

**PORTISHEAD TOWN COUNCIL  
MINUTES OF THE PLANNING ADVISORY GROUP MEETING  
HELD ON WEDNESDAY 4<sup>TH</sup> MARCH 2020**

**PRESENT:**

- In the Chair:** - Councillor Mason
- Councillors:** - Cartwright, Davey, Snaden,  
Sterndale, Holland, Shepperdson (arrived 7.36pm)
- Assistant Clerk:** - S.Sherborne

Councillor Mason welcomed everyone to the meeting.

**PL844 To receive and accept apologies for absence.**

Apologies were received and accepted from Councillor Gardner

It was noted that the meeting was being recorded and that there were no fire drills planned.

**PL845 To receive any declarations of interest and any requests for dispensations**

Members were invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by Portishead Town Council's Code of Conduct, Standing Orders and the Localism Act 2011. The following declarations of interest were made:

**Councillor Snaden**

Planning Application 20/P/0196/FUH  
10 Clevedon Road, Portishead  
Reason: Acquainted with the neighbours

**Councillor Holland**

Planning Application 20/P/0348/FUH  
Westacre, Belton Road, Portishead  
Reason: Acquainted with the neighbours

**Councillor Sterndale**

Planning Applications 20/P/0266/FUL & 20/P/0196/FUH  
Unit 4, Old Mill Road, Portishead & 10 Clevedon Road, Portishead

**Councillor Mason**

Planning Applications 20/P/0088/FUL  
St Joseph's Catholic Primary School, Bristol Road, Portishead

Reason: is a governor at High Down Schools who are providing St Joseph's with the building

**PL846 PUBLIC PARTICIPATION**

Mrs Barbara Bennett a local resident spoke against planning application 20/P/0088/FUL. She felt the Town Council had insufficient information within the application relating to access and parking to be able to make a judgement.

*Assistant Clerk note: Councillor Shepperdson arrives.*

Councillor Mason explained that she had received an email from Mrs Lin Morrissey, a local resident who had been unable to attend the meeting and did not have the facility to log her comments on North Somerset Council's website. Mrs Morrissey wished to give comment in respect to planning application 20/P/0088/FUL. She has concerns about increased traffic, safety around the school entrance and insufficient parking.

Mrs Annette Hennessy a local resident asked the Town Council to confirm the process for spending S106 money? A reference was made to a recent press article in relation to S106 money going straight to Portishead Town Council. Councillor Cartwright confirmed that he would seek clarity and respond to Mrs Hennessy.

Mr Paul Twiggs a local resident spoke against planning application 20/P/0348/FUH, Westacre. In his opinion it was a large development that would reduce the light and privacy to his neighbouring property. He confirmed that he would submit an online objection to North Somerset Council and urged the Town Council to support his objection.

**PL847 TO APPROVE AND SIGN MINUTES OF COMMITTEE MEETINGS HELD ON: Wednesday 5<sup>th</sup> February 2020**

**RESOLVED**

To approve and accept the Minutes of the meeting held on Wednesday 5 <sup>th</sup> February 2020. To be signed after the meeting
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**PL848 SECTION 1 – TO BE CONSIDERED BY THE PLANNING & REGULATORY COMMITTEE**

**PLANNING APPLICATIONS**

**20/P/0088/FUL ST JOSEPH'S CATHOLIC PRIMARY SCHOOL,  
BRISTOL ROAD, PORTISHEAD, BS20 6QB**

Provision of new modular building to provide an early year's nursery on the site of St Joseph's Catholic Primary School.

**RESOLVED**

Objects due to - parking and traffic concerns already in the area in view of the proximity of St. Joseph's and Gordano Schools – welfare and safety of children.

**20/P/0150/MMA DORMERS, WOODLANDS ROAD,  
PORTISHEAD, BS20 7HE**

Minor amendment application to planning permission 19/P/2500/FUH (Proposed alterations to existing dwelling), alterations to dormers and windows on all elevations (see Planning Statement for list of alterations)

**RESOLVED**

Supports the application.

**20/P/0196/FUH 10 CLEVEDON ROAD, PORTISHEAD, BS20 6TA**

Single storey side and rear extension to create utility room and enlarged kitchen area

**RESOLVED**

Objects due to the concerns raised with drainage issues. Portishead Town Council to write and request that the Ward District Councillor calls the application to committee if the Case Officer is minded to approve the planning application.

Councillors Sterndale and Snaden abstained from voting.

