



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 www.portishead.gov.uk

Summons & Notice for the Planning Advisory Committee 19.30 Wednesday 6th October 2021

- All residents are welcome to attend Council meetings.
- This meeting will be recorded and published with a link from the Council website.
- This is a hybrid meeting:
- To attend in person:
 - Limited numbers of Councillors, Council staff and members of the public (who are residents) can join the meeting in person at the Folk Hall, Portishead.
 - These places must be booked in advance and will be limited to 25 in total.
 - To book, email office@portishead.gov.uk (places will be allocated as requests come in)
 - All attendees must wear masks when inside the building.
 - We will let you know how to participate during that section of the meeting.
 - We have taken these measures to protect all of us, so please respect them.
- To attend via Zoom:
 - Meeting ID: 938 0036 7781 Passcode: 251141
 - Use link: <https://zoom.us/j/93800367781?pwd=cUtQZWsxYzEzZekpYemYvRm92N1dqQT09>
- Dial in from your phone: 0330 088 5830 5830 (this will be charged at the normal national call rate).
 - Please sign in using your full name and stay on mute unless you are asked to speak.

Agenda

1. **Chairman’s welcome** (Chairman)
2. **Apologies for absence** (Assistant Clerk)
3. **Declaration of Councillors’ interests and requests for dispensations (exemptions)** (Chairman)
Members declare any disclosable pecuniary (financial) and other interests re. items on the agenda as required by the council’s Code of Conduct, Standing Orders, and Localism Act 2011.

4. **To receive the Chairman’s report:**
 - a. Lifeboat Trust Steps – update
 - b. Land next to 16 Roath Road – update
 - c. Councillor Holland to provide a verbal report following her attendance to a North Somerset Council Local Plan workshop.
 - d. Metro-west Phase 1 – Portishead Branch Line – update
 - e. Request for yellow lines: Lockside – update
 - f. Rewilding 2021/2022 – update
 - g. Highways England rebranding and motorway closures – update
 - h. Planning Application 21/P/1746/FUL – Weston Lodge Farm, Valley Road – update

5. Questions and comments from residents
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. In order to allow officers some research time could questions be emailed in advance to deputyclerk@portishead.gov.uk

6. **To consider and approve the Minutes of the last meeting:**
 - a. Recommendation: for members to approve the Minutes of the committee meeting held on 1st September 2021 as a true record – attached.
 - b. Recommendation: for the Chairman to sign the Minutes.

7. The following planning applications will be considered:

Reference	Address	Summary
21/P/2270/FUL	Units 2,3 and 4 Old Mill Road, BS20	Change of use of Units 2 and 3 (former gym, Use Class D2) and Unit 4 (Use class B8 - Storage or distribution) to flexible uses falling within Use Classes B2 General Industrial; B8 Storage or Distribution; and Use Classes E to include (E(d) indoor sport, recreation or fitness; E(e) medical or health

