

PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 5TH DECEMBER 2018

PRESENT:

In the Chair	-	Councillor Burden
Councillors	-	Councillors Lord, Mason, Cottrell, Mitchell, Oyns, Clark, R.Cruse, M.Cruse,
Town Clerk	-	A.Durn
Clerk of the meeting	-	S.Sherborne, Assistant Clerk

There were 6 members of the public present and no Press were in attendance.

Councillor Burden welcomed everyone. He informed everyone that there were no fire drills planned and that the meeting was being audio and visually recorded for inclusion on the Town Council website/internet.

PL678 PUBLIC PARTICIPATION

The following issues were raised by members of the public:

- Potholes on Down Road, which was only recently resurfaced.
- The proposed double yellow lines for Newfoundland Way and why this is being undertaken by North Somerset Council (NSC) if the road has not been adopted? It was questioned if the road is adopted?
- The cost proposed by NSC to extend the 20mph speed limit along Portishead High Street and if this speed restriction could be extended to the roundabout by the Albion.
- The height of the mast that Bristol Water is proposing to install at its Down Road pumping station and the effect it might have on neighbouring properties.
- That Old Mill Road tenants are being given the option to sign up for a three-year lease.

PL679 APOLOGIES

Received from Councillors Koops and Pasley

Assistant Clerk note: apologies were offered from Councillor Huffadine-cooper to the Assistant Clerk by email but these were not received prior to the meeting commencing.

PL680 DECLARATIONS OF INTEREST

Declaration by members who serve on both the Town and District Council

Councillor Oyns stated that any views he expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. He would be exercising his rights to reconsider the matter afresh when the matter went before North Somerset Council.

Councillor Clark

Agenda Item 5.2.1 Yellow Lines Trial

Reason: lives nearby

Councillor Burden apologised for the delay but took the opportunity to introduce and welcome Ms Durn the new Town Clerk.

PL681

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

PLANNING APPLICATIONS

18/P/4511/FUH 55 DOWN ROAD, PORTISHEAD, BS20 8RB

Double storey side extension. Garage conversion. Single storey rear extension. New detached garage to front garden

The meeting viewed the online location/block plan. It was believed that the plans were improved.

RESOLVED THAT

No objection subject to no valid objection from neighbours

Vote recorded: All in favour

18/P/4756/FUH 29 PHOENIX WAY, PORTISHEAD, BS20 7FG

Proposed rear single storey extension to existing dwelling

A discussion took place regarding this large single storey extension on a terraced residence and concerns of loss in light for the neighbour. It noted that the house next door is currently advertised to let.

RESOLVED THAT

Objection – overbearing and loss of light for neighbours. Portishead Town Council requests that the relevant Ward District Councillor (Cllrs Oyns & Pasley) calls in the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval.

Vote recorded: All in favour

18/P/4759/FUL 18 NICHOLS ROAD, PORTISHEAD, BS20 8DT

Resubmission of Application 17/P/5228/FUL for construction of new dwelling following demolition of existing dwelling

The meeting discussed the improved plans and on-site parking.

RESOLVED THAT

No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards

Vote recorded: All in favour

Assistant Clerk note: there was an interjection from the galleries regarding the plans not being visually available and Councillor Burden explained that members had previously viewed the plans and there was no need to display them unless they needed to further inspect them. All plans are available on NSC's website.

18/P/4635/FUH 22 SEAVIEW ROAD, PORTISHEAD, BS20 8HL

First floor enlarged loft addition over existing bungalow with attached garage, single storey rear extension and new front porch

The meeting discussed the size of the development, which it felt could have an affect but there were no online objections to note. It was understood that many bungalows in the area have been developed.

RESOLVED THAT

No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards

Vote recorded: Majority in favour

18/P/4786/FUH 28 CONFERENCE AVENUE, PORTISHEAD, BS20 7LF

Single storey orangery to side elevation

The meeting did not feel there were any issues to discuss.

RESOLVED THAT

No comment

Vote recorded: Majority in favour

18/P/4806/ADV SAINSBURYS SUPERMARKETS LTD, SERBERT WAYPORTISHEAD, BS20 7GD

Advertising consent for 1 No. post mounted non illuminated directional sign

The meeting noted that there were no online objections and the signs were not illuminated.

RESOLVED THAT

No comment

Vote recorded: Majority in favour

18/P/4834/FUH 98 HILLSIDE ROAD, PORTISHEAD, BS20 8LQ
Proposed extension to front of garage to front elevation with balcony over with side privacy screen

The meeting noted that there was one online objection regarding a loss in privacy to a garden but accepted that a privacy screen was going to be used and this area is built on a hillside.