**20/P/0219/TRCA DAINTREE, WOODLANDS ROAD,  
PORTISHEAD, BS20 7HF**

T1-T3 - Lawson Cypress - Fell. T4-T6 - Lawson Cypress - Reduce by approx 2.5m. T7 - Lawson Cypress - Reduce by approx 3.5. T8 - Lawson Cypress - Reduce by approx 2.5m. T9 - Oak - Crown lift to approx 4m removing lowest group of branches. T10 - Yew - Crown reduce by approx 1.5m. T11- Oak - Crown reduce by approx 2.5m near previous points

**RESOLVED**

Supports application with exception to the Oak that has a TPO (T9 or T11).

**20/P/0207/ADV 38-40 HIGH STREET, PORTISHEAD, BS20 6EN**

Replacement of existing ATM header signage to comply with new HSBC branding.

**RESOLVED**

No objection

**20/P/0295/TPO WEST HILL COURT, KILKENNY PLACE,  
PORTISHEAD, BS20 6JA**

T1 - Pine - Fell. T4 - Pine – Fell

**RESOLVED**

Object – it appears that the trees are not dangerous and have considerable amenity value. They represent some of the last Scots Pines that have gradually disappeared over the past years.

**20/P/0297/TRCA 55 WOODHILL ROAD, PORTISHEAD, BS20 7EY**

T1 & T2 - Oak - Crown reduce by up to 2 metres

**RESOLVED**

No objection

**20/P/0281/FUH 8 LADYMEAD, PORTISHEAD, BS20 7LJ**

New front porch and alterations to window and doors on rear elevation

**RESOLVED**

No objection

**20/P/0292/FUH 274 DOWN ROAD, PORTISHEAD, BS20 8HZ**

Erection of a two-storey side extension

**RESOLVED**

Supports application.

**20/P/0304/FUH 12 BRAMPTON WAY, PORTISHEAD, BS20 6UY**

Single storey rear extension following demolition of sunroom

**RESOLVED**

Supports application

**20/P/0322/FUH      73 PEMBROKE ROAD, PORTISHEAD, BS20  
8HE**

Ground floor front extension with balcony. Raise roof and convert to bedrooms with rear balcony, side garden storeroom extension. Front and rear dormers/roof windows.

**RESOLVED**

Objects – overbearing, overlooks neighbouring properties, lack of privacy for neighbours, roof height higher and not in-keeping with neighbouring properties. Portishead Town Council writes and asks the Ward District Councillor to call the application to committee if the Case officer is minded to approve the application.

**20/P/0316/FUH      18 LEESIDE, PORTISHEAD, BS20 6JN**

Proposed two storey side extension to provide additional accommodation. New vehicular access to Rippleside and raised parking area.

**RESOLVED**

Objects – not to NSC parking standards and concern about new access off Rippleside. Portishead Town Council writes and asks the Ward District Councillor to call the application to committee if the Case officer is minded to approve the application.

**20/P/0318/FUH      12 ELM WALK, PORTISHEAD, BS20 6SX**

First floor extension over existing side addition and new porch roof.

**RESOLVED**

No objection subject to compliance with NSC parking standards

**20/P/0330/FUH      22 STATION ROAD, PORTISHEAD, BS20 7DB**

Demolition of existing side out-building to be replaced with a 2 storey side extension with associated loft space. Conversion of the existing dwelling loft space.

## RESOLVED

Objects - out of keeping with the street scene, adding a third level to the loft and side extension will be out of keeping with surrounding properties/end of terrace and privacy concerns for neighbours

### **19/P/3139/FUL 18 HALLIWELL ROAD, PORTISHEAD**

Demolition of existing derelict dwelling and erection of new 5-bedroom detached dwelling with detached double garage and associated site alterations including retaining structures.

*This was a reconsult due to amended plans being submitted.*

## RESOLVED

Objects - overdevelopment in mass and height

### **20/P/0226/FUH 154 HIGH STREET, PORTISHEAD, BS20 6PY**

Proposed single-storey extension of existing Dwelling house

## RESOLVED

Objects - conservation concerns. Portishead Town Council writes to NSC asking the Conservation Officer to investigate.

### **20/P/0266/FUL UNIT 4, OLD MILL ROAD, PORTISHEAD, BS20 7BX**

Change of Use from dog care/grooming (Sui Generis) use to Storage and distribution (Class B8) use.

