

Portishead Town Council

Minutes of the Planning Advisory Committee Meeting held on Wednesday 2nd June 2021

Zoom - Hybrid

THE FOLK HALL, 95 HIGH STREET, PORTISHEAD, BS20 6PR

TEL: 01275 847078 www.portishead.gov.uk

Chairman: Cllr. Paul Gardner Town Clerk: Julia Stuckey

Taking Part:

- Chairman:** - Councillor Mason
- Councillors, in person:** - Sterndale, Holland, Davey
- Councillors, online** - Slatter, Bull, Snaden* (*joined 19:47)
- Clerk:** - Sherborne (clerking meeting), Stuckey (Town Clerk)
- Public:** - There were 7 members of the public who joined the meeting online and 4 attending in person. There were no Press.

Councillor Mason welcomed everyone to the hybrid meeting. For those attending in person fire exits were pointed out. She explained that the meeting was being recorded.

PL1021 Apologies for Absence

Apologies were received and accepted from Councillors Cartwright and Snaden.

PL1022 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 Davey

Planning Application 21/P/1248/FUL

33 Beach Road West, Portishead, BS20 7HX

Reason: personal interest, acquainted with neighbours

Councillor Holland

Planning Application 21/P/1226/MMA

Land Adjacent to Westacre, Nichols Road, Portishead

Reason: personal interest, acquainted with neighbours

PL1023 Public Participation

John and Sarah Hale, two residents spoke against planning application 21/P/1421/FUH - 51 Heron Gardens, Portishead, BS20 7DH. They object on the grounds that currently they have a 6ft boundary fence lined with mature trees in their garden that is proposed to be replaced with a 12ft brick wall. This will affect the families outlook on their garden, result in a loss of wildlife and be disruptive during construction.

Nick and Catherine Joyce, two residents spoke against planning application 21/P/1248/FUL - 33 Beach Road West, Portishead, BS20 7HX. They object for the following reasons: overbearing due to increase in height, no visitor parking, steep access for vehicles, loss of light, introduction of balconies resulting in a loss of privacy, effect on street scene, loss of a building with heritage value, the number of parking spaces and with cars driving in/out of the rear of the property will affect the enjoyment of neighbours in their rear garden and could have a detrimental effect on their health. Construction will necessitate deep excavations next to a two-hundred-year-old property. In their opinion it contravenes policy DM37 of North Somerset Council's Local Plan as it is not in keeping with the surrounding area.

Clerk note: *It was noted @ 19:47 that Councillor Snaden joined the meeting.*

Gillian and David Gunnell, two residents, spoke against planning application 21/P/1248/FUL - 33 Beach Road West, Portishead, BS20 7HX. Gillian thanked the committee for taking part in an onsite meeting to view first-hand the impact the development would have on their property and their living conditions. Whilst they are pleased the site is going to be used for residential use after being left empty for so many years, they have major concerns. They were sad that it cannot be renovated at that it is going to be demolished. The property is in a row of three Georgian houses on Beach Road West. The following objections were raised: oversized development, height of building, rear parking, increased pressures to on-street parking on Beach Road West, proposed balconies will overlook neighbouring properties and result in a loss in privacy. Noise and pollution from cars using the new narrow road between the properties (31 and 33) to access the rear car park. Due to the level of the rear garden and proposed car park, cars will be 1.5m above the fence line. A previous planning application for the use of the rear garden as a car park was refused.

Clerk note: *Councillor Snaden had no Declarations of Interest to register.*

PL1024

To receive the Chairman's report

A. Portishead Lifeboat Trust

An onsite meeting was held with Councillors Sue Mason, Sterndale, Cartwright and Tina Mason, and Mr Robert Crane from the Portishead Lifeboat Trust. Unfortunately, the Architect working on behalf of Portishead Lifeboat Trust was unable to attend due to other commitments. It was understood that there is a small section of land that is unregistered between land owned by North Somerset Council and the leaseholder who has granted permission for the steps to be sited on his land. Mr Crane reiterated

that Portishead Lifeboat Trust are unable to take ownership or maintain the steps. The steps would need to be taken on by a local authority. Portishead Lifeboat Trust will provide finance for purchase, installation and maintenance. Councillor Snaden confirmed that he would take the matter up with North Somerset Council in liaison with Mr Robert Crane and provide the committee with an update next month.

