

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING ADVISORY GROUP (PAG) MEETING
HELD ON WEDNESDAY 1ST JULY 2020 at 7.30pm
REMOTELY BY MICROSOFT OFFICE TEAMS**

TAKING PART:

In the Chair: - Councillor Mason

Councillors: - Gardner, Sterndale*, Davey, Shepperdson,
Holland, Snaden, Cartwright*
(* members arriving after meeting commenced due
to connection issues)

Clerking: - Sherborne (Assistant Clerk)

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

There were four members of the public who joined the meeting at the time of counting, not all remained online for the whole duration.

PL885 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE
There were no apologies to note.

**PL886 TO RECEIVE ANY DECLARATIONS OF INTEREST AND ANY
REQUESTS FOR DISPENSATIONS**

- Councillor Holland
Planning Application 20/P/1230/FUH
Personal interest: neighbour
- Councillors Gardner, Sterndale*, Davey, Shepperdson, Snaden,
Cartwright* (*given when joined meeting)
Planning Application 20/P/1230/FUH
Personal Interest: acquainted to the applicant
- Councillor Sterndale* (*given when joined meeting)
20/P/1346/FUH
Personal interest: previous neighbour

- Councillor Sterndale* (*given when joined meeting)
20/P/0547/FUL
Personal interest: previous neighbour

PL887 PUBLIC PARTICIPATION

Mr Andrews a resident spoke in support of planning application 20/P/1009/FUH – 45 Combe Avenue. The proposed gate is to improve security and any noise from the gates will be low and only be heard when the gates open/close. He has taken advice from a structural engineer and there will be no impact on the footpath.

Councillor Sterndale joined the meeting.

Councillor Mason understood that there had been a problem with North Somerset Council’s website and the latest information supplied to North Somerset Council by Mr Andrews is not yet available online. A letter from neighbour’s solicitor also not online.

A discussion took place explaining that this committee is only an advisory group and that the decision will be made by North Somerset Council. It was disappointing that not all the information was available to the committee to consider and that North Somerset Council had already extended the Town Council’s consultation period but were expected to respond by no later than 3rd July.

The committee felt that the Town Council should write to North Somerset Council and explain the difficulties it placed the parish under having to consider the matter without all the facts.

Councillor Sterndale gave her declarations of interest (as noted under PL886).

Councillor Cartwright joined the meeting.

PL888 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

PLANNING APPLICATIONS

20/P/1009/FUH 45 COMBE AVENUE, PORTISHEAD, BS20 6JE
New entrance gate and replacement of fencing to front boundary

Councillor Shepperdson clarified points with the applicant, the noise of the gate motor and the structural impact on the footpath. Councillor Mason noted it being reported *“that the motor will generally only be active when vehicles enter/exit the site so there will be noise from a car engine. The gate motor is unlikely to increase the noise levels (increase 3 decibels) – barely perceptible to the human ear, especially when there is other traffic noise”*.

Councillor Cartwright joined the meeting.

RESOLVED THAT

No objection

Councillors Shepperdson, Sterndale and Davey abstained from voting.

PL889 PUBLIC PARTICIPATION

Mrs Hennessy a local resident asked if specifically, the District Councillors present had any update in terms of access to the Esplanade in light of the parking problems in the area with the current vehicular restriction? Councillor Snaden confirmed that he would find out and report back to Mrs Hennessy later in the week.

Mrs Hennessey expressed concern about the Town Council's halls reopening update and asked why the council was doing things different to government guidelines. Government guidelines permit halls to reopen next week (from 6th July). She felt that it was possible, with so few people taking part in the PAG meeting, that attendees would be able to socially distance. There had been some debate online as to whether members of the public or volunteers are able to access the hall or council clerical staff. Councillor Mason confirmed that the Town Council office is shut and staff are in the main working remotely from home. The Assistant Clerk confirmed that hall Risk Assessments were being completed with a view to reopening the halls on 4th July, providing government guidelines could be met. An update would be offered to Mrs Hennessy in due course.

Mrs Paddy Sterndale a Town Councillor speaking as a member of the public taking part in the meeting spoke in relation to 20/P/1346/FUH. She lived in a neighbouring property and had not received notification from North Somerset Council about the planning application. She urged the Town Council not to process the application without first being able to note any comments from neighbours. A discussion took place about writing to North Somerset Council regarding timelines allowing neighbours to comment and to request a time extension to consider the application.

Councillor Sterndale temporarily left the meeting.

Mrs Parry a local resident spoke in support of her planning application – 20/P/1230/FUH. She wanted to clarify that they were only replacing the old balcony (replacing the wood for stainless steel and filling the space between the steel with glass) as others nearby had done.