RESOLVED THAT

No objection subject to no valid objection from neighbours

Vote recorded: Majority in favour

18/P/4788/TPO NORTH EAST FRINGE, OF FEDDEN VILLAGE, PORTISHEAD

The proposed schedule of works provides a full description of the works

It was noted that Portishead Town Council's (PTC's) Tree Warden has no objection to the works.

RESOLVED THAT

No objection

Vote recorded: Majority in favour

18/P/4802/FUH 27 WATERSIDE PARK, PORTISHEAD, BS20 8LL

Alterations and extensions to existing house

The meeting noted that there had been a previous application (18/P/3661/FUH) on this site, which had been refused by NSC and to which Portishead Town Council had objected. Whilst there were objections for 3661 there did not appear to be any for the latest

application (4802). There were no significant changes in the application.

RESOLVED THAT

Objection – height and overdevelopment of the site, out of keeping with the existing street scene and questions whether it is in compliance with North Somerset Council's parking standards as it is unclear how many bedrooms will be provided.

Vote recorded: Majority in favour - 6 for and 3 against (Cllrs M.Cruise, Oyns and Burden)

18/P/4853/FUH 7 HAWTHORN CLOSE, PORTISHEAD, BS20 8HQ

Front two storey extension, balcony and window changes to the rear elevation, materials changes to the roofs and external walls and two "pods" to the Side/South West Elevation and the Rear/North West Elevation together with internal alterations.

The meeting understood that there were no online objections and no adverse comments had been received from PTC's Tree Warden. The colour of the cladding was discussed.

RESOLVED THAT

No objection

Vote recorded: Majority in favour

18/P/4860/FUH 6 WESTON WOOD ROAD, PORTISHEAD, BS20 6RD

Single storey front extension and alterations to existing rear extension roof.

RESOLVED THAT

No objection

Vote recorded: Majority in favour

18/P/4879/FUH 362 NORE ROAD, PORTISHEAD, BS20 8EY

Replacement of existing first floor balcony and ground floor terrace together with re-positioning and enlargement of rear ground floor and first floor openings

It was noted that no adverse comments had been received from PTC's Tree Warden. The meeting believed that the property is a semi and could affect the adjoining house.

RESOLVED THAT

No objection subject to no valid objection from neighbours

Vote recorded: Majority in favour

PL681

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

18/P/4498/FUH **8 SOUTH VIEW, PORTISHEAD, BS20 7DP**

Additional bedroom and en-suite extension over an existing building and alterations to one existing bedroom in the existing main house

The meeting noted that there were no online objections and no adverse comments had been received from PTC's Tree Warden.

RECOMMENDATION

No objection subject to no valid objection from neighbours

Vote recorded: Majority in favour

18/P/4854/FUH **65 AVON WAY, PORTISHEAD, BS20 6JP**

Single storey wrap around extension and new dormer to allow for loft conversion

A discussion took place regarding on-site parking.

RECOMMENDATION

No objection subject to compliance with North Somerset Council's parking standards

Vote recorded: Majority in favour

18/P/4904/FUH **THE ANNEXE AT 34 HOLLIS AVENUE, PORTISHEAD**

Demolish existing veranda and erect new sun room at front

RECOMMENDATION

No objection subject to no valid objection from neighbours

Vote recorded: Majority in favour

18/P/4905/FUH **14 DENNY VIEW, PORTISHEAD, BS20
8BS**

**Single storey rear extension and enlarge existing dormer to rear
and sides**

RECOMMENDATION

No objection subject to no valid objection from neighbours

Vote recorded: Majority in favour

18/P/4946/FUH **102 HILLSIDE ROAD, PORTISHEAD,
BS20 8LQ**

Proposed flat roof dormer loft conversion to property. Flat roof to left hand side of property (viewed from outside front) To include dual colour upvc windows (anthracite grey externally and white internally, matching material of existing windows), tiled finish to dormer to match existing colour of tiles as close as possible.

A discussion took place regarding on-site parking.

RECOMMENDATION

No objection subject to compliance with North Somerset Council's parking standards

Vote recorded: Majority in favour

18/P/4787/TRCA **THE COTTAGE, CHURCH ROAD SOUTH
PORTISHEAD, BS20 6PU**

T1 beech - reduce height by 2m and shorten two side limbs by 2m; T2 cypress - fell; T3 box - reduce height by 1.5m; T4 eucalyptus - fell; T5 ash - reduce height by 3m

The meeting noted the comments received from PTC's Tree Warden and were happy to submit his comments.

RECOMMENDATION

No objection to works described to T1, T2, T3, and T4. Proposes pollarding of T5. There are two lime trees which have been crown reduced in the past and appear overdue for reducing but they are not included in this application. The application refers also to some trees at the front. These appear to be growing out where the footpath would

be and are outside the perimeter wall of the property so presumably are the responsibility of NSC.

Vote recorded: Majority in favour

5.2 HIGHWAYS UPDATE & PARKING

5.2.1 YELLOW LINES TRIAL

The meeting noted that NSC has notified the Town Council that it intends to run a yellow lines trial on Newfoundland/Phoenix Way for a period of 6 months. Contractors were scheduled to commence preparing/lining the roads during week commencing 26th November 2018.

In general members understood that in the past the road has been impassible due to the road being blocked with parked cars and this has affected both the bus service and recycling/refuse collections from resident's homes. It noted that it nor NSC has no jurisdiction over commercial companies in terms of the size of the bus.

The link to NSC's intention notice <http://www.n-somerset.gov.uk/wp-content/uploads/2018/11/1118-notice-order-statement-of-reasons-and-maps-on-street-parking-restrictions-various-roads-in-Portishead.pdf>

Members wished to support the trial. They wish to comment on the trial in the Planning meeting preceding the closing date of the trial. The closing date being 31st May 2019.

RECOMMENDATION

Portishead Town Council's Planning & Regulatory committee discusses the matter at its meeting on 24th April 2019 with a view to supporting the trial and responds before NSC's consultation closes on 31st May 2019.

Vote recorded: Majority in favour

5.2.2 PARKING

The meeting noted that NSC will undertake a complete review of parking and traffic flow across North Somerset. Portishead Town Council is asked to provide comments on any specific or general matter of concern and the problems caused. Any comments should identify key issues rather than solutions and made in writing to parking.review@n-somerset.gov.uk at the earliest opportunity.

This review will also look at car parking charges and NSC has provided the following links that may be useful while it undertakes the review.

<http://www.n-somerset.gov.uk/my-services/parking-travel-roads/parking/civil-parking-enforcement-2/parking-myths/>

<http://www.n-somerset.gov.uk/my-services/parking-travel-roads/parking/civil-parking-enforcement-2/parking-tips/>

Common parking restrictions:

<http://www.n-somerset.gov.uk/wp-content/uploads/2017/07/parking-signs-and-road-markings.pdf>

The meeting felt it appropriate to offer residents the opportunity to come forward with any problematic roads or areas. The issues relating to the parking for the Soapbox Derby, Eat and Running festivals could also be looked into (PL645 and PL661).

It further understood that Waitrose have now downgraded its customer car parking from 3hrs to 2hrs. There are 100 free parking spaces for shoppers behind the hoops to the far side of the shops (opposite Lidl/Home Bargains).

RECOMMENDATION

Portishead Town Council via its website invites members of the public with a deadline of 9th January 2019 to identify to the Town Council any problematic roads/areas it wishes the Town Council to consider, and sets up a working party to:

1. respond to the consultation,
2. investigate any planning consent conditions imposed relating to parking for after business hours - free parking for visitors to local restaurants etc.,
3. Discuss parking arrangements for the Soapbox Derby, Eat and Running festivals (as per Minute No's PL645 and PL661).

5.2.1 AVON WAY

The meeting understood that PACT are meeting with NSC, Avon & Somerset Constabulary and Mr Holman to discuss the understanding of what can or can't be done in the area.

RECOMMENDATION

The Town Clerk writes to David Bailey, NSC Senior Engineer Development & Environment, asking when the works agreed late July 2018 for Avon Way would be completed (under the official order number PTC60 @ £749.42 – Minute No. 3064).

5.3. ROAD SPEED REVIEW

The meeting understood that a section of Portishead High Street, between Court Farm (where the existing 20mph commences) and

Brampton Way was monitored from 11th to 18th October to record the speed that vehicles currently travel.

The detailed report giving speeds recorded was noted as was the fact that NSC may only consider supporting extending the 20mph speed limit on the High Street to the southern side of Brampton Way if it is support financially by the Town Council. Whilst there has been one personal injury accident in the last 3 years it is unlikely that NSC would justify funding from the local transport plan (LTP). The cost is likely to be in the region of £5,500 (five thousand five hundred pounds).

There were mixed feelings from members and the meeting understood that PTC did not have this in the budget. It understood that from a recent Speed Working Party meeting with Nick Gough it has been agreed that the 20mph speed restriction on the High Street should include the road up to the roundabout outside of the Albion as so felt it should defer making any decision for the time being.