B. Portbury Sea Wall

It was understood that the Sea Wall Commissioners have decided to cease surveying and the upkeep of the Portbury Sea Wall (starts by lock gates and runs along the salt marshes past Wessex Water site). Wessex Water will be building their own wall around its plant next year as so the area is no longer under concerning threat.

PL1025

The Planning Advisory Committee Minutes for 5th May 2021 were approved and accepted as a true record. They were duly signed by Councillor Mason.

RESOLVED

To accept the Minutes as a true record of the meeting that took place on 5th May 2021.

Vote recorded: majority in favour.

PL1026 The following planning applications were considered:

The Chairman changed the order of the meeting.

21/P/1248/FUL 33 Beach Road West, Portishead, BS20 7HX

Demolition of existing building altered access and construction of a block of 4no. apartments with associated car parking, cycle and refuse storage.

The meeting discussed the size of the development and noted the comments made by neighbours during public participation. In addition, it had concern for the 45-degree rule. A discussion took place regarding calling the matter to North Somerset Council's Planning committee for determination

Clerk note: *Councillor Davey was temporarily absent from the meeting @ 8.10pm*

RESOLVED

Objects:

- out of keeping with the street scene,
- overbearing
- overdevelopment of the site
- the balconies will overlook the neighbours resulting in a loss in privacy
- loss in light
- insufficient parking to accommodate visitors
- loss of open space in the rear of the property
- the 45-degree angle ruling needs to be investigated

- there is no report from the Highways department regarding the access to and from the site, which is steep and narrow. This and the height of the rear parking area could be detrimental to the neighbours living conditions and should be supplied to consider the application.
- development contravenes Policy DM37
- to write to the District Ward Councillor Snaden asking them to call the application to North Somerset Council's Planning committee for determination if the Case Officer is minded to approve the application

Vote: majority in favour. Councillor Davey abstained from voting.

21/P/1421/FUH 51 Heron Gardens, Portishead, BS20 7DH

Proposed erection of a single storey side/rear extension.

The meeting understood that a 12ft brick wall would be replacing the existing 2m boundary fence. The plans were not clear and did not show the impact but photos of the garden blossoming with trees had previously been made available to members.

RESOLVED

Objects:

- overbearing
- overdevelopment of the site
- replacing the existing 2m boundary fence with a 12ft brick wall will have a detrimental effect on the living conditions of the neighbours at both 49 and 53 Heron Gardens.
- the extension is right on the neighbours boundary
- to write to Councillor Huw James, the District Ward Councillor, asking him to call the application to North Somerset Council's Planning committee for determination if the Case Officer is minded to approve the application

Vote: majority in favour.

Clerk note: *Councillor Davey left the meeting due to poor health.*

21/P/1152/FUL 94 High Street, Portishead, BS20 6AJ

Proposed first floor extension above existing storage unit (B2/B8 use class)

The meeting discussed a previous application at the site. There was one online comment regarding a view being blocked, a loss of light and an increase in flow of both visitors and deliveries. The plans were difficult to read and there is no parking.

RESOLVED

Objects:

- overdevelopment of the site
- loss of light
- detrimental effect on the living conditions of the neighbours in flats nearby
- no parking

Vote: majority in favour.

21/P/1269/FUL 18 Halliwell Road, Portishead, BS20 8JP

Demolition of existing dwelling and erection of 2no. dwellings and garages.

The meeting noted that the site location and topographical plans could not be viewed as they were WPS documents. Access to the site was discussed as one part of the road is private and extremely narrow (steep section). There were two online comments.

RESOLVED

Objects:

- overdevelopment of the site, which is not suitable for two dwellings
- out of keeping with Halliwell Road
- overlooking neighbours
- a condition should be applied to ensure that any construction traffic enters and exits from the flatter side of Halliwell Road (by house numbers 55 Hillside Road and 2 Halliwell Road, Portishead) and not between numbers 25 and 27 Hillside Road.

