

Portishead Town Council Notice & Summons to meeting of the Planning Advisory Committee on Wednesday 5th May 2021 at 7:30pm

THE FOLK HALL, 95 HIGH STREET, PORTISHEAD, BS20 6PR
TEL: 01275 847078 www.portishead.gov.uk
Chairman: Cllr. Paul Gardner Town Clerk: Julia Stuckey

All Members of Portishead Town Council's Planning Advisory Committee are summoned to attend a remote meeting on **Wednesday 5th May 2021 at 7:30pm**. The meeting will consider the items set out in the Agenda below.

The public are welcome to attend. To join the meeting an internet link is available in the electronic copy of this Agenda, that can be downloaded from the [News & Events](#) page of the Portishead Town Council website at www.portishead.gov.uk.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+44 117 313 3552,807289425#](tel:+441173133552807289425) United Kingdom, Bristol

Phone Conference ID: 807 289 425#

There will be a Public Participation session where comments can be made. We ask that any questions are emailed to deputyclerk@portishead.gov.uk in advance of the meeting so they can be efficiently addressed in the meeting. After Public Participation microphones may be muted for the efficient running of the meeting.

Please join at least 5 minutes before the meeting start time to deal with technical issues. The meeting will be recorded (audio and video) and the recording made available on the Town Council website. All participants should mute microphones when not talking.

By order of:

Julia Stuckey

Julia Stuckey
clerk@portishead.gov.uk

28th April 2021

Agenda

1. Apologies for Absence

To receive and accept apologies for absence.

2. Declarations of interest and requests for dispensations (exemptions)

Members are 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.

3. Presentation from Alliance Homes – 21/P/0301/FUL

To receive a ten-minute presentation from Alliance Homes in respect to its planning application for change of use from assisted living – 49 Martingale Way. There will be a ten-minute question and answer session.

4. Public Participation

In accordance with Standing Orders, members of the public may make representations, ask questions, and give evidence in respect of any items of business included in the agenda. Each person will be limited to four minutes. This section of the meeting will not exceed thirty minutes.

5. To receive the Chair's report

To receive a verbal report from the Chair providing an update on the following matters and items for follow up from previous meetings:

- Portishead Lifeboat Trust
- Portishead Branch Line – Metrowest Phase 1
- Neighbourhood Plan Second Survey Launch

6. To consider and approve the Minutes of last meeting:

Draft Minutes attached for 7th April 2021.

7. The following planning applications will be considered:

21/P/0783/MMA PUZZLEWOOD, WOODLANDS ROAD, PORTISHEAD, BS20 7HF

Minor material amendment to planning permission 18/P/3962/FUH (first floor, front and rear extensions including balcony, alterations to the roof and remodelling of the interior) to allow height of the first floor windows to be reduced, a short parapet has been built around the roof, window to the left of turret (south side) has been removed, chimney has been removed, single door has been removed from the lower ground floor east side, utility door moved from the rear of the house to the west side of the house and replaced by window

21/P/0301/FUL 49 MARTINGALE WAY, PORTISHEAD

Change of use from Assisted Living Development comprising 126 apartments and integrated care, support and well-being facilities for the over 60's age group (Use Class C2) to 127 non-age restricted apartments (Use Class C3) with associated changes to soft landscaping and car parking, together with 500sqm of commercial/community space under Classes E (Commercial, Business and Service) and/or F (Local Community and Learning); and 350sqm for health/beauty spa (Sui Generis) or medical/health services (Class E (e))

21/P/0683/FUH 3 BRISTOL ROAD, PORTISHEAD, BS20 6PZ

Demolition of existing outbuilding, erection of a garage with home office at first floor and retention of existing boundary wall.

21/P/0846/FUH 1 LINNET GARDENS, PORTISHEAD, BS20 7NB

Demolition of existing garden wall and erection of a new garden wall (1.8m) with a gate access to the front of the property.

21/P/0929/FUH 38 ROBIN PLACE, PORTISHEAD, BS20 7PX

Partial demolition of existing rear extension and proposed erection of a new single storey rear extension.

21/P/0566/FUH 10 BUNTING LANE, PORTISHEAD, BS20 7PZ

Retrospective application for the erection of a garden room.

21/P/0848/FUH 8 MANOR CLOSE, PORTISHEAD, BS20 8NX

Proposed erection of a single storey side extension, internal alterations & raised patio area to rear.

21/P/1004/FUH 1 HIGHFIELD DRIVE, PORTISHEAD, BS20 8JG

Proposed erection of a replacement single garage and new roof extension incorporating two additional bedrooms with 3no Dormers to the North East (rear) elevation.

21/P/1033/FUH 4 THYME CLOSE, PORTISHEAD, BS20 7JU

Partial conversion of existing store & insertion of new openings together with new porch canopy.

