



Portishead Town Council

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

Planning Advisory Committee Meeting – Wednesday 4th August 2021 Hybrid Meeting at the Folk Hall

Attending in person: Councillor Sue Mason - Chairman
Councillors Cartwright, Sterndale, Bull, Davey and Holland
One member of the public

Taking part online: Councillors Snaden
Six members of the public

Staff: Julia Stuckey - Town Clerk
Sharon Sherborne - Assistant Clerk

Press: None attending in person or online

PL1045 Chairman's welcome

Councillor Mason welcomed everyone who were attending in person and taking part online. Masks were required to be worn by those in attendance unless speaking and the evacuation process was explained should the fire alarms sound. Councillor Mason confirmed that the meeting was been recorded and would be available on the Town Council website later. There had been a problem with last month's meeting recording but hoped the matter had since been resolved.

PL1046 Apologies for absence

Apologies were received and accepted from Councillor Slatter.

PL1047 Declaration of Councillors' interests and requests for dispensations (exemptions)

Members declared 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:

Councillor Sue Mason: 21/P/1849/FUL – Personal Interest

Councillor Patricia Sterndale: 21/P/2127/FUH and 21/P/1555/FUH – Personal Interest

PL1048 Questions and comments from residents

Mrs Hennessy spoke in relation to receiving confirmation regarding voting within the committee for non-committee members. Councillor Mason confirmed that only members of committees had voting rights and Standing Orders are being reviewed.

Mrs Lin Morrissey proposed that the Chairman's report be given ahead of Questions and Comments from residents. Councillor Mason agreed that the order of future Planning committee meetings could be changed.

PL1049 To receive the Chairman's report:

Councillor Mason reported:

- a. Planning application 1691 – 288 Down Road: the plans had not been amended but the description of the works had been changed. The Case Officer felt it appropriate to reconsult.
- b. Planning application 0301 – 49 Martingale Way: confirmation had been received from Councillor Goddard that the Town Council had agreed to set-up a working group between

North Somerset Council, Alliance Homes and Portishead Town Council to work on resolving the parking issues. In principle the Town Council supported the housing.

- c. Lifeboat Trust Steps: Councillor Snaden is still working with North Somerset Council to identify the owner of the parcel of land between the bottom of the steps and the estuary.
- d. Planning application 1506 – Land Adjoining 30 West Hill: an email had been received from the agent (Rabble Places Limited) on 21st July stating that they had designed the proposals very carefully while in informal consultation with residents of several neighbouring properties. They explained that they had also consulted Avondale Ecology and Highgate Transportation who produced an Ecological Appraisal and a Technical Note on Access respectively.
- e. Land next to 16 Roath Road: North Somerset Council has not been able to issue a Section 215 order to tidy the site as they have not been able to identify the owners. A member of the public advised that they would be able to supply owner details.
- f. MetroWest Phase 1: a request for more details has been made to North Somerset Council.
- g. Hinkley Point C Project: The Marine Management Organisation has granted a licence for the dumping of silt off Portishead during the periods July to November 2021 and April to September 2022. A press release is expected from North Somerset Council shortly. It was understood that North Somerset Council are investigating the possibility of restricting the conditions. Members discussed if and how the dumping is going to be monitored. A letter would be sent to enquire how this will be monitored.

PL1050 To consider and approve the Minutes of the last meeting:

The Planning Advisory Committee Minutes for 4th July 2021 were approved and accepted as a true record. They would be duly signed by Councillor Mason.

PL1051 The following planning applications will be considered:

Reference	Address	Summary/Discussion/Resolution
21/P/1718/FUH	4 Sage Close, Portishead, BS20 8ET	Proposed erection of a single storey side and rear extension with a first-floor balcony over the rear extension. Replacement of all windows, and installation of composite horizontal cladding to the front, sides and rear of the dwelling. The meeting understood that there is one comment of support online. RESOLUTION: No objection
21/P/1555/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 garage within the front curtilage. The meeting understood that there were five comments online, three objecting and two in support. A comment from house number 7 was noted. Councillors Davey, Sterndale and Holland abstained from voting. A proposal of no objection was made. The committee came to no agreement.
21/P/1649/MMA	62 High Street, Portishead, BS20 6EH	Minor material amendment to permission 19/P/1790/FUL (Extension to existing first and second floor maisonette to create 2no. self-contained flats) to allow for replacement of the tiled roof to the existing maisonette/proposed second floor flat, with a single ply membrane roof with standing seem, to match the approved second floor extension above the entrance, and existing casement windows to be replaced with rooflights, following the pitch of the roof; formation of roof terrace at first floor level for private use of Unit 9