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		services; E(f) creche, day nursery or day centre; E(g)(ii) offices; E(g)(iii) research and development and industrial processes; (but EXCLUDING Use classes E(a) retail , E(b) sale of food and drink and E(c) financial, professional or other appropriate services) in accordance with Class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015). <i>NB A time extension by North Somerset Council was not granted for this application to be discussed by the committee. Members of the committee returned a "No objection" by exchange of email.</i>
21/P/2464/FUH	52 Phoenix Way, BS20 7JX	Proposed addition of 3no Velux windows to the existing front roof elevation.
21/P/2468/FUH	39 Drakes Way, BS20 6LD	Proposed erection of a single storey rear extension, front extension to form a patio area above existing integral garage and associated alterations.
21/P/2476/FUH	7 Seaview Road, BS20 8HJ	Raised roof to create a new first floor over the existing ground floor, roof windows and sloping ceilings
21/P/2447/FUH	33 Beechwood Road, BS20 8ER	Erection of rear and side extension. Erection of balcony to the rear. New porch, recladding and alterations to the roof of the existing house
21/P/2435/MMA	6 South Road, BS20 7DN	Minor material amendment to permission 12/P/0697/MMA (Minor Material Amendment to planning permission 11/P/1197/F (Erection of two storey side and rear extensions to existing dwelling and conversion to 5no. two bedroom flats following demolition of existing rear extension) to modify rear and part of side elevation) to allow the following changes to the approved plans: 1/ Revise ground levels; 2/ Add patio doors and balcony to front and rear dormers; 3/ Revise porch detail; 4/ change 2no. rear ground floor windows to patio doors; 5/ Resize windows on rear elevation; 6/ Add frosted glass windows to side elevations; 7/ Add bay window to ground floor front elevation; 8/ Add 2no. skylights to south and north elevations; 9/ change pitch to front and rear roof elevation and 10/ change footprint of extension
21/P/2477/FUH	Lakeside, Lake Rd, BS20 7JA	Proposed erection of a single storey front extension.
21/P/2511/FUH	32 Nore Road, BS20 7HN	External alterations including new roof to single storey buildings (west), change north/south roof from hip to gable end type, installation of balcony to master bedroom and regrading of rear terrace areas.
20/P/2851/FUH	52 Bristol Road, BS20 6QB	Application to install a dropped kerb to allow access to driveway
21/P/2487/FUH	16 Pier Road, BS20 7EA	Single Storey side and rear extension with front dormer.
21/P/2548/FUH	313 Nore Road, BS20 8EN	Proposed property renovation including expanded first floor, first floor rear extension, single storey front extensions including double height porch, garage conversion and garden room.
21/P/2567/FUH	15 Brackenwood Gardens, BS20 8FD	Retrospective application for erection of fence to rear of property.
21/P/2572/NMA	65 Drakes Way, BS20 6LD	Nonmaterial amendment to application 20/P/1226/FUH (first floor front extension above existing garage) to allow

Reference	Address	Summary
		the sliding doors to be black powder coated aluminium instead of brown uPVC
21/P/2549/FUL	1A Glenwood Rise, BS20 8EH	Subdivision of an existing property to create a separate dwelling house and associated external works
21/P/2625/NMA	Block A (nos. 23-61 And Block B (nos. 62 - 100) Mizzen Court, BS20 7QJ	Non-material amendment to application 21/P/1542/FUL (Removal of existing EPS render, insulated panels, timber cladding and timber decking, and replacement with rockwool render)
21/P/2627/NMA	37 To 104 Merchant Square, BS20 7PE	Non-material amendment to application 21/P/1543/FUL (Removal of EPS render, insulated panels, timber cladding and timber decking, and replacement with rockwool render, non-combustible panels, and non-combustible decking system) to allow the removal and replacement of brick cladding to facilitate removal of existing insulation and replacement with mineral wool insulation.
21/P/2640/FUL	Coombe House, BS20 6BJ	Application for roof lights, dormer to side elevation (east). New windows and door openings in existing building
21/P/2665/FUH	45 Bristol Road, BS20 6QB	Demolish single story side block and porch. Proposed erection of two-story side extension and new front porch
21/P/2266/FUH	4 Bristol Road, BS20 6QA	Proposed erection of a single-story side garage/store extension <i>NB there were no plans for this application in the Planning Committee meeting held in September. A time extension to consult was given by North Somerset Council.</i>

8. Late Planning Applications and Consultations:

- a. **North Somerset Council's Planning Register for plans registered week commencing 27th September 2021** – to follow will be presented after Monday 4th October 2021.

Reference	Address	Summary

8.1 North Somerset Council – Proposed expansion to Baytree Special School

North Somerset Council is currently consulting until 22nd October 2021 regarding the expansion of Baytree School from 72-120 place school, formally with effect from September 2023. Further details can be found online: [Supplementary Consultation for Proposed expansion to Baytree Special School, including location onto a second site - North Somerset Council Consultations \(inconsult.uk\)](#) **Decision:** The Town Council should consider whether it wishes to respond to the nine specific questions in support of the expansion and its location.

8.2 Road Traffic Order off Newfoundland Way, Portishead

Discussions have taken place between North Somerset Council, Portishead Town Council and Boatfolk to ensure access to the Parish Wharf Winter Boat storage area is available. North Somerset Council is proposing to implement a loading ban at this location (side road off Newfoundland Way) from 9am to 6pm seven days a week. **Decision:** The Town Council should consider and accept this proposal to overcome access issues on the road. An enquiry has been made with North Somerset Council officers to establish if there is any costs for this provision.