Mr Maltby a local resident reiterated his comments from last time that he felt it was wholly unacceptable to be holding meetings remotely in this format, people were having trouble getting into the meeting and not everyone could be heard. He felt that there were so few people attending it could be held in the Folk Hall. Councillor Mason hoped that the next PAG meeting might be held in the hall but that will need to be confirmed.

PL890 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

20/P/1105/FUH 48 BRENDON ROAD, PORTISHEAD, BS20 6DH
Extension to first floor on west elevation. Alterations to windows and doors.

The meeting understood that previous application for the site had been considered. The consent already given was for windows at the front and the main door to the side. A discussion took place regarding the site being a small plot for the development.

RESOLVED THAT

Objects – overdevelopment of the site, parking and a lack of amenity space for the size of house.

PL891 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON: The Minutes of 3rd June 2020 were accepted and confirmed.

PL892 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE

20/P/1226/FUH 65 DRAKES WAY, PORTISHEAD, BS20 6LD
Proposed erection of a two-storey front extension

The meeting discussed the potential loss of light to neighbouring properties, the development being out of keeping with the street scene and the building coming forward of the build line in the street. It was noted that these properties are built on piles in the sloping ground.

RESOLVED THAT

Objects - loss of light to neighbouring properties, out of keeping with established character of the area, impact of loss in light to immediate neighbours and structural concerns.

20/P/1192/MMA 124 SLADE ROAD, PORTISHEAD, BS20 6BB

Minor material amendment to application 18/P/3187/FUL (Erection of 4 dwelling houses, conversion of an outbuilding into a single dwelling house, and associated access and landscaping works) to allow changes to the Coach House consisting of an extension to by incorporation of a single storey lean-to into the Coach House as habitable accommodation; removal of chimney; extension of garden area and change to parking layout

A discussion took place regarding the level of change to the original plan and that it would be useful to have diagrams highlighting the changes on MMA planning applications. This matter should also be reflected in the letter that the Town Council writes to North Somerset Council regarding its process. In the interim the plan should be added to the PAG watchlist.

RESOLVED THAT

Subjects to the planning application. Portishead Town Council will add the application to its watchlist and ask the District Ward Councillor, Tim naden, for this to be called to North Somerset Council's Planning & regulatory committee if the Case Officer is minded to approve the application.

Councillor Holland abstained from voting. Councillor Mason voted against.

20/P/1317/TPO 3 BURLINGTON ROAD, PORTISHEAD, BS20 7BG

T1 - Lime - Crown thin by 25%

The meeting understood that there was a long row of these trees running along the back of gardens on Burlington Road. The Assistant Clerk wrote to North Somerset Council's Tree Officer to ask for his advice regarding how to deal with these applications consistently, who responded: *"we have no authority to ensure that these trees are treated as a group. We can only respond to individual applications. However, we can ensure that works proposed for any individual tree are considered in the context of the entire group and our aims for the group management. E.g. Allowing crown thinning but not crown reductions. Allowing crown lifts to 5m but not beyond etc. This will ensure that any precedent set is consistent with aim for the group. Currently this means allowing light to pass through the crowns and allowing reasonable clearance below for access and recreation but refusing applications for reduction which will alter the natural form of the trees and reduce their visual amenity"*.

The Town Council's Tree Warden believes that the Tree Officer will support 20% reductions not 25% and that applications for reducing trees within the row of trees should be processed consistently.

RESOLVED THAT

Objects to 25% reduction but has no objection to 20% crown thin.

**20/P/1185/TPO 5 BURLINGTON ROAD, PORTISHEAD, BS20
7BG**

T1 - Lime - Crown thin by 25%

Discussion took place as the above application 20/P/1317/TPO as the trees are in the same row.

RESOLVED THAT

Objects to 25% reduction but has no objection to 20% crown thin.

**20/P/1248/FUH 19 WATERSIDE PARK, PORTISHEAD, BS20
8LL**

Part Retrospective planning application for the erection of a single storey rear extension, together with new terracing.

A discussion took place regarding the location of the site in terms of the oil tanks. It was understood that an objection had been made on North Somerset Council's website stating that this property is situated in the inner zone of the 3-Tier PIZ map that surrounds all Top Tier COMAH sites such as RBPSD and as such legislation states that development of any kind is not permitted in areas that fall within the inner zone.

It was noted that the neighbours privacy may be affected but the applicant had offered to erect a high fence to overcome this.

Neighbours had yet to receive a letter from North Somerset Council informing them of the development, so not all neighbours have had the opportunity to comment on the application.