Reference	Address	Summary/Discussion/Resolution
		<p>The meeting understood that there were no online comments to consider.</p> <p>RESOLUTION: No objection</p>
21/P/1671/MMA	Rear Of 62 High Street, Portishead, BS20 6EH	<p>Minor material amendment to permission 20/P/0599/FUL (application to vary conditions 3, 5 and 13 attached to planning permission 18/P/3326/FUL (application to vary conditions No. 2 and 8 and remove condition No. 11 on application 17/P/1235/F (erection of a three storey-building to retain the existing retail storage area, create an additional retail unit and 6no. flats following the demolition of part of the existing building) to allow on condition 2 and 8 minor alterations to layout and provision of balconies and change reference to bedrooms to units 2 and 5 and to living rooms to units 3 and 6. Condition No.11 to be removed as amended plans now show 12 cycle racks) to allow for demolition prior to submission of pre commencement condition details to enable ground investigation work) to allow for creation of two areas of the roof at first floor level as amenity space to units 1 and 3 (both at first floor level) both would be enclosed with 1800mm high timber privacy screens</p> <p>The meeting noted that there were no comments online to consider.</p> <p>RESOLUTION: No objection</p>
21/P/1815/FUH	1 Seville Road, Portishead, BS20 7DS	<p>Demolition of existing conservatory and proposed erection of a single storey rear extension and first floor front extension.</p> <p>The meeting noted that there were no comments online to consider, but the applicant had written to the Town Council to confirm that the original description of the proposals had been amended as they were incorrect.</p> <p>RESOLUTION: No objection</p>
21/P/1849/FUL	Land To the West Of 43 The Paddock, Portishead	<p>Full planning permission for the creation of a wildlife garden and erection of a building for use as a store, workshop and hide in connection with the wildlife garden, on land to the west of 43 The Paddock, Portishead</p> <p>The meeting noted that there were nine comments online, one in support, one neutral and seven objecting. A discussion took place regarding the reasons: outside of settlement boundary, within greenbelt of Forehill (a geological site), adjoins nature conservation site, deer use the area, installing a chemical toilet, and that an agricultural building has potential to become a residential unit.</p> <p>RESOLUTION: Objection – loss of privacy to neighbouring properties. The site is outside of the Portishead Settlement Boundary, within the greenbelt and Forehill Geological site, and the long-term use of the hive having potential to become a residential unit. It is also noted that the comments referred to in section 6.1 of the Planning statement are incorrect, Portishead Town Council is currently preparing a Neighbourhood Plan.</p>
21/P/1855/FUH	5 Newport Close,	Proposed erection of a single storey rear extension.

Reference	Address	Summary/Discussion/Resolution
	Portishead, BS20 8DD	The meeting noted that there were no online comments to consider. Councillor Sterndale took the lead as Councillor Mason had previously declared an interest. RESOLUTION: No objection
21/P/1806/FUH	26 And 28 Woodhill Road, Portishead, BS20 7EZ	Re-roofing and replacement of existing roof tiles with interlocking granular faced concrete tiles; replace the existing rainwater goods with cast aluminium gutters and rainwater down pipes. There was one online comment relating to the age of the road and that a different material should be used for the roofing tiles. The meeting noted that the dwelling is in a conservation area. RESOLUTION: Objects to the use of concrete roofing tiles. Tiles more in keeping with the age of the road should be used.
21/P/1913/FUH	25 Beechwood Road, Portishead, BS20 8ER	Proposed erection of a single and two storey rear extension and associated internal alterations. There was one no objection comment online. RESOLUTION: No objection
21/P/1919/FUH	17 Clayton Close, Portishead, BS20 6YU	Proposed erection of a single storey front infill extension. There were no online comments to consider. RESOLUTION: No objection
21/P/1980/FUH	67 Brock End, Portishead, BS20 8LS	Proposed single storey rear extension to detached dwelling. There were no online comments to consider. RESOLUTION: No objection
21/P/1689/FUH	8 Eastwood Place, Portishead, BS20 7EE	Single storey front extension. There were no online comments to consider. RESOLUTION: No objection
21/P/1819/FUH	13 Glenwood Rise, Portishead, BS20 8EH	Apply a 2-part coloured (white) render system to the entire exterior of the property. This includes all brick surfaces of the house and attached garage. It will also include removal of the current white plastic cladding above and below the windows, replacement with exterior cement construction board, and then receive the same 2-part render system as the rest of the house. There were no online comments to consider. RESOLUTION: No objection
21/P/1823/FUH	13 Curlew Place, Portishead, BS20 7EN	Extension at roof level, to increase roof ridge by 1.6m to create No.1 additional bedroom There was one online objection regarding the potential loss of sunlight to a nearby garden. RESOLUTION: No objection
21/P/1921/FUH	28 Cabot Rise, Portishead, BS20 6NX	Proposed erection of a two-storey side extension and family annex to the Lower Ground Floor level.

Reference	Address	Summary/Discussion/Resolution
		There were no comments online to consider. A discussion took place regarding parking and the use of the ground floor (granny annexe/holiday let). RESOLUTION: Objection – loss of garage, non-compliance with North Somerset Council’s parking standards (there is no on-street parking available), if the ground floor becomes a separate dwelling that it is not used as a holiday let.
21/P/2048/FUH	12 Stafford Road, Portishead, BS20 6YJ	Erection of a single storey rear extension There was one online comment in support from a neighbour. RESOLUTION: No objection
21/P/2070/FUH	88 Combe Avenue, Portishead, BS20 6JX	Proposed erection of a first-floor side extension to extend slightly beyond existing ground floor extension and loft conversion with construction of 1no rear dormer and Juliet balcony. There were no comments online to consider. A discussion regarding neighbour privacy and parking took place. RESOLUTION: Objection – overlooking gardens of numbers 86 and 84 Combe Avenue, and non-compliance with North Somerset Council’s parking standards.

