Yes
- Q2 Agree
- Q3 Some good areas other poor
- Q4 Agree
- Q5 Disagree - this is not an achievable target, particularly in the hilly towns and districts of North Somerset
- Q6 People of a certain age and/or health find the car the only practical means of transport for anything but the shortest walking distance.
- Q7.A Strongly agree
- Q7.B Agree
- Q7.C Disagree
- Q7.D Agree

- Q8 Integrated travel plan and public transport between the towns.

- Q9A Agree
- Q9B Agree
- Q9C Disagree
- Q9D Agree
- Q9E Agree
- Q9F Agree
- Q9G Strongly agree if not at the expense of congestion.

- Q10 Integrated travel system within and outside of Portishead including free hop on/off bus service linking the top, old and Marina areas of Portishead.

NORTH SOMERSET COUNCIL'S PUBLIC SPACE PROTECTION ORDERS CONSULTATION

Some members had submitted a response directly. Councillors Mason and Sterndale agreed to consider the proposals and respond to the consultation as soon as possible as it was due to close on 3rd January 2021. The Town Council had requested a time extension to respond to the consultation. Full details can be found: <https://n-somerset.inconsult.uk/consult.ti/npspo/consultationHome>

RESOLVED

Delegated authority from the committee was given to Councillors Mason and Sterndale to consider and respond to the consultation on behalf of the Planning Advisory committee.

METROWEST DCO PORTISHEAD RAILWAY

Members considered offering representation at meetings to be held on 11th and 12th January that will cover the design of the railway station, transport links, habitat, and environmental issues. It was understood that members from the previous council would have made suggestions. Both meetings will be livestreamed: [Planning Inspectorate - Portishead Metro | Live Event Stream](#) Full details can be found:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-west/portishead-branch-line-metrowest-phase-1/>

It was acknowledged that the link to the meeting live stream should be made available on the Town Council's website for residents to join.

REVIEW OF NORTH SOMERSET COUNCIL'S PLANNING PROCESS

An invitation had today been received for two members of Portishead Town Council to take part in North Somerset Council's Planning Review process. Councillors Mason and Gardner agreed to take part in the Peer Review, which will be led by the Planning Advisory Service (PAS) who are the advisers to the Local Government Association. The review will be held online on Wednesday 27th January 2021 between 11am and midday.

RESOLVED

Councillors Mason and Gardner were given authority to represent Portishead Town Council in North Somerset Council's Peer Review of its planning service being held on 27th January 2021.

PL960 For information only – planning application responses submitted to North Somerset Council prior to meeting:

20/P/2918/FUH 8 THE DOWNS, PORTISHEAD, BS20 6DT

Single storey rear extension and associated works together with rear extension at first floor level.

20/P/2844/FUH 360 NORE ROAD, PORTISHEAD, BS20 8EY

Proposed Single Storey and First Floor Rear extension to form additional living accommodation and balcony above. Proposed front porch extension to extend bedroom and lobby.

Response: no objection.

20/P/2866/TPO 61 CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD, BS20 8LD

G1 - Pine group - partial 2m reductions to clear roof and garden

Response: no objection.

20/P/2936/FUH 16 FORESTER ROAD, PORTISHEAD, BS20 6UP

Demolition of existing rear Conservatory. Proposed erection of a single storey rear extension with part first floor extension above.

Response: no objection.

20/P/2954/FUH 30 NORE PARK DRIVE, PORTISHEAD, BS20 8EB

Proposed demolition and replacement of Conservatory.

Response: no objection.

20/P/2964/FUH 5 LINNET GARDENS, PORTISHEAD, BS20 7NB

Partial demolition of rear conservatory and proposed erection of a two storey and single storey rear extension

Response: no objection.

20/P/2847/FUH 360 NORE ROAD, PORTISHEAD, BS20 8EY

Proposed out-building at the bottom of the garden for pottery making and painting with combined store.

Response: no objection.

20/P/3018/FUH WESTERING, BATTERY LANE, PORTISHEAD, BS20 7JD

Proposed detached single storey home office in South East corner of garden with parking over.

Response: no objection.

PL961 For information only – planning applications not requiring consultation:

20/P/2805/TRCA 40 WOODHILL ROAD, PORTISHEAD, BS20 7EZ

Scots Pine (T1) & Lawson Cypress (T2) - fell to ground level; Sycamore (T3) - reduce lowest four laterals over the road by 3m, cutting to suitable growth points; Ash (T4) - 4m crown reduction, cutting to suitable growth points

20/P/2881/TPO 12 WOOD HILL PARK, PORTISHEAD, BS20 7DR

Oak (A2) - cut back to boundary line.

20/P/3075/TRCA 12 WOOD HILL PARK, PORTISHEAD, BS20 7DR

Sycamore (T2), Hawthorn (T3), Hazel (T4), Ash (T5-T7) - cut back to boundary line.

20/P/2963/LDE 3 NO FLATS AT MOOSE HALL, 39 WEST HILL, PORTISHEAD, BS20 6LG

Certificate of Lawful Development for the use of the property known as Moose Hall as 3no separate self-contained residential dwellings.

20/P/2982/TPO 26 WHITE LODGE PARK, PORTISHEAD, BS20 7HH

Blue Atlas Cedar (T1) Clear crown 2mtrs from building, Raise crown 2.75mtrs over lawn, Raise Crown 5.75mtrs over drive, remove major dead wood.

20/P/3021/HHPA 44 FENNEL ROAD, PORTISHEAD, BS20 7FB

Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4.0 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 3.10 metres

20/P/3027/LDP 9 CONFERENCE CLOSE, PORTISHEAD, BS20 7LX

Certificate of Lawful Development for a Loft conversion with rear dormer.

20/P/2520/TPO 6 HARMONY DRIVE, PORTISHEAD, BS20 8DH

T602 - cypress - fell. T603 - Horse Chestnut. T604 - Almond - Fell. T694 - Cypress - Fell. T695 - Cypress - Fell. T696 - Wild Cherry - crown lift to 3m. T697 - Cypress - Fell.

20/P/2521/TPO 6 HARMONY DRIVE, PORTISHEAD, BS20 8DH

T600 - Lime - Fell

20/P/3059/LDP 35 CLEVEDON ROAD, PORTISHEAD, BS20 6TF

Certificate of Lawful Development for the proposed erection of a new garden room at the bottom of the rear garden

PL962 Enforcement cases:

Members noted North Somerset Council's latest enforcement case update and that they are currently dealing with 450 live cases, 28 of which are in the parish of Portishead and 8 of those cases are yet to be investigated.

PL963 Consultation Submissions for information only:

The report provided details of the Town Council's response to North Somerset Council's Introduction to the Local Plan 2038 "Choices for the Future" was noted.

PL964 Matters for the next meeting:

Late planning applications and consultations.

PL965 Date of next meeting:

Wednesday 3rd February 2021

Meeting closed 10.12pm

DRAFT