Vote: majority in favour.

21/P/1283/FUH Ridgewood, 27 St Marys Road, Portishead, BS20 6QP

First floor extension to create additional storey, two storey rear extension, rear dormer, remodelling and associated works.

The meeting understood that a development nearby had a condition attached that the front of the dwelling is restricted to a single story as it would otherwise affect the street scene.

RESOLVED

No objection

Vote: majority in favour.

21/P/1265/NMA Lansdowne, Belton Road, Portishead, BS20 8DR

Nonmaterial amendment to application 20/P/0359/FUH (Erection of two-story extension to rear and single-story porch extension to front of existing dwelling. Replacement of two Velux to rear to be replaced with Dormers to match existing) to allow a change of proposed external cladding material from Timber & Standing seam anthracite cladding to natural stone.

The meeting noted that this application had already been determined by North Somerset Council on 25th May 2021, permission had been granted. The application was not further discussed.

21/P/1144/FUH 15 Fennel Road, Portishead, BS20 7AR

Proposed loft conversion with two flat roofed dormers to the front elevation roof slope

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1202/FUH 33 Jacobs Meadow, Portishead, BS20 7LN

Proposed erection of a first-floor side extension with a Juliet balcony to the rear elevation at first floor level.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1277/FUH 21 Woodhill Road, Portishead, BS20 7EU

Demolition of the existing rear detached garage and stone wall. Proposed erection of a new larger detached garage with a terrace to the rear garden.

21/P/1278/LBC 21 Woodhill Road, Portishead, BS20 7EU

Listed Building Consent for the demolition of the existing rear detached garage and stone wall. Proposed erection of a new larger detached garage with a terrace to the rear garden.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet. There were 6 comments online, 1 objecting and 5 in support. The objection related to safety as there is no pavement on Battery Lane and the development will offer no sightlines for vehicles egressing the site. Whilst most garages are right on the lane, at this point it is wide enough for vehicles to pass but that will be removed if the development goes ahead.

RESOLVED

No objection in principle but there are highway concerns, in particular pedestrian safety, when vehicles leave the site.

Vote: majority in favour.

21/P/1172/FUH 9 Denston Drive, Portishead, BS20 6YP

Conversion of existing store area and proposed single storey side extension.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1226/MMA Land Adjacent to Westacre, Nichols Road, Portishead

Minor material amendment to planning permission 19/P/0603/FUL, allowed at appeal reference APP/D0121/W/19/3233736 (Proposed construction of a 3-bedroom family home with associated storage, garage and parking space) to allow for Orangery replacement with store and walking wardrobe, garage storage replaced with study, doors to side balcony no longer recessed and side balcony supported on simple columns

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour. Councillor Holland abstained.

21/P/1235/FUH 16 Cabot Rise, Portishead, BS20 6NX

Proposed extension of existing rear balcony by 1 metre with installation of a new frame and two galvanised steel support columns and re-fitting of existing balustrade with new side rails and additional side panels.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1270/FUH 265 Down Road, Portishead, BS20 8HY

Proposed erection of a first-floor front extension above existing garage and new front dormer to replace existing roof lights. Installation of first floor rear window in the rear facade and associated internal alterations.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1341/FUH 45 The Finches, Portishead, BS20 7NE

Proposed erection of a two-storey rear extension.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1267/OUT Land to The Rear Of 69 South Road, Portishead

Outline application for the erection of a dwelling with approval for access (appearance, landscaping, layout and scale reserved for subsequent approval).

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1384/FUH 20 Hollis Avenue, Portishead, BS20 6TQ

Proposed erection of single-story side and rear extensions.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1422/FUH 15 Biscay Drive, Portishead, BS20 7GY

Construction of rear roof dormer.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet.

RESOLVED

No objection

Vote: majority in favour.

21/P/1427/FUH 11 Holly Ridge, Portishead, BS20 8BP

Proposed erection of a two-storey side extension and enlargement of front dormer.

The meeting noted that most members had already returned a comment of no objection on the committee's internal comments sheet. There were 3 online comments relating to a loss in light due to the size of the development and that other properties in the street are bungalows. A discussion took place regarding many of the bungalows having dormers and that the height of the extension over the garage would be in line with the existing roof level of the bungalow.

RESOLVED

No objection

Vote: majority in favour.

PL1027 Late Planning Applications and Consultations

The following plans had been registered by North Somerset Council during week commencing 24th May. The Town Council was notified on Tuesday 1st June 2021 and members had not had sufficient time to carefully consider all plans.

A discussion took place regarding writing to the relevant Case Officer at North Somerset Council to request a time extension to consider the plans at the Town Council's next Planning Advisory committee meeting in July:

21/P/1127/FUH 12 Pier Road, Portishead, BS20 7EA

Raise driveway to front garden to provide level parking and single-storey front extension to existing garage.

21/P/1428/FUH 23 Tower Road, Portishead, BS20 8RE

Proposed erection of a single storey rear /side extension with alterations to roof over existing store together with new a porch.

21/P/1446/FUH 10 Capenor Close, Portishead, BS20 6RH

Erection of garage to the front elevation of existing property, with main entrance relocated to the side of the property, creating additional off-street parking. Existing garage turned into living space/kitchen.

21/P/1459/FUH 2 Rodmoor Road, Portishead, BS20 7HZ

Demolition of the existing conservatory, utility and existing double garage. Proposed erection of single storey and two storey extensions to the North elevation, single storey extension to the South elevation and a new two storey front entrance lobby extension; Erection of a new replacement double garage & associated internal & external alterations.

21/P/1498/NMA Westacre, Belton Road, Portishead, BS20 8DR

Non material amendment to application 20/P/0348/FUH (Proposed remodelling of existing detached dwelling, to include minor extensions to current form.) to allow window location changes

21/P/1424/NMA Portishead Lawn Tennis Club, Esplanade Road, Portishead, BS20 7HB

Non material amendment to application 18/P/2729/FUL (construction of two additional tennis courts with lighting alongside the existing courts.) to change the proposed LED floodlight fittings to be used.

RESOLVED

The Town Council writes to the relevant Case Officers in relation to planning applications 21/P/1127/FUH, 21/P/1428/FUH, 21/P/1446/FUH, 21/P/1459/FUH, 21/P/1424/NMA and 21/P/1498/NMA to request a time extension to consider the plans at the next Portishead Town Council Planning Advisory committee meeting in July 2021.

Vote: majority in favour.

There were two plans that the Town Council has no statutory consultation and so the plans were not further discussed:

21/P/1426/HHPA 85 Paper Mill Gardens, Portishead, BS20 7RL

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 3.50 metres; 2) have a maximum height of 3.20 metres and 3) have eaves that are 2.20 metres high

21/P/1475/LDP 28 Victoria Square, Portishead, BS20 6AQ

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

The following planning application was discussed as the matter of replacing cladding had been discussed at a previous meeting.

21/P/1473/FUL Sixty8 at The Marina, Newfoundland Way, Portishead BS20 7QH

Recladding of the building to replace the existing high-pressure laminate (Parklex) Panels, the timber boarding (Stellac) and insulated render (Marmorit) with new 9mm Rockpanel Woods A2 cladding board, a new insulated render system (PermaRock), a new timber effect boarding (HardiPlank VL) and to replace the existing glazed spandrel panels at high level with new insulation and new back painted glazed spandrels.

RESOLVED

No objection

Vote: majority in favour.

North Somerset Council – Revised Parking Standards Supplementary Planning Documents:

Members had already received the link to North Somerset Council's revised parking Standards Supplementary Planning Document and understood that feedback was being sought from members or the public, businesses, and other interested stakeholders. The consultation is open and runs until 28 Jun 2021. Full details can be found online <https://n-somerset.inconsult.uk/parkingspd/consultationHome>

Councillor Mason thanked Councillor Slatter for the valuable feedback she had provided members ahead of the meeting. A discussion took place as to whether the online 7 questions were specific to parish councils and the bus service, particularly the X5 that requires financial investment. Councillor Slatter understood that Councillor Goddard is currently dealing with the X5 bus service. Councillor Mason gave an overview of the supplementary planning document.

RESOLVED

- members to complete the online survey individually
- a Working Party is formed consisting of Councillors Bull, Slatter, Holland and Mason with delegated authority from the committee to formulate and submit a response on behalf of the Town Council
- that the Assistant Clerk arranges and attends the Working Party meeting

Vote: majority in favour.

North Somerset Council – Active Travel Improvements at Baker Street and Milton Road, Weston-super-Mare:

The meeting understood that consultation was still open to provide feedback on Active Travel improvements at Baker Street and Milton Road online: <https://n-somerset.inconsult.uk/bakerstmiltonrd/consultationHome> until 23rd June 2021.

RESOLVED

That the Town Council makes no response to the consultation.

Vote: majority in favour

North Somerset Council – SNN4371 Street Naming for development at 10 St Mary's Road, Portishead – planning applications 15/P/1668/F and 21/P/0815/MMA

The meeting noted that North Somerset Council has proposed registering five dwellings at the above site with the following addresses 1-5 Homefields, The Paddock Gardens, Portishead. North Somerset Council's Street naming process can be viewed here: <https://www.n-somerset.gov.uk/my-services/parking-travel-roads/roads-streets/street-naming-numbering> A discussion took place regarding the level of consultation available to the Town Council.

RESOLVED

Portishead Town Council responds to North Somerset Council that it has no objection or queries regarding the proposed address: 1-5 Homefields, The Paddock Gardens, Portishead.

PL1028 For information only – planning applications not requiring consultation:

21/P/1218/TPO Flat 28, Fedden Village, Nore Road, Portishead, BS20 8DN
G1 - Oak, Beech, Horse Chestnut - Crown lift to 4-5m (secondary laterals only) over the road and car park, remove significant deadwood. General maintenance to ensure clearance for service vehicles

21/P/1469/TPO 2 Norewood Grove, Portishead, BS20 8DL
1 - Yew - Crown lift over road to 6m, cut back to wall up to 2.5m

21/P/1225/AOC Land Adjacent to Westacre, Nichols Road, Portishead
Discharge of condition 4 (Levels), 6 (Screening) and 7 (Landscaping) on application 19/P/0603/FUL

21/P/1227/AOC **Puzzlewood, Woodlands Road, Portishead, BS20 7HF**
Discharge of condition 6 (external lighting) and 7 (privacy screen to the west and east sides of balcony) on application 18/P/3962/FUH

PL1029 Decision notices received from North Somerset Council – information only:

The meeting noted the following decisions:

The examination into the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood plan has now concluded and the Examiner has submitted his report. He has concluded that with a number of modifications the Plan can be put to referendum. North Somerset Council Executive will consider the report on 23 June. If agreed, it is likely that a referendum will be held in September this year. The referendum will be within the parishes of Abbots Leigh and Pill & Easton-in-Gordano.

21/P/0534/TPO
3 Burlington Road, Portishead, BS20 7BG
REFUSED

21/P/0533/TPO
5 Burlington Road, Portishead, BS20 7BG
REFUSED

21/P/0686/TPO
2 Nore Park Drive, Portishead, BS20 8DY
REFUSED

21/P/0550/TPO
Garden Flat, 6 Springfield Road, Portishead
REFUSED

PL1030 External Organisations – information only **Environmental Permitting (England and Wales) Regulations 2016, Regulation 31**

The meeting noted that an appeal had been made by NNB Generation Company (HPC) Limited at Hinkley Point C, Bridgwater, TA5 1UD. The appeal to discuss the Hinkley water cooler and its impact on fish is scheduled to take place on 8th June 2021.

PL1031 Matters for the next meeting:

- Late planning applications and consultations.
- To receive an update from Councillor Snaden regarding the Portishead Lifeboat Trust proposals for new steps.

PL1032 Date of next meeting:

The date of the next meeting is Wednesday 7th July 2021.

Meeting closed: 9.48pm

Signed:

Councillor Sue Mason

Planning Chairman