



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078

www.portishead.gov.uk

**MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
HELD ON WEDNESDAY 2ND FEBRUARY 2022
HYBRID MEETING**

Attending in person:	Councillor Sue Mason Councillors Davey, Bull, Cartwright* (from 8.19pm)
Taking part online:	Councillors Cartwright*, Slatter, Sterndale, Holland, Snaden
Staff:	Julia Stuckey – Town Clerk (in person) Sharon Sherborne – Assistant Clerk (in person)
Press:	None
Public:	One in person and three online

PL1120 Chairman's welcome

Councillor Mason gave a warm welcome to everyone taking part in this hybrid meeting, which is being recorded and will later be offered on the Town Council website. The fire exits were pointed out to those attending in person.

PL1121 Apologies for absence

There were no apologies received.

PL1122 Declaration of Councillors' interests and requests for dispensations (exemptions) (Chairman)

Members were offered the opportunity to declare 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 Mason

21/P/3510/FUH - 1 Kilkenny Place

Reason: acquainted with applicant

Councillors Davey, Sterndale and Slatter

22/P/0122/LDP - 89 Burlington

Reason: acquainted with the applicant

It was noted that this application is only listed for information, no consultation was intended.

Councillor Bull

21/P/3215/FUL - 1 Beach Road West, BS20 7HR

Reason: acquainted with applicants' employee

PL1123 To receive the Chairman's report:

Lifeboat Trust Steps: waiting to hear from the solicitors.

General highways: Councillor Bull reported that the zebra crossing at the top of West Hill had been reinstated. A request to support a local resident on Eastcliff for parking restrictions to be placed outside her home had been received. This matter was referred to late consultations as the request had been received after the agenda had been published.

North Somerset Council – Local Plan 2038: North Somerset Council's new draft version, which will replace the current Core Strategy, Development Management and Site Allocations Plans was going before the Councils Executive on 2 February for authority to hold a period of engagement that is anticipated to commence in early March.

Enforcement update – 21 Down Road, Portishead: a very large structure in a rear garden being sited right up against the neighbouring boundaries was reported to North Somerset Council for investigation. North Somerset Council will investigate and respond to the Town Council in due course.

PL1124 Questions and comments from residents

Ms Morrissey:

- discussed with members the location of 139 High Street.
- asked for an update in respect to the land grab at 35 Cadbury Road. The Deputy Clerk advised that the matter had been reported to North Somerset Council to investigate.
- she gave her objection to planning application 21/P/3524/FUH on the grounds of egress safety on site and location in terms of the oil pipeline.
- thanked everyone who has helped to try and save Homefield from demolition.

PL1125 To consider and approve the Minutes of the last meeting:

RESOLVED

The Planning Advisory Committee Minutes of 5th January 2022 were approved and accepted as a true record. The Minutes would be duly signed by Councillor Mason after the meeting.

PL1126 The following planning applications were considered:

The Chairman changed the order of the meeting.

Reference	Address	Summary
21/P/3215/FUL	1 Beach Road West, Somerset BS20 7HR	Proposed installation of 1No. Air conditioning unit on the front elevation (side wall) at first floor level The meeting understood that there was one online objection. A discussion took place regarding the site