RECOMMENDATION

Portishead Town Council defers the matter for two cycles, under February 2019 and writes to NSC to inform them that the matter has been deferred.

Councillor Burden agreed for Standing Orders to be suspended whilst a member of the public spoke. *The resident asked if a pavement could be installed along Bristol Road when the scheduled works are done if the speed restriction is not agreed.*

5.4 PLANNING POLICY (ISSUES & OPTIONS)

The meeting was aware that an extra Planning and Regulatory meeting had been held on 21st November 2018 and a working party meeting on 29th November 2018. A copy of the questions and PTC's proposed responses were considered on the screen. Amendments were made to questions:

- 5: removal of response numbered 2
- 9: replace "problem" with "these issues"
- 42: remove "town" when preceded with Portishead throughout the document
- 44: change "embedded within the entire strategies" to "embedded within the entire strategy"
- 47: replace "off-site proposals should be dealt with locally on its merits" with "off-site proposals should be verifiable and local, and be dealt with on their merits"
- 48: after a vote taking place – 7 for retaining the wording and 2 against, there was no amendment made to the wording "very little, if any".
- 50: the following comment be included "this should be encouraged if in sustainable locations"

- 51: replace “Assume that there will be no proposals to be worked in or near Portishead town” with “Assume that there will be no proposals or such schemes in or near Portishead”
- 53: amend “Gordan” with “Gordano”
- 54: remove “Portishead is currently a dormitory town in the South West”, amend “Gordan” with “Gordano
- 54: Replace “accepting the pressures for development around the town” with “whilst acknowledging the pressures for development around the town”

All were approved by members of the Issues & Options Working Party (Councillors Burden, Cottrell, Mitchell) and Cllr Mason who had attended the working party meeting on 29.11.18. Councillor Terry was not in attendance to vote.

There was no recommendation made as the Issues and Options Working party had been given delegated powers to respond to the consultation on behalf of PTC under Minute No. PL669.

Link to the Local Plan <http://apps.n-somerset.gov.uk/cairo/docs/doc28898.pdf>

Councillor Burden thanked the staff and members of the Working Party for helping to put the report together and the Town Clerk.

Assistant Clerk note:

- Following the meeting, part of the response from section 9 - Settlement boundaries “Options include easing traffic at M5 junction 19 by creating a northbound service station between junctions 20 and 19 and finding another method of crossing the Avon” was copied and pasted into section 39 – Transport.
- Councillor Clark leaves the meeting

The Minutes of Portishead Town Council’s Extra Planning & Regulatory committee meeting on 21st November 2018 were noted and will go before Town Council on 12th December for approval.

5.5 SCHOOLS ADMISSIONS ARRANGEMENTS FOR NORTH SOMERSET COMMUNITY AND VOLUNTARY CONTROLLED SCHOOLS 2020-21

The meeting noted the consultation, which relates to the following schools: All Saints, East Clevedon C of E Primary, Golden Valley Primary, Uphill Primary, Banwell Primary, Blagdon Primary, Churchill C of E Primary, Kewstoke Primary, Sandford Primary, St Andrew’s C of E Primary, Winford C of E Primary, Winscombe Primary and Wrington C of E Primary.

Link to the consultation on North Somerset Council’s website: [http://consult.n-somerset.gov.uk/consult.ti/Admission Arrangements 2020.21/consultationHome](http://consult.n-somerset.gov.uk/consult.ti/Admission_Arrangements_2020.21/consultationHome) The consultation closes on 11th January 2019.

There was no recommendation.

5.6 BRISTOL WATER (DOWN ROAD PUMPING STATION)

Members understood that Bristol Water had notified North Somerset Council of its intention to undertake the following development at its Down Road pumping station: *erection of a 12m high pole and associated works*, as detailed on the attached plan. This work is being completed under permitted development: *communications links Town and Country Planning General Permitted Development) Order 2015 schedule 2 – Part 13 (water)*. This is to extend Bristol Water’s communication network and will replace a shortly to be withdrawn legacy from TAUWI (Telecommunications Association of the UK Water Industry).

There was no recommendation.

5.7 ENVIRONMENT AGENCY – FLOOD ACTION CAMPAIGN 2018

The meeting noted that Portishead Town Council was asked to support the campaign which was being run for one week commencing Thursday 29th November. It is aimed to encourage 18-34 year olds to be more flood aware.