21/P/0491/FUL THE COACH HOUSE NURSERY, 49 NORE ROAD, PORTISHEAD, BS20 6JY

Replace windows with French doors together with provision of balcony over main entrance

21/P/0492/LBC THE COACH HOUSE NURSERY, 49 NORE ROAD, PORTISHEAD, BS20 6JY

Listed building consent to replace windows with French doors together with provision of balcony over main entrance

21/P/0864/FUH 56 BRAMPTON WAY, PORTISHEAD, BS20 6YR

Part retrospective planning application for the retention of a balcony to the rear first floor level and change of hip roof to gable

21/P/0986/FUL ARGENTIA PLACE, PORTISHEAD, BS20 7QS

Replacement of existing facade elements with visually similar, non-combustible materials

21/P/0987/FUH 33 BEECHWOOD ROAD, PORTISHEAD, BS20 8ER

Proposed two storey side, rear and single storey partial front extension, re-cladding and roof alterations.

21/P/1064/FUH 9 GALINGALE WAY, PORTISHEAD, BS20 7LU

Part two storey and part single storey rear extension.

21/P/1097/FUH 107 BRAMPTON WAY, PORTISHEAD, BS20 6YX

2 storey side extension incorporating existing single storey garage.

21/P/1138/FUH THE ANNEXE AT 34 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ

Demolition of existing veranda and proposed erection of a new sun room to the front elevation of the Annexe.

21/P/0656/FUH 4 BUNTING LANE, PORTISHEAD, BS20 7PZ

Conversion of existing garage into habitable room, demolition of section separating wall between garage and kitchen to incorporate with main building. Enlarge door opening on rear elevation of existing garage and installation of sliding double glazed doors.

21/P/0898/FUH 4 SALLY HILL, PORTISHEAD, BS20 7BH

Proposed front extension to existing attached garage to add a bedroom within the rear and a Juliet balcony.

Note – the Town Council gave no objection to this application on 26/04/21. The Case Officer has since written to the council to advise that the proposal description has since been changed to “Proposed infill of existing ground-floor, covered area to front to extend and part-convert existing garage, with Juliet balcony to ground-floor, rear elevation”. It is understood that the plans have not been amended in any way, but the proposal description has been changed to better describe the works. The council will be given 14 days to reconsult.

8. Late Planning Applications and Consultations

North Somerset Council’s Planning Register

To follow - applications received and registered for the period 26th April to 2nd May 2021.

Neighbour consultations – in respect to planning applications that do not requiring consultation by the Town Council:

The process will be discussed.

North Somerset Council – Middle Engine Pit Nailsea – Consultation

The meeting will consider whether it wishes to comment on the draft management plan. [https://n-somerset.inconsult.uk/Middle Engine Pit/consultationHome](https://n-somerset.inconsult.uk/Middle_Engine_Pit/consultationHome) The consultation closes on 7th June 2021.

NORTH SOMERSET COUNCIL – PARKING RESTRICTIONS REVIEW

Members will receive an updated report from Councillor Gardner. A discussion will take place as to whether further restrictions should be made to North Somerset Council, who asked for a response before 14th May 2021.

<https://www.n-somerset.gov.uk/my-services/parking-travel-roads/roads-streets/road-markings/double-yellow-lines>

9. For information only – planning applications not requiring consultation:

21/P/0819/HHPA 20 THE DEANS, PORTISHEAD, BS20 6EG

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 3.7 metres; 2) have a maximum height of 3 metres and 3) have eaves that are 3 metres high

21/P/0889/TRCA 12 AVON WAY, PORTISHEAD, BS20 6JQ

T1 - Crab Apple - Reduce by 1.5m

21/P/0969/HHPA 8 THE BRAMLEYS, PORTISHEAD, BS20 7LL

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 5.0 metres; 2) have a maximum height of 3.50 metres and 3) have eaves that are 3.0 metres high

21/P/0985/HHPA 27 MARJORAM WAY, PORTISHEAD, BS20 7JR

Prior approval request for the erection of a single storey rear lean-to extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.3 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 2.5 metres high

21/P/1028/HHPA 15 BISCAY DRIVE, PORTISHEAD, BS20 7GY

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 4.2 metres; 2) have a maximum height of 3.3 metres and 3) have eaves that are 3.3 metres high

10. Decision Notices received from North Somerset Council for information only:

21/P/0149/TPO FLAT 5, SEVERNSCAPE, BATTERY LANE, PORTISHEAD

Poplar x 12 – repollard

Decision: Refused

21/P//0364/TPO 12-14 PIER CLOSE, PORTISHEAD, BS20 7BU

T1 Lime – crown thin by 10%, crown lift to 5m over the road, reduce main lateral on south side by up to 2m: T2 Lime - 20% crown thin, crown lift to 5m over the road

Decision: Refused

21/P/0222/H2PA 19 WATERSIDE PARK, PORTISHEAD, BS20 8LL

Enlargement of current dwelling house by adding an extra storey to part of the existing house, on top of the existing double garage and bedroom to create one habitable room and an ensuite

Decision: Refused

North Somerset Council Supplementary Planning Document (SPD)

North Somerset Council's Creating Sustainable Buildings and Places SPD was adopted on 21st April 2021.

11. For information only – planning application and consultation responses submitted to North Somerset Council and External Bodies prior to meeting:

20/P/2870/FUH 57 BRISTOL ROAD, PORTISHEAD, BS20 6QG

Proposed dropped kerb and new vehicular access to front of property.

Response: No objection

21/P/0584/FUH 9 DOWN ROAD, PORTISHEAD, BS20 6EB

Single storey rear extension.

Response: No objection

21/P/0750/FUH 38 FENNEL ROAD, PORTISHEAD, BS20 7FB

Proposed single storey office/garden room 4.5m x 4.5m in the rear garden.

Response: No objection

21/P/0898/FUH 4 SALLY HILL, PORTISHEAD, BS20 7BH

Proposed front extension to existing attached garage to add a bedroom within the rear and a Juliet balcony.

Response: No objection

21/P/0779/FUL SAINSBURYS SUPERMARKETS LTD, SERBERT WAY, PORTISHEAD, BS20 7GD

Application to vary condition 27 attached to planning permission 14/P/0596/F (Variation to Condition 27 of planning permission 12/P/1506/F (variation to Condition 17 of planning permission 11/P/0955/F - Erection of foodstore, customer parking, service access and associated development. To amend delivery times) to allow the sale of footwear)) to allow for an in-store Argos outlet to replace the existing cafe.

Response: No objection

21/P/0815/MMA HOMEFIELD, 10 ST MARYS ROAD, PORTISHEAD BS20 6QW

Minor material amendment to planning permission 15/P/1668/F (erection of 5 No. Dwellings and garages) to provide a double garage for plot 5 and to push the plot forward towards the road, and to revise the external appearance through the inclusion of sections of natural stone detailing to a number of elevations, in place of sections of timber cladding and render

Response: No objection

**21/P/0832/RM RIDGEWOOD, 27 ST MARYS ROAD, PORTISHEAD,
BS20 6QP**

Reserved matters application for appearance and landscaping for the erection of 1no. dwelling pursuant to outline permission 18/P/2848/OUT (outline application for the erection of 1no. split level detached dwelling with approval sought for scale, access and parking. All other matters (appearance and landscaping) reserved for subsequent approval)

Response: No objection

21/P/0931/FUH 368 NORE ROAD, PORTISHEAD, BS20 8EY

Proposed loft extension with 3no dormer windows to the rear and associated internal alterations.

Response: No objection

21/P/0933/FUH 35 DOWN ROAD, PORTISHEAD, BS20 6EB

Proposed erection of 2no single storey rear extensions to enlarge bedroom and dining room.

Response: No objection

21/P/0960/FUL 37 HILLSIDE ROAD, PORTISHEAD, BS20 8EU

Demolition of existing bungalow and detached garage, construction of new 3 storey dwelling with associated parking and landscape alterations.

Response: No objection

21/P/0970/FUH 50 DRAKES WAY, PORTISHEAD, BS20 6LD

Proposed erection of a single storey side extension at lower ground floor level and enlargement of the existing balcony to the North elevation.

Response: No objection

21/P/0994/FUH 82 HILLSIDE ROAD, PORTISHEAD, BS20 8LJ

Proposed erection of a two storey rear extension and a Contemporary two storey front porch extension with associated internal and external alterations

Response: No objection

**21/P/1003/FUH HAVERING, 15 ST MARYS ROAD, PORTISHEAD,
BS20 6QP**

Demolition of existing conservatory and baseworks, and proposed erection of a double Edwardian conservatory with new baseworks.

Response: No objection

12. North Somerset Council Enforcement:

Unauthorised works were report to North Somerset Council for investigation:

66 SEVERN ROAD, PORTISHEAD:

Formation of a parking area, excavation works and balcony.

31 CAPENOR CLOSE, PORTISHEAD

Siting of a skate ramp in the front garden.

56 BRAMPTON WAY, PORTISHEAD

Extension not built in accordance with plans 19/P/1750/FUH.

NB planning application submitted under agenda item number 7 - 21/P/0864/FUH.

12. Matters for the next meeting:

Late planning applications and consultations.

13. Date of next meeting:

The date of the next meeting is expected to be Wednesday 2nd June 2021. All committee and council meeting dates will be ratified at the Annual Council meeting on 19th May 2021.