## RESOLVED

No objections

*Councillor Sterndale abstained from voting.*

### **20/P/0276/FUH 55 NORE ROAD, PORTISHEAD, BRISTOL BS20 6JY**

First floor side and rear extension. Front and rear dormers to create a second-floor loft conversion

## RESOLVED

No objections subject to compliance with NSC parking standards

**20/P/0310/MMA 12 DOWN ROAD, PORTISHEAD, BS20 6EA**

Minor material amendment to permission 19/P/0983/FUH (Demolish rear conservatory. Proposed rear extension and loft room enlargement with front dormer. Proposed garden room in corner of rear garden) for alterations to the roof design, reduction in the size of the rear loft extension; alterations to rooflights; increase in size of ground floor extension and alterations to rear elevation windows and doors

**RESOLVED**

Objects on the grounds that the amendments cannot be identified

**20/P/0348/FUH WESTACRE, BELTON ROAD, PORTISHEAD  
BS20 8DR**

Proposed remodelling of existing detached dwelling, to include minor extensions to current form.

**RESOLVED**

Objects - due to the loss of light and privacy to the neighbour and overdevelopment. Portishead Town Council writes and asks the Ward District Councillor to call the application to committee if the Case officer is minded to approve the application.

*Councillor Holland abstained from voting.*

**20/P/0359/FUH LANSLOWNE, BELTON ROAD, PORTISHEAD  
BS20 8DR**

Erection of two storey extension to rear and single storey porch extension to front of existing dwelling. Replacement of two Velux to rear to be replaced with Dormers to match existing.

**RESOLVED**

No objection

**20/P/0375/HHPA 46 MEAD ROAD, PORTISHEAD, BS20 6RY**

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 4.0 metres; 2) have a maximum height of 3.3 metres and 3) have eaves that are 2.4 metres high

**RESOLVED**

No objection

**PL849 TO RECEIVE THE CHAIRMANS REPORT**  
There was no report offered.

**PL850 OTHER PLANNING MATTERS & CONSULTATIONS**

**PL850.1 LATE PLANNING APPLICATIONS & CONSULTATIONS**

**20/P/0394/FUH 4 HERON GARDENS, PORTISHEAD, BS20 7DH**  
Proposed first floor front extension to existing detached dwelling.

**RESOLVED**

No objection

**20/P/0429/FUH 28 SPRINGFIELD ROAD, PORTISHEAD,  
BS20 6LH**

Proposed first floor extension.

**RESOLVED**

Supports application

**20/P/0439/TRCA 14 PARSONAGE COURT, PORTISHEAD,  
BS20 6PH**

T9 - Bay Laurel - Reduce back overhanging boundary with nursing home by 1.5m. T11 - English Yew - Reduce growth overhanging boundary by 1m. T13 - Bay Laurel - Reduce by 1m. G18 - Mixed species - Remove decayed Bay stem. Reduce overhanging boundary by 1m. T37 & T38 - Snowy Mespil - Remove Stake. T39 - Weeping Silver Lime - Reduce crown height by 3-4m to suitable points. Crown lift to 5m over site entrance.

**RESOLVED**

No objections

**20/P/0453/FUH ALAN MAUR, 29 ST MARYS ROAD,  
PORTISHEAD, BS20 6QP**

Removal of existing rear conservatory and coal shed and construction of replacement balcony. Single-storey rear extension at lower-ground level.

**RESOLVED**

No objection



**20/P/0509/TPO 14 PARSONAGE COURT, PORTISHEAD, BS20 6PH**

T35 - Oak - Crown reduce by 1.5m to previous pruning points

**RESOLVED**

No objections

**20/P/0472/TPO 11 SALLY HILL, PORTISHEAD, BS20 7BH**

T1 - Lime - Crown thin by 20%

**RESOLVED**

No objection to minor crown thinning as long as the shape and height of the tree are maintained

**20/P/0482/FUH 11 GLENWOOD RISE, PORTISHEAD, BS20 8EH**

Two storey side extension with basement to existing detached dwelling

**RESOLVED**

No objections subject to compliance with NSC parking standards (3 spaces)

*Assistant Clerk note: District Councillors were called upon to ensure that NSC write to all neighbours regarding planning applications and to draw to their attention that not all enquiries from residents have received a response.*

**20/P/0493/HHPA 28 WEST HILL, PORTISHEAD, BS20 6LQ**

Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4.2 metres; 2) have a maximum height of 2.5 metres and 3) have eaves that are 2.5 metres high

**RESOLVED**

Objects - insufficient information to make a decision.

**PL851**

**TRANSPORT & HIGHWAYS**

There was no update offered.

**PL852 ENFORCEMENT CASES**

The meeting noted that an update had been provided to the Town Council, which due to the new General Data Protection Regulations (GDPR) had not been published outside of the organisation. It was understood that North Somerset Council are currently dealing with approximately 350 'live' enforcement cases across the district.

**PL853 MATTERS FOR THE NEXT MEETING**

Late Planning Applications & Consultations

**PL854 DATE OF NEXT MEETING**

Wednesday 1<sup>st</sup> April 2020

Meeting closed @ 9.35pm