The campaign was advertised on the Town Council’s website and on its Twitter feed but there was little time for the Council to consider producing social media clips for the 2018 campaign. Link to the campaign <https://floodsdestroy.campaign.gov.uk/>

RECOMMENDATION

- Portishead Town Council:
1. writes to the Environment Agency to express its interest in taking part in next year’s campaign (2019)
 2. agrees for the matter to be earmarked for the Planning & Regulatory committee to investigate how it can take part in the campaign for 2019 at its meeting early September 2019.

5.8 WEST OF ENGLAND – JOINT SPATIAL PLAN (JSP)

The meeting noted the Joint Spatial Plan’s additional evidence being published and could be viewed following this link: <https://www.jointplanningwofe.org.uk/consult.ti/JSPAdditionalEvidence/consultationHome> Portishead Town Council is able to comment before Monday 7 January 2019.

RECOMMENDATION

Portishead Town Council responds to the consultation:
It has extreme concerns regarding the transport proposals in terms of the proposed developments for Nailsea and Backwell, which could

adversely affect commuters in/out of Portishead or forms a Working Party to respond to the consultation on its behalf.

PL682 SECTION 3 – DELEGATED CHAIRMAN DECISIONS

**6. PLANNING APPLICATIONS AS REPORTED BY THE
PLANNING & REGULATORY CHAIRMAN**

**7. TREE APPLICATIONS AS REPORTED BY THE PLANNING &
REGULATORY CHAIRMAN**

The delegated Chairman decisions previously agreed by the core members of the Planning & Regulatory committee were noted.

DRAFT

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

6. PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/3817/FUL	124 Slade Road, Portishead	Erection of 5 dwelling houses, conversion of an outbuilding into a single dwelling house, and associated access and landscaping works	Whilst appreciating the moves that have been made in the amended plans Portishead Town Council is extremely concerned that even these measures are insufficient for safety on the road and welcome the expertise from North Somerset Council's Highway Engineer(s).
18/P/4594/FUH	60 Nore Road, Portishead, BS20 8DW	Conversion of existing roof to include a bedroom and en-suite by forming a gable end on the east elevation	No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.
18/P/4749/FUH	2 St Augustines Close, Portishead, BS20 8JH	Demolition of front balcony structure and construction of a single storey front extension consisting of an entrance porch, enlarged second bedroom and enlarged balcony area over.	No objection subject to no valid objection from neighbours or safety issues from North Somerset Council's Highways department.
18/P/4763/FUH	55 Brock End, Portishead, BS20 8LS	To Build a gable design porch to the South West elevation	No objection subject to no valid objection from neighbours

7. TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
NA	NA	NA	NA

PL683 OTHER PLANNING MATTERS

8.1 THE FOLLOWING NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL WERE NOTED:

A. ENFORCEMENT CASES

None to report.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None to report.

C. PLANNING CONSENT GRANTED

18/P/4361/TPO - 1 BEACH ROAD WEST, PORTISHEAD, BS20 7HR

D. PLANNING CONSENT REFUSED

18/P/4299/TPO - ABBOTS LEAP, 3B WOODHILL ROAD, PORTISHEAD, BS20 7EU
18/P/3859/TPO - SILBURY, BATTERY LANE, PORTISHEAD

E. PLANNING APPLICATIONS WITHDRAWN

None to report.

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPMENT

None to report.

G. APPEAL/DECISIONS

None to report

H. LICENCE APPLICATIONS

None to report.

I. ROAD CLOSURE & TRAFFIC REGULATION ORDER (TRO)

Please note: scheduled works may have already taken place at the point of publishing the agenda but are provided for information, full details can be found at <https://northsomerset.roadworks.org/>

- 26th November between 18.00hrs and 19.30hrs – High Street and Combe Road – for Christmas lights switch on.
- 12th to 15th December between 09.00hrs and 15.30hrs – Phase 1: Nore Road and Cabstand (between A369 junction and West Hill), Phase 2: Nore Road from West Hill junction to Raleigh Rise, Phase 3: Nore Road from junction with Cabot Rise to junction with Glenwood Rise for patching and civils works.
- 16th December between 12.00midday and 20.30hrs – High Street from its junction with Ferndale Road to its junction with Roath Road and Combe Road from its junction with Slade Road to its junction with High Street for Portishead Victorian Evening.

J. TREE PRESERVATION ORDERS

TPO1092 – the schedule and plan of trees that have been protected at 124 Slade Road, Portishead, BS20 6BB.

PL684

MATTERS FOR THE NEXT MEETING

9.1

Late Planning Applications

9.2

Highways update & parking

Meeting closed 9.06pm