RESOLVED THAT

Objects - this property is situated in the inner zone of the 3 Tier PIZ map that surrounds all Top Tier COMAH Sites such as RBPSD. It is understood that legislation states that development of any kind is not permitted in areas that fall within the inner zone of such maps.

20/P/1265/FUH 8 MALIN PARADE, PORTISHEAD, BS20 7FW
Proposed erection of a two-storey rear extension

The meeting noted that there were no online objections and that there are no neighbours to the side of the extension other than garages.

RESOLVED THAT

No objection

PL893

TO RECEIVE THE CHAIRMANS REPORT

Councillor Mason reported:

- the Town Council wrote to Paul Morris of North Somerset Council regarding its Emergency Planning and Resilience Standards. No response has been received to date.
- so far there has been no application from Siniat UK Plasterboard Factory for an extension at its Royal Portbury dock site.
- Highways England announced closures to part of J19 roundabout and slip road from 8pm to 6am, Monday-Friday - 29th June to November 2020. There are three phases: preparatory work by Highways England - then Wales and West worke- then Highways England can complete its traffic flow improvements.
- North Somerset Council's Enforcement Team had been in contact with the office regarding 66 Severn Road. It is understood that an application for the works has been submitted for consideration but NSC are seeking clarification about the application.

PL894

OTHER PLANNING MATTERS & CONSULTATIONS

LATE PLANNING APPLICATIONS & CONSULTATIONS

A discussion took place regarding the processing of late planning applications and the short turnaround as the Town Council were only informed of the applications on Monday and felt unable to represent residents in such a short period of time.

20/P/0899/FUL 1A VICTORIA SQUARE, PORTISHEAD, BS20 6AQ

Demolish existing conservatory and erect a new single storey front extension with relocation of front wall

RESOLVED THAT

No objection

20/P/1232/NMA 67 WOODHILL ROAD, PORTISHEAD, BS20 7HA

Non-material amendment to application 18/P/4328/FUH (Single storey rear extension with balcony, cladding to front elevation and other minor alterations) to Increase the depth of the lower ground floor extension from 3.1metres to 4.405metres and replacement of the external staircase

The meeting noted that there was no consultation required for this application.

RESOLVED THAT

The meeting noted that there was no consultation required for this application.

20/P/1230/FUH 4 CABOT RISE, PORTISHEAD, BS20 6NX

Replacement of existing timber and glass balcony with a new balcony consisting a galvanised steel frame and freestanding glass balustrade.

RESOLVED THAT

No objection but records that most of the Town Council's Planning Advisory Group declared an interest in being acquainted with the applicant.

**20/P/1318/TRCA YEWTREE HOUSE, NEWLANDS HILL,
PORTISHEAD, BS20 6AZ**

T1 - Thuja - 1.5 metres reduction of crown (30%)

The meeting noted that there was no consultation required for this application.

RESOLVED THAT

The meeting noted that there was no consultation required for this application.

**20/P/1326/TPO 61 CHARLCOMBE RISE, PORTISHEAD, BS20
8ND**

T1 - Scots Pine - Reduce spread of limbs towards house by approx 1.5m

The meeting noted the comments from the Town Council's Tree Warden and that he had no objections.

RESOLVED THAT

No objection

20/P/1346/FUH 31 Hillside Road, Portishead, BS20 8EU

Remodel of primary elevation to include new front balcony, windows, cladding and roof.

Various members (5) had not had the time to view the application and wanted to request a time extension from North Somerset Council.

RESOLVED THAT

That the Town Council writes to the relevant Case Officer asking for a time extension to consider this application at its next meeting on 05/08/20 as there has been insufficient time to consider the plans in detail.

20/P/1351/NMA 20 NORE PARK DRIVE, PORTISHEAD, BS20 8DY

Non-material amendment to application 20/P/0638/FUH (Demolition of existing rear extension to kitchen and construction of enlarged single-storey extension in its place. Enlargement of rear and front roof dormers. Demolition and re-build of the front porch. New roof tiles to existing roof). to allow design change to the corner window detail on the rear extension. Two individual windows are proposed.

The meeting noted that there was no consultation required for this application.

RESOLVED THAT

The meeting noted that there was no consultation required for this application.

20/P/1352/FUH 18 LEESIDE, PORTISHEAD, BS20 6JN

Proposed two storey side extension to provide additional accommodation.

Various members (5) had not had the time to view the application and wanted to request a time extension from North Somerset Council.

RESOLVED THAT

That the Town Council writes to the relevant Case Officer asking for a time extension to consider this application at its next meeting on 05/08/20 as there has been insufficient time to consider the plans in detail.