PL1052 Late Planning Applications and Consultations:
North Somerset Council’s Planning Register for plans registered week commencing 26 July 2021 –
the following plans had been received a day or two before the meeting:

Reference	Address	Summary
21/P/1835/FUH	18 Shannon Walk Portishead BS20 7GU	Proposed rear single-story extension with bi-fold doors. The proposed extension connects into the existing detached garage which is proposed to be a 3/4 garage conversion to a home office. The works will also include the demolition of an existing conservatory. Following discussion, it was agreed to write to the relevant Case Officer and request a time extension to the council’s statutory consultation period to consider this application at next months meeting.
21/P/1924/FUH	14 Richmond Close Portishead North Somerset BS20 6SZ	Proposed erection of a rear and side first floor extension to provide additional accommodation. Following discussion, it was agreed to write to the relevant Case Officer and request a time extension to the council’s statutory consultation period to consider this application at next month’s meeting.
21/P/2057/FUH	396 Nore Road Portishead North Somerset BS20 8EY	Alterations/raising of roof structure to form upper story including internal alterations. Following discussion, it was agreed to write to the relevant Case Officer and request a time extension to the council’s statutory consultation period to consider this application at next month’s meeting.

21/P/2078/FUH	25 Woodhill Road Portishead North Somerset BS20 7EY	Proposed erection of front and rear dormer windows. Following discussion, it was agreed to write to the relevant Case Officer and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.
21/P/2079/LBC	25 Woodhill Road Portishead North Somerset BS20 7EY	Listed Building Consent for the proposed erection of front and rear dormer windows. Following discussion, it was agreed to write to the relevant Case Officer and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.
21/P/2127/FUH	28 Hillside Road Portishead North Somerset BS20 8EU	Erection of a single-story side extension incorporating porch and open veranda. Following discussion, it was agreed to write to the relevant Case Officer and request a time extension to the council's statutory consultation period to consider this application at next month's meeting.
21/P/1998/FUH	66 Severn Road Portishead North Somerset BS20 6NQ	Part retrospective application to erect a raised patio deck at west side of property. New vehicular access. New pitched roof on existing flat roof single storey side extension. It was understood that previous applications on the site had been refused (20/P/1335/FUH, 17/P/1862/F, 17/P/0185/F). RESOLUTION: Objection - the parking area that was refused under 20/P/1335/FUH would be utilised with the front and side hidden by a grass bank with a 3m angled opening in the righthand corner. This hidden opening would not be seen by vehicles approaching from the Avon Way/ Severn Road junction which is an accident blackspot. This opening is still too close to the junction, see Parking and highway safety section in the Delegated Report under 20/P/1335/FUH. The decking pathway linking the front and back gardens is on land that the ownership is unclear.

PL1053 For information only – planning applications not requiring consultation:

Members noted the following applications within Portishead that did not require consultation by the Town Council:

Reference	Address	Summary
21/P/1818/LDP	7 Seaview Road, Portishead, BS20 8HJ	Certificate of Lawfulness for the proposal to erect an additional storey to the existing dwelling (as outlined in 20/P/2277/H2PA and 21/P/0794/FUH).
21/P/1861/TPO	1 Burlington Road, Portishead, BS20 7BG	L1 & L2 - Lime Trees, S4 & S6 - Sycamore Trees, P3 & P5 - Poplar - Crown lift to max of 5m from ground level, removing secondary sub-lateral growth only. No wounds to be made at stem. Remove deadwood
21/P/1898/NMA	2 Queens Way, Portishead, BS20 8HR	Nonmaterial amendment to application 21/P/0029/FUH (single storey garage to front elevation, first floor extension and loft conversion, two storey rear extension and two storeys front extension) to allow the following Basement study doors to be positioned in line with ground floor and first floor (rather than

Reference	Address	Summary
		creating the currently approved covered area). Rearrangement of North East elevation fenestration to include a door. Existing garage to be retained (no longer converting into a gym) and additional driveway area created to form turning circle.
21/P/1929/TPO	6 Down Road, Portishead, BS20 6EA	T1 - Chilean Pine - Remove the lowest 7 branches to clear gardens and buildings, reduce low branch over gutter by 0.5m to provide clearance
21/P/2071/LDP	97 Brock End, Portishead, BS20 8LS	Certificate of Lawful Development for a proposed loft conversion and construction of a rear dormer

PL1054 Decision notices received from North Somerset Council – information only:

Reference	Address	Summary
21/P/1218/TPO	Flat 28, Fedden Village, Nore Road	Consent granted.

PL1055 Matters for next meeting:

Late Planning Applications and Consultations.

To consider a request for yellow lines: Lockside, Portishead.

PL1056 Date of the next meeting:

Wednesday 1 September 2021

Meeting closed 20.59

Signed:

Councillor Sue Mason

Planning Chairman