

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING ADVISORY GROUP MEETING
HELD ON WEDNESDAY 6TH MAY 2020
HELD REMOTELY BY MICROSOFT OFFICE TEAMS**

TAKING PART:

- In the Chair: - Councillor Mason
- Councillors: - Gardner, Sterndale, Davey, Shepperdson,
Holland (*) and Bull

Councillor Mason welcomed the committee and members of the public to the Microsoft Office Teams meeting being held remotely due to Covid-19. It was noted that the meeting was being recorded.

There were approximately 4 members of the public who joined in the meeting.

PL863 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE
No apologies were received to consider.

Assistant Clerk note: Councillor Gardner left the meeting to assist Councillor Holland joining the meeting

PL864 TO RECEIVE ANY DECLARATIONS OF INTEREST AND ANY REQUESTS FOR DISPENSATIONS
There were no declarations of interest expressed from Councillors Sterndale, Shepperdson, Davey and Mason.

PL865 PUBLIC PARTICIPATION
Mr Maltby spoke in relation to planning application 20/P/0869/LDP. He asked for the application to be "called-in" and dealt with by North Somerset Council's Planning committee rather than being determined by an individual officer and urged Portishead Town Council to ensure North Somerset Council get legal advice from a Barrister and widely publish the advice it receives.

Assistant Clerk note: Councillor Gardner re-joined the meeting and confirmed that he had no declarations of interest.

PL866 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON:

RESOLVED

To approve and accept the Minutes of the meeting held on Wednesday 1 st April 2020.

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

PLANNING APPLICATIONS

**20/P/0724/OUT WESTWINDS, LAKE ROAD, PORTISHEAD
BS20 7JA**

Outline application for the erection of a detached dwelling on disused garden plot. (All matters reserved for subsequent approval.)

Councillor Mason informed the meeting that this application had been withdrawn on 01/05/20.

20/P/0830/TPO 34 THE DEANS, PORTISHEAD, BS20 6EQ

T1 - Oak - Crown reduce by 2 - 3 metres.

Councillor Mason informed the meeting that this matter had been dealt with under chairman's delegated decisions following the receipt of comments from the Tree Warden. Since publishing the meeting agenda, a response to the application of "no objection" had been registered with North Somerset Council.

**20/P/0869/LDP KINGSWAY PARK, SEVILLE ROAD,
PORTISHEAD, BS20 7DT**

Certificate of Lawful Development for the proposed use (s192) in respect of the use of land as a caravan site for up to Twenty caravans.

A discussion took place regarding the Town Council's objection to a previous application (19/P/2428/LDP) on this site and the meeting noted that there were 101 comments online about the application. It was understood that this was more of a technical legal matter than a planning application but the access issue for nearby residents should not be overseen.

Assistant Clerk note: *Councillor Holland joined the meeting.*

RESOLVED

Portishead Town Council objects and asks Councillors Gardner and Snaden to work with North Somerset Council's legal team to fully review the LDP certificate, asking it to seek professional advice from a Barrister who is experienced in caravan sites and rights of way.

**20/P/0806/FUL ALDI, WYNDHAM WAY, PORTISHEAD,
BS20 8LR**

New additional external plant and associated plant enclosure

The meeting understood (according to the Noise Impact Assessment) that there would be no increase in predicted plant noise.

RESOLVED

No objection.

PL868

TO RECEIVE THE CHAIRMANS REPORT

Councillor Mason reported to the meeting:

- Wyndham Way Widening Scheme – road between Portbury common and Quays Avenue will be closed between 8.00pm and 6.00am on 6th, 7th, 11th, 12th, 18th and 19th May. A discussion took place regarding noise levels for residents in the Vale and Heron Gardens and that it would be appropriate to put this information on the Town Council's website and Facebook page. Councillor Gardner agreed to contact the officer at North Somerset Council regarding the potential noise impact.
- North Somerset Council's Public Rights of Way (PROW) Team are postponing advertising Definitive Map Modification Orders (beyond the Legal Order stage) until Covid19 restrictions are lifted.
- The Town Council had been contacted by the Planning Advisor for Extex Building Performance. Extex are the operators of the Siniat UK plasterboard factory at Redland Avenue within Royal Portbury Dock. They are currently working towards submitting a planning application to extend the existing building. Whilst this site is not within the parish of Portishead the Town Council wrote asking for further details e.g. its timetable and proposed transport plan as this extension could impact on junction 19. Unfortunately, to date, the information has not been provided due to Covid-19. A discussion took place and the meeting agreed that the Town Council should write and request an Air Quality statement whilst waiting to see if a planning application is submitted.
- Consultation on North Somerset Council's Local Plan (to replace its involvement in Joint Spatial Plan) is expected May-June 2020.
- That the Town Council is submitting its Severnet membership application. Severnet host several forums bringing together stakeholders to look at travel, transport, economy and employment quarterly in Avonmouth. Severnet also get involved with initiatives including improvements to local walking and cycling networks and developing bus services. Councillor Gardner offered to represent the Town Council and Mr Patrick Heaton-Armstrong a local resident agreed to volunteer in the absence of Councillor Gardner.