20/P/1370/FUH 1 SPRING RISE, PORTISHEAD, BS20 6RE

Two storey side extension to provide additional living accommodation

RESOLVED THAT

That the Town Council writes to the relevant Case Officer asking for a time extension to consider this application at its next meeting on 05/08/20 as there has been insufficient time to consider the plans in detail.

20/P/1387/FUH 410 NORE ROAD, PORTISHEAD, BS20 8HA

Demolition of existing raised decking to allow for a new proposed two-rear extension.

RESOLVED THAT

That the Town Council writes to the relevant Case Officer asking for a time extension to consider this application at its next meeting on 05/08/20 as there has been insufficient time to consider the plans in detail.

7.2 APPEAL CONSULTATIONS

An appeal has been made to the Planning Inspectorate against North Somerset Council's decision to refuse to grant planning permission. The Town Council has the option to review the comments it previously made and to make further comment/modify or withdraw its comments. Any such representations need to be made before 10th July 2020.

APPEAL REFERENCE APP/DO121/W/20/3252552

APPLICATION REFERENCE 20/P/0547/FUL

37 HILLSIDE ROAD, PORTISHEAD,

Demolish existing 3 bed house and construct 2no.semi detached Houses

It was noted that two applications have been submitted to build on this piece of land.

- Overdevelopment of the site, squeezing two properties into the space of one property as the proposal is for 2 semi-detached 3 storey town houses replacing a bungalow
- Out of keeping with the street scene, all properties on this road are detached and it is close to the nearby picturesque National Trust area
- Overbearing on neighbouring properties and out of scale and character with surrounding properties
- Loss of on-street parking currently used for walkers and fisherman who use the street to park their cars whilst using the coastal path

RESOLVED THAT

- Overdevelopment of the site, squeezing two properties into the space of one property as the proposal is for 2 semi-detached 3 storey town houses replacing a bungalow
- Out of keeping with the street scene, all properties on this road are detached and it is close to the nearby picturesque National Trust area
- Overbearing on neighbouring properties and out of scale and character with surrounding properties
- Loss of on-street parking currently used for walkers and fisherman who use the street to park their cars whilst using the coastal path

Councillor Sterndale abstained from voting.

PL895 SECTION 3 – DELEGATED CHAIRMAN DECISIONS

The meeting noted the Planning Chairman’s delegated decisions: Planning and Tree applications as previously circulated.

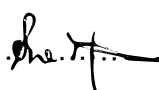
PL896 MATTERS FOR THE NEXT MEETING

Late Planning Applications & Consultations
Revision of Rights of Way improvement plan – to receive a report from the Working Party (Cllrs Davey, Snaden and Shepperdson)

PL897 DATE OF NEXT MEETING

5th August 2020

Meeting closed 9.46pm

Signed:  Dated: 23 August 2020

Councillor Sue Mason – Chair of Planning Advisory Group

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
20/P/1024/FUH	6 Harmony Drive, Portishead, BS20 8DH	Proposed erection of a two-storey side extension.	No objection.
20/P/1094/FUH	8 Nichols Road, Portishead, BS20 8DT	Single storey rear extension with flat roof	No objection.
20/P/1222/FUH	14 Nore Road, Portishead, BS20 7HN	Demolition of existing garage and erection of single storey side and rear extensions to both sides of property	No objection.
20/P/0590/FUH	4 Black Nore Point, Nore Road, Portishead, BS20 8GB	Alterations to the external fenestration on the NW, SE and SW elevations. Canopy over proposed doorway on the south west elevation.	objects: <ul style="list-style-type: none"> • detrimental to design of surrounding bungalows (close to coastal path, Grade 11 listed lighthouse, SSSI) • public footpath in front of bungalows • covenants and agreements apply to the bungalows • overdevelopment in 99/P/2364/F said 'ridge height levels should not exceed those shown on the approved plans'. Flat roof is out of keeping. • overlooking of neighbours

			<ul style="list-style-type: none"> • management company not consulted • out of character for the area of traditional bungalows and other buildings within it • restrictions on properties at Black Nore Point • 14 other objectors
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AGENDA ITEM 8.2
PAG – 01/07/20

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

20/P/1054/TPO	3 Highfield Villas, Newlands Hill, Portishead, BS20 6AU	T1 - Silver Birch - Crown reduce by 2m.	No objection.
20/P/1147/TPO	2 Pinecroft, Portishead, BS20 8ED	T1 - Field Maple - Crown lift to 2m. Crown reduction up to 2.5 metres.	No objection.