8.3 North Somerset Council Housing Strategy 2022-2027

North Somerset Council is currently developing its new housing strategy for 2022-2027. The Draft strategy has been produced to highlight current issues and possible actions to take. **Decision:** The Town Council should consider the strategy that can be found <https://n-somerset.inconsult.uk/hous/consultationHome> and consider whether it wishes to respond to the consultation before 1st November 2021.

8.4 North Somerset Council Local List of Planning Applications Requirements

North Somerset Council are currently consulting until 11th October. This consultation sets out what plans, drawings and supporting information are required to be submitted with planning applications. Once adopted this document will be used to help applicants and the council to understand what is required for a planning application to be valid when submitted. The details of the consultation can be found: <https://n-somerset.inconsult.uk/PAR/consultationHome>

Decision: The Town Council should consider whether it wishes to respond to the consultation.

8.5 National Highways-Route Strategies Evidence Gathering On-line Tool

Portishead Town Council has been invited to submit its views and provide any evidence in respect to Route Strategies. Once information has been collated it will be included in its ongoing assessment and consideration of what priorities should be recommended to government for possible investment in RIS 3. The online tool for comments is here

<https://highwaysengland.co.uk/our-work/our-route-strategies/> and available until 30th November 2021.

Decision: The Town Council should consider whether it wishes to respond to the consultation.

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

Reference	Address	Summary
21/P/2342/TPO	32 The Deans, BS20 6EQ	T1 - Oak - Crown reduction by 2.5-3m. Remove deadwood. Remove epicormic growth at 4m on main stem
21/P/2357/TPO	Fedden Village, BS20 8EJ	G2, G3, T7, T8, T9 - Ash - Fell due Ash Dieback Disease
21/P/2375/TPO	1 The Knoll, BS20 7NU	T1 - Scots Pine - Fell (Dead & dangerous). T2 - Oak - Remove end weight by up to 2m on upper crown overhanging garden (To reduce risk of limbs failing and causing damage). T3 - Ash - Clear crown away from house to give 2m clearance (To prevent risk of damage to building in high winds). G1 - Holm Oaks - Crown reduction up to 5m (To allow recently planted Scots Pines to grow)
21/P/2407/AOC	10 St Marys Road, BS20 6QW	Discharge of condition No. 12 10% energy generation on application 21/P/0815/MMA
21/P/2424/TPO	Avon And Somerset Police Head Quarters, BS20 8JJ	T18 - Ash - Fell to leave 5m monolith due ash dieback stage 2-3
21/P/2438/TRCA	28 Pier Road, BS20 7EA	T1 - Crab Apple - Crown Reduction 2m
21/P/2439/TRCA	24 Pier Road, BS20 7EA	T2 - Crab Apple - Crown Reduction 2m
21/P/2440/TRCA	20 Pier Road, BS20 7EA	T2 - Crab Apple - Crown Reduction 2m
21/P/2452/TPO	16 Fircliff Park BS20 7HQ	T1 - Ash - Reduce crown over road and pavement by approx 2.5m

Reference	Address	Summary
21/P/2463/LDP	52 Phoenix Way, BS20 7JX	Certificate of Lawful Development for a proposed Loft conversion with rear dormer
21/P/2401/TPO	22 The Knoll, BS20 7NU	T1 & T3 - Ash - Fell due Ash Dieback Disease
21/P/2436/AOC	6 South Road, BS20 7DN	Request to discharge condition No.2 material to be used in the development on application 12/P/0697/MMA
21/P/2441/TRCA	61 West Hill, BS20 6LG	T1 - Lawson Cypress - Crown reduction 4.5m height, 2m laterally. T2 - Sycamore - Crown reduction 4m height, 3m laterally. T3 - Hazel - Crown reduction 2m height, 2m laterally.
21/P/2508/TRCA	St Joseph's, BS20 6JY	T1 - Ash - Fell due Ash Dieback. T2 - Lime - Crown reduction 2m.
21/P/2690/AOC	288 Down Road, BS20 8JT	Request to discharge condition No. 5 (Soft landscaping plan) on application 21/P/1691/FUH

9. Decision notices received from North Somerset Council – information only:

Reference	Address	Summary

10. Matters for next meeting:

- a. Late Planning Applications and Consultations

12. Date of the next meeting: Wednesday 1st December 2021

Julia Stuckey

Julia Stuckey, Town Clerk, published 30th September 2021