PL869

OTHER PLANNING MATTERS & CONSULTATIONS

LATE PLANNING APPLICATIONS & CONSULTATIONS

20/P/0945/TRCA 2 Pier Road, Portishead, BS20 7DZ

T1 - Sycamore - Crown reduce by 4m. Crown lift to 3m from ground level. T2 - Sycamore – Fell

The meeting understood that there is no statutory consultation on work(s) to tree(s) application (TRCA). Councillor Mason believed that according to the site plan these trees are in East Wood, the other side of Pier Road to the applicant.

RESOLVED

Object – the trees are part of East Wood within a conservation area and not owned by the applicant.

20/P/0950/LDP 27 Clevedon Road, Portishead, BS20 6TF

Certificate of lawful development for the proposed conversion of existing detached garage into habitable space, ancillary to the main dwelling.

The meeting understood that there is no statutory consultation on Lawful Development use/proposal (LDP) applications. It considered that the existing and proposed parking is not defined, and a garage will be lost.

RESOLVED

Objects – existing and proposed parking is not defined and regrets the loss of a garage.

20/P/0954/TPO 39 Sally Hill, Portishead, BS20 7BH

T1 - Lime in 37 Sally Hill - Crown lift to 4-5m. T2 - Lime in 41 Sally Hill - Crown lift to 4-5m.

The meeting noted that the trees are within the gardens of number 37 and 41.

RESOLVED

Portishead Town Council remains neutral and accepts the advice of North Somerset Council's Tree Officer.

20/P/0967/FUH 9 Valley Road, Portishead, BS20 8JU

Demolition of front porch and proposed construction of first floor extension above existing bungalow and conversion of attached single story garage with the construction of a first-floor level above. Proposed erection of a detached double garage within the front curtilage.

The meeting discussed the location of the garage at the front close to the boundary and that the front gates are solid unlike nearby properties where gates offer visibility.

***Assistant Clerk note:** there was an interruption due to internet problems at which time Cllr Mason and the Assistant Clerk temporarily lost connection.*

RESOLVED

Objects – the solid entry gates and the location of the garage close to the front boundary are out of keeping with the street scene. Portishead Town Council also asks that Councillor Nicola Holland “calls-in” this application to be determined by North Somerset Council’s Planning and Regulatory committee.

Vote: 3 in favour including the Chair of PAG / 1 against / 2 abstentions
- Cllrs Gardner asked for his abstention to be recorded

**20/P/0605/R3 Land Adjacent To Brookfield Walk Clevedon
BS21 6YG**

Erection of an up to 85 place, single storey Profound and Multiple Learning Difficulties School (use class D1) for 3yrs to 19yrs including classrooms, recreation hall, dining hall, hydro-therapy pool and therapy rooms plus external play areas, parking and amenity space.

Second site for Baytree Special School at Brookfield Walk in Clevedon
<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q6RU55LPI1400>

The meeting discussed this application and felt it inappropriate to comment as it is not within the parish.

RESOLVED

No comment.

PL870 **SECTION 3 – DELEGATED CHAIRMAN DECISIONS**
The meeting noted the Planning Chairman's delegated decisions –
Planning and Tree applications as previously circulated.

PL871 **MATTERS FOR THE NEXT MEETING**
Late Planning Applications & Consultations

PL872 **DATE OF NEXT MEETING**
The date of the next meeting is Wednesday 3rd June 2020.

Meeting closed: 8.45pm

DRAFT

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
20/P/0696/FUH	124 Slade Road, Portishead, BS20 6BB	New single garage to the West side of the main house (part retrospective).	Objects - garage is contrary to clause 12 of the planning permission granted by North Somerset Council on 19th June 2019.
20/P/0715/LDE	34 Hollis Avenue, Portishead, BS20 6TQ	Certificate of Lawful Development for existing use of annexe as separate dwelling.	No objection.
20/P/0732/FUH	6 Cabot Rise, Portishead, BS20 6NX	Proposed folding glazed doors to West Elevation and enlarged window to North Elevation.	No objection subject to the side of the balustrade facing no. 8 being obscured glass.
20/P/0784/FUH	6 Tarragon Place, Portishead, BS20 7FH	Single storey side extension.	No objection.
20/P/0741/FUH	1 Bedwin Close Portishead Bristol BS20 8BY	Construct new single storey side extension.	No objection.
20/P/0821/NMA	Parish Wharf Leisure Centre Harbour Road Portishead Bristol BS20 7DD	Nonmaterial amendment to application 18/P/3106/R3 (Electric Vehicle Rapid Charging Hub and associated landscaping works) to allow reconfiguration of the approved site (as detailed on application form).	No objection.
20/P/0890/FUH	6 The View, Woodhill Road, Portishead, BS20 7QW	Reinstatement of north and south elevation transept roof over existing third floor terrace including the installation of 4x conservation rooflights.	No objection.

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

20/P/0752/TPO	68 Charlcombe Rise, Portishead, BS20 8ND	G1 - Black Pine - Crown lift by 3m.	Object as unclear whether this work is to one or all of the trees within the group.
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