Reference	Address	Summary
		being in a conservation area, the location of the unit and noise pollution. Councillor Bull abstained. The matter was deferred to later in the meeting.
21/P/3438/FUH	37 Rippleside, BS20 6ND	Proposed erection of a single storey side extension The meeting noted there were no comments online. RESOLVED No objection.
21/P/3502/FUH	16 Raleigh Rise, BS20 6LA	Erection of a single storey rear extension and front porch. Extension of existing balcony on upper ground level plus terrace above new rear extension. The meeting understood that there was one online comment concerning the garden wall and drainage. The meeting discussed the rear extension, which could result in a loss of privacy for the neighbours and if obscure glass should be considered. The matter was deferred to later in the meeting.
21/P/3510/FUH	1 Kilkenny Place, BS20 6JD	Retention of decked area. Reduction in its width by pulling the development back from the roadside boundary and replacing the privacy screen also on that boundary with wooden railings. Cllr Cartwright joined the meeting in person 8.19pm. The meeting noted that there was one online objection. Councillor Sue Mason abstained. RESOLVED No objection
21/P/3526/FUH	55 Nightingale Rise, BS20 8LN	Proposed erection of a single storey rear extension. The meeting noted that there were no comments online. RESOLVED No objection
21/P/3538/FUH	67 Brock End, BS20 8LS	Proposed single storey rear extension to detached dwelling. The meeting noted that there were no online comments. RESOLVED No objection
21/P/3524/FUH	35 Cadbury Road, BS20 6QF	Demolition of existing side extension and carport, and erection of new double storey side extension and attached double garage. The meeting noted that there were three online objections relating to parking. The following comments were considered: proposed extension will double the size of the property, loss of privacy, proposed plans do not show driveway to the new garage, it is too close to the junction, overdevelopment of site, no mention of the oil pipeline. North Somerset Council are investigating the possible land grab. RESOLVED Objects: <ul style="list-style-type: none"> – overdevelopment of semi-detached house – doubling the size of the house – driveway access is too close to corner of road / junction

Reference	Address	Summary
		<ul style="list-style-type: none"> – owners of the oil pipeline have not been consulted about the development – the oil pipeline lay beneath the land of the development – concern that the applicant is building on land that is not in their ownership
21/P/3404/FUL	139 High Street, BS20 6PY	<p>Change of use from offices (financial and professional services) to 1no. dwellinghouses (Use Class C3)</p> <p>The meeting noted that there were no online objections to consider. There was a letter dated 28.01.22 from the Environment agency who have no objection subject to imposing a condition regarding flood risk assessment.</p> <p>RESOLVED No objection</p>
21/P/3539/FUH	2 Heron Gardens, BS20 7DH	<p>Single storey front extension to existing detached dwelling to create garage</p> <p>The meeting noted that there were no comments online to consider.</p> <p>RESOLVED No objection</p>
22/P/0035/FUH	15 Heron Gardens, BS20 7DH	<p>Proposed erection of a first-floor extension over existing garage.</p> <p>The meeting noted that there were no online comments or objections to consider.</p> <p>RESOLVED No objection</p>
22/P/0059/FUH	10 Beach Road West, BS20 7HR	<p>Proposed erection of single-story side porch extension and loft extension to include the addition of a gable, rear dormer, and roof lights</p> <p>The meeting noted that there were no online comments and only one internal objection regarding the garage to consider.</p> <p>RESOLVED No objection</p>
21/P/3341/FUL	The Coach House Nursery, 49 Nore Road, BS20 6JY	<p>Change of use of Coach House from children's day nursery with attached staff accommodation (Class D1) to a residential use (Class C3) ancillary to the main residence of The Grey House, with associated rear garden landscaping changes including construction of a garden room and swimming pool.</p> <p>The meeting noted that there were no online comments or internal objections to consider.</p> <p>RESOLVED No objection</p>
22/P/0040/FUH	20 Queens Road, BS20 8HT	<p>Erection of single storey extension to North (left side) elevation. Erection single storey extension to West (Front) elevation with terrace above. Rebuilding existing porch walls, plus existing single storey extension will be re roofed, with the external walls built up by 200 mm, and the existing conservatory to be removed and replaced with an infill extension at the East (rear) elevation.</p> <p>The meeting noted that there was one online objection.</p> <p>RESOLVED</p>

Reference	Address	Summary
		<p>Objects:</p> <ul style="list-style-type: none"> • the plans are misleading • parking fails to meet North Somerset Council's parking standards • overdevelopment of site • no details of the terrace and balustrades • the first-floor extensions on the drawing are not in the heading • the Design and Access statement omits that the single storey living room extension is in fact a double storey extension. It is not shown on the proposed new site plan. • The double storey extension to the existing second floor bedroom will increase the overall size of the house and roof.
22/P/0145/FUH	37 The Finches, BS20 7NE	<p>Proposed loft conversion with pitched roof dormer to front elevation, and flat roof dormer to rear. The meeting had no online comments or objections to consider. RESOLVED No objection.</p>
21/P/3215/FUL	1 Beach Road West, Somerset BS20 7HR	<p>Proposed installation of 1No. Air conditioning unit on the front elevation (side wall) at first floor level The meeting understood that there was one online objection. A discussion took place regarding the site being in a conservation area, the location of the unit and any noise pollution it may present. Councillor Bull abstained. RESOLVED No objection.</p>
21/P/3502/FUH	16 Raleigh Rise, BS20 6LA	<p>Erection of a single storey rear extension and front porch. Extension of existing balcony on upper ground level plus terrace above new rear extension. The meeting considered one online comment concerning the garden wall and drainage, and two objections. RESOLVED Objects:</p> <ul style="list-style-type: none"> • overlooking and loss of privacy for the neighbours in respect to the rear extension • a condition to provide full height privacy screens to the full depth of the lower level should be applied • privacy screen should be installed on the new extension to protect the privacy of 18 Raleigh Rise

PL1127 Late Planning Applications and Consultations:

North Somerset Council's Planning Register for plans registered week commencing 24th January 2022 – presented to members on Monday 31st January 2022. The meeting understood that there was no consultation required for planning applications 21/P/2971/TPO and 21/P/0087/TRCA.

Reference	Address	Summary
22/P/0174/FUH	155 Badger Rise, BS20 8NN	Proposed erection of a first-floor side extension over existing garage and utility room The Town Council writes to the relevant North Somerset Case Officer requesting a time extension to consider this application at its next meeting.

ADVISORY DISABLED PARKING BAY APPLICATION

11 ELM WALK, PORTISHEAD, BS20

APPLICATION # 10496685

Members had previously received a report ahead of the meeting detailing a consultation request from North Somerset Council to consider an application made to North Somerset Council for the installation of an advisory disabled bay at 11 Elm Walk, Portishead. The site proposed dimensions 6m x 108m and a report following a site visit made by Councillor Mason and the Deputy Clerk on 01.02.22 were considered.

RESOLVED

The Town Council writes to North Somerset Council in support of the application.

H BAR INSTALLATION APPLICATION

72 EASTCLIFF, PORTISHEAD, BS20 7AD

Members considered an application from a resident. Councillor Bull gave a verbal report.

RESOLVED

The Town Council writes to North Somerset Council in support of the application.

HISTORIC ENGLAND – HOMEFIELD, 10 ST MARY’S ROAD, PORTISHEAD

The meeting understood that Historic England had contacted the Town Council in respect to an application it received for the above property to be listed for special architectural or historic interest. It considered the report and that any additional comments or evidence is required by Historic England before 25th February 2022 to finalise its report. Thanks were offered to everyone who had provided information and helped with the process.

Recommendation: Portishead Town Council responds providing the following additional information to both Historic England and North Somerset Council’s Conservation & Heritage officer. The documents to be forwarded included:

- 1881 Census
- Report from North Somerset Council’s Archaeology Officer (Vince Russett) dated 10th March 2009 responding to planning application 09/P/0327/F
- Comment from North Somerset Council’s Conservation & Heritage and Senior Archaeologist dated 07/07/21 to the Case Officer (Jessica Smith) responding to planning application 21/P/1865/DEA
- Summary from a local historian (Mrs Warde) providing a history of the Glyde family, who occupied Homefield in the 19th Century

NORTH SOMERSET COUNCIL – CUSTOMER SERVICE STRATEGY

The views of the Town Council were being sought by North Somerset Council in respect to its new draft customer service strategy. The consultation is open from 25th January to 8th March 2022 and full details could be found: <https://n-somerset.inconsult.uk/cstrat/consultationHome>

Recommendation: The Deputy Clerk will arrange an online meeting and will invite all Planning Advisory committee members to form a Working Party to discuss the document and make a recommendation to the next Planning Advisory committee meeting on 2nd March.

NORTH SOMERSET COUNCIL – SCHOOL TERM DATES 2023/24

The meeting understood that school employers are required to set the term dates of their school year. Employers are the local authority in community, voluntary controlled, community special schools and maintained nursery schools; the governing body in foundation and voluntary aided schools; the academy trust in academies and free schools. For the 2022/2023 academic year the Council is consulting on a 195-day model where the five in service training days will be taken within these dates. The dates have been coordinated with neighbouring authorities. The consultation is open from 10th January to 20th February 2022. Full details could be found: https://n-somerset.inconsult.uk/SchoolTermDates2023_24/consultationHome

Recommendation: Portishead Town Council responds to the consultation – no comment.

NORTH SOMERSET COUNCIL – RELOCATION OF WESTON CENTRAL CHILDREN'S CENTRE

The meeting understood that the Carlton centre will be relocated to Carlton Street, Weston-super-Mare, BS23 1UA, which is opposite the Town Hall. The new location is 0.4 miles (650 metres) from the current location, roughly 10-minute level walk across the town centre and has a pay and display car park next door (Carlton Street car park). A discussion took place as to whether it should respond to North Somerset Council's consultation regarding the relocation of the centre. Comments are required before 9th February 2022. Full details could be found: [Weston Central Children's Centre is changing - North Somerset Council Consultations \(inconsult.uk\)](#)

Recommendation: Portishead Town Council responds to the consultation – no comment.

PL1128 For information only:

The meeting noted the following planning applications that did not require consultation:

Reference	Address	Summary
21/P/3512/TRCA	Church House, Church Road North, BS20 6PS	T1 - Walnut - Routine pruning back to previous points. T2 - Plum - Routine pruning back to previous points. T3 - Glastonbury Thorne - Routine pruning back to previous points
22/P/0052/AOC	Sixty 8 At the Marina, Newfoundland Way, BS20 7QH	Discharge of condition No. 3 (Demolition and Construction Management Plan) and No. 5 (Construction Environmental Method Statement) on application 21/P/1473/FUL
22/P/0122/LDP	89 Burlington Road, BS20 7BQ	Certificate of lawful development for the proposed erection of a single storey first floor rear extension, part garage conversion, and new lift from ground floor to second floor level
21/P/3387/TPO	Flat 5, Severnscape, Battery Lane, BS20 7RN	T1 (Poplar), T4 (Poplar), G2 (11xPoplar) - Pollard to previous points for repeat maintenance

The meeting noted the following planning decisions that had been made by North Somerset Council:

Planning Application No.	Address	Decision
21/P/3304/NMA	Former Garage Site Off Westhill Channel View Road, Portishead	Approved
21/P/3077/FUH	36 Bristol Road, Portishead, BS20 6QA	Approved

21/P/3172/MMA	11 Holly Ridge, Portishead, BS20 8BP	Approved
21/P/3135/FUH	8 Fircliff Park, Portishead, BS20 7HQ	Approved
21/P/3110/FUH	38 Greenfield Park, Portishead, BS20 6RQ	Approved
21/P/3444/NMA	10 Bristol Road, Portishead, BS20 6QA	Approved
21/P/3365/TRCA	1 Beach Road West, Portishead, BS20 7HR	Split decision
21/P/3342/HHPA	11 South Avenue, Portishead, BS20 7EP	Approval not required
21/P/3212/TPO	Cherry Tree Cottage, Battery Lane, Portishead BS20 7JD	Approved
21/P/3086/FUH	Burlington House Highlands Road, Portishead, BS20 6LS	Approved
21/P/2543/FUL	Puzzlewood Woodlands, Road Portishead, BS20 7HF	Approved
21/P/3398/HHPA	61 Brock End, Portishead, BS20 8LS	Approval not required
21/P/3237/FUH	20 Lower Down, Road Portishead, BS20 6PF	Approved
21/P/3195/FUH	8 Winford Close, Portishead, BS20 6YG	Approved
21/P/3154/FUH	12 Fieldfare Avenue, Portishead, BS20 7NL	Approved
21/P/3003/FUH	6 Newfoundland Way, Portishead, BS20 7QE	Approved
21/P/3160/LDP	88 Combe Avenue, Portishead, BS20 6JX	Approved (lawful)
21/P/2968/FUH	3A Woodside Gardens, Portishead, BS20 8EQ	Approved

PL1129 Matters for next meeting:

Late Planning Applications and Consultations
Visit to Royal Portbury and Avonmouth Docks

PL1130 Date of the next meeting:

Wednesday 2nd March 2022

CLOSED 9.10pm

Signed:

Clr Sue Mason
Chairman, Planning Advisory Chairman