

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 1ST AUGUST 2018**

PRESENT:

- In the Chair** - Councillor Burden
- Councillors** - Cottrell, Koops, Lord, Mason, Oyns, Clark
- Assistant Clerk** - S.Sherborne

There were 26 members of the public present and no Press representative.

Councillor Burden reported that there were no fire drills planned and any speakers are directed to use the microphone with the knowledge that the meeting is being visually and audio recorded for public use.

PL641 APOLOGIES

Received from councillors Pasley, Mitchell, M.Cruse, R.Cruse
Huffadine-cooper, Terry

PL642 DECLARATIONS OF INTEREST

Councillor Clark
18/P/3501/FUL
96 MERCHANT SQUARE, PORTISHEAD, BS20 7PE
His personal application

All Portishead Town Councillors
18/P/3501/FUL
96 MERCHANT SQUARE, PORTISHEAD, BS20 7PE
Acquainted with the applicant

PL643 PUBLIC PARTICIPATION

Mr P Gardner of T&G Woodware gave his objection to planning application 18/P/3591/OUT. He has submitted a five thousand word objection that needs to be read in relation to the planning statement. In his opinion there are many mistakes in the Planning Statement and Economic Impact Assessment. He urged the council to dismiss the application for Old Mill Road referring to the local infrastructure; roads, schools. He believes the town is already vibrant.

Assistant Clerk note: there was a brief exchange of words between members of the public and the Chairman regarding the order of public speakers.

Mrs A Hennessy a local resident:

1. asked the committee if Councillor Terry has provided them with the following information “the Clevedon Road application is a speculative development that is contrary to North Somerset Council’s Core Strategy and therefore has very little chance of approval. Bristol Road as I understand the reference (sic) is to be discussed for development to raise funds for updated sports facilities, again contrary to North Somerset Council’s Core Strategy”?
2. referred to the council’s website announcing the Green Flag award and the thanks to everyone who made a special effort on judging day.
3. reported the poor condition of the lake at the Lake Grounds and that the bins are overflowing. She has never seen it in such a poor state, other than when there was green algae present and she did not believe this was down to the weather conditions.
4. objected to planning application 18/P/3512/FUL – Martingale Way.
5. objects to the Old Mill Road planning application 18/P/3591/OUT. To date she has not received a response to the consultation comments she made and nor is she aware of any survey results. Mrs Hennessey referred to an earlier decision made by Portishead Town Council on 11/04/13 for mixed use on the site.

Mrs B Bennett a local resident:

1. echoed the objections to planning application 18/P/3591/OUT and 18/P/3512/FUL for the development of Old Mill Road and Martingale Way, respectively.
2. asked for a 20mph limit to be introduced on Bristol Road, from the gyratory to Heron Gardens.
3. noted that there are two planning applications on Bristol Road (18/P/3607/RM and 18/P/3618/FUL) and gave her concern for highway access and safety of pedestrians. In her opinion she feels a crossing should be installed by the football club and a pavement south-side by the football club.

Ms L Morrissey a local resident:

1. echoed Mrs Bennett’s comments regarding Bristol Road.
2. reported that many drivers speed over 30mph along Bristol Road where there is space. During the day they (Community Speed Watch) monitor about eleven hundred (1100) vehicles an hour.
3. raised concern in respect to access for the proposed new dwelling (18/P/3607/RM) as this is a hot spot in terms of speeding.
4. urged the council to press for a 20mph limit for the entirety of Bristol Road.

Councillor Burden asked Ms Morrissey if she would supply any speed watch evidence to the Town Council office to assist in putting a case together.

Mrs Davey a local resident:

1. agreed with previous speakers that Bristol Road is very busy, there was so much traffic it took her 12 minutes to get back into the car.
2. spoke in respect to dual hatted councillors (those who are Town and District councillors) and urged them to fight with passion to support the town for no extra development without significant improvement to the infrastructure, and to fight for the current 355 skilled jobs. She felt an apology was due in respect to the mixed use decision Portishead Town Council made previously for the site.

Mr Hardman a local resident:

1. objected to planning applications 18/P/3007/OUT and 18/P/3315/FUL on the grounds of access.
2. objected to planning applications 18/P/3670/FUL, 18/P/3729/LDP and 18/P/3512/FUL (on overdevelopment grounds).
3. objected to planning application 18/P/3591/OUT on the following grounds, it is business land, loss of 300 plus professional jobs, overdevelopment of site, will only have low/zero hours paid jobs, insufficient infrastructure (roads, medical facilities and schools) in the town.
4. spoke of the next election (2019).
5. congratulated the Soap Box and Raft Race organisers for providing well organised events.

Councillor Burden clarified with Mr Hardman whether he was objecting to some applications where he indicated that he “questioned access”.

Mr Middleton a local resident spoke against planning application 18/P/3661/FUH. He believed that the roof line is too high and will obscure views that have been enjoyed by residents on Hillside and Waterside Park. This line is also not in keeping with the street scene and the development is out of character. He believed that one solution would be to reduce the roof line to the same as neighbouring properties.

Ms M Davies a local resident echoed previous speaker’s objections in respect to the proposed development at Old Mill Road and Martingale Way. Over the two decades she has lived in the town she has seen it grow and develop quite rapidly. She has raised the issue of speeding cars with the council (NSC) who allegedly have said that cars must be allowed to drive the A369 @ 70mph, Bristol Road @ 30mph and between the Sheepway and the sail roundabout @ 40mph as they cannot slow them down. Mrs Davies understood that consultants have been commissioned and it would be helpful to share the terms of reference widely so residents in Portishead understand the task set and that no further development is permitted until the infrastructure has been put right – 45 minutes to get in and 45 minutes to get out of Portishead is unacceptable.

Mr J Mock a local resident spoke about the previous decision for Old Mill Road to become mixed use and gave his objections to the proposed development. He believes that Standard Life's plans will decimate Portishead, creating a large shopping mall will adversely affect the High Street at a time when traders are struggling. More houses will add to Portishead's chronic traffic problems, increase pressure on our health centres and put further strain on schools. He urged the Town Council not to feel pressured by government and reject any plans to develop Old Mill Road. In closing he offered five words "do not fail this town".

Mr K Smith a local resident spoke about electioneering and that residents are watching very carefully to see who's supporting Old Mill Road before they make their choice in 2019. Without the jobs in the town there will be no money to enjoy the proposed facilities. He urged the council to dismiss the proposals for Old Mill Road and even if you lose the battle and incur appeal costs, at least you will have fought and supported the people in the town.

These Minutes summarise what was said during public participation and were views expressed by the speaker, not the Town Council.

PL644

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

PLANNING APPLICATIONS

Councillor Burden proposed and the committee agreed to change the order of the meeting.

18/P/3599/EA1 LAND AT FORMER OLD MILL BUSINESS PARK, OLD MILL ROAD, PORTISHEAD

Screening opinion as to whether an Environmental Impact Assessment is required for a proposed redevelopment of the site for mixed use comprising retail, leisure and residential, other commercial/community uses, along with car parking, new urban space and landscaping

The meeting agreed to discuss 18/P/3591/OUT first and then mirror the comments for 18/P/3599/EA1.

RESOLVED THAT

Objects – as per the outline comments made on 16/02/18 by the Planning Inspector, Mrs Burden, when she was dealing with residential allocations and Old Mill road "I consider that it has been demonstrated that there is significant demand for employment uses on this site, and that its loss to residential uses could be detrimental to the local economy. This is particularly the case in Portishead where the opportunities for new employment sites are limited". Portishead Town Council believes that further significant residential development in the

Town will be damaging to the community unless there is a significant improvement to our infrastructure. Such improvements should include the re-opening of the passenger railway service and the resilience of the road network to junction 19, M5, as well as education and medical facilities. The Town Council will continue to support appropriate development but inappropriate conversions of retail and employment land to residential purposes and changes of use of empty office blocks to housing will be strongly opposed. We call upon the planning authority to use all its powers to protect such planning designations, including making Article 4 Directives.

Vote recorded: majority in favour

18/P/3591/OUT OLD MILL ROAD BUSINESS PARK, OLD MILL ROAD, PORTISHEAD

Outline application for the redevelopment of site for a mix of uses, including new town centre retail (up to 6420 sq.m of Use Class A1 (Retail) and 1488 sq.m of Use Class A3 (Restaurants and cafes) and leisure units; up to 3252 sq.m Use Class D2 (Assembly & Leisure) to include a cinema; up to 2044 sq.m of other commercial/community floorspace; up to 350 residential dwellings and new urban space plus associated car parking, landscaping and other works. All matters of access, appearance, landscaping, layout and scale reserved for subsequent approval

The meeting understood that a previous application for this site had failed. The Planning Inspector, Mrs Burden, felt in her view that this site should remain as employment. It was understood that this was an end to the matter.

It was unanimously felt that residential development on this site should be rejected and that there should be no further significant development until the infrastructure is addressed. It was noted that there is no affordable housing included in the proposed development and the transport report assumes the railway line will be in use. A discussion took place about Portishead Town Council endeavouring to retain employment on the site via its previous comment of mixed use and how any financial implications incurred by going to appeal could be supported by the council tax next year.

RESOLVED THAT

Objects – as per the outline comments made on 16/02/18 by the Planning Inspector, Mrs Burden, when she was dealing with residential allocations and Old Mill road “I consider that it has been demonstrated that there is significant demand for employment uses on this site, and that its loss to residential uses could be detrimental to the local economy. This is particularly the case in Portishead where the opportunities for new employment sites are limited”. Portishead Town Council believes that further significant residential development in the Town will be damaging to the community unless there is a significant improvement to our infrastructure. Such improvements should include

the re-opening of the passenger railway service and the resilience of the road network to junction 19, M5, as well as education and medical facilities. The Town Council will continue to support appropriate development but inappropriate conversions of retail and employment land to residential purposes and changes of use of empty office blocks to housing will be strongly opposed. We call upon the planning authority to use all its powers to protect such planning designations, including making Article 4 Directives.

Vote recorded: majority in favour

18/P/3512/FUL PROPOSED NEW BUILDING, MARTINGALE WAY, PORTISHEAD

Erection of a 3 storey building comprising a mixed use development of 3no. ground floor commercial/retail units for Use Class B1 (Business) / A1 (Retail) / A2 (Financial and Professional) and 29no. residential flats (Use Class C3) with associated access, parking and refuse arrangements

The meeting discussed the ratio of flats to parking spaces, the number of affordable flats without allocated parking, the comments from the Access Officer regarding non-compliance with up-to-date disability regulations, non-compliance with North Somerset Council's parking standards, that the police have commented that the area is not secure, refuse areas for market rate and affordable flats are segregated. The location indicated for the railway is incorrect. Whilst the meeting felt that the site could be tidied up with some form of development it felt the current proposals were totally unacceptable.

RESOLVED THAT

Objects on the grounds that parking is totally inadequate, the market and affordable flats should be fully integrated (including parking and refuse facilities, as per North Somerset Council's Planning Policy) and there is not a full quota of affordable homes for the development.

Vote recorded: majority in favour

Assistant Clerk note:

- the meeting was adjourned at 8.39pm and resumed at 8.43pm
- Councillor Clark left the meeting

18/P/3501/FUL 96 MERCHANT SQUARE, PORTISHEAD BS20 7PE

Replace 2 No. opaque panels between living room and balcony with double glazed clear units

The meeting noted that the applicant was Councillor Clark and that a precedent had already been set in the building. There were no online objections.

RESOLVED THAT

No objection

Vote recorded: all in favour

Assistant Clerk note: Councillor Clark returned to the meeting

18/P/3606/FUH 5 KITTIWAKE DRIVE, PORTISHEAD, BS20 7PL
Loft conversion with rear dormer

The meeting questioned the ridge height, which it later learnt was due to building regulations relating to the inside of the room. It noted that there were no online objections but required parking to be in line with North Somerset Council's standards for a property of this size.

RESOLVED THAT

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

Vote recorded: all in favour

**18/P/3007/OUT LAND TO REAR OF 69 SOUTH ROAD,
PORTISHEAD, BS20 7DY**

Outline application for the erection of 1no. dwelling and access from Woodhill Park with matters of appearance, landscaping, layout and scale reserved for subsequent approval

The meeting viewed the online location plan and it understood that it was a renewal.

RESOLVED THAT

No comment.

Vote recorded: all in favour

18/P/3607/RM 59 BRISTOL ROAD, PORTISHEAD, BS20 6QG
Submission of reserved matters of appearance, landscaping, layout, scale and access for the erection of 1no. dwelling and garage, pursuant to application 15/P/1107/O (Outline planning permission for the erection of a detached dwelling and garage with all matters reserved)

The meeting noted that permission has already been given and viewed the online location plan. The ridge height and size of the garage was debated along with parking. The site location in terms of the bend on Bristol Road where cars speed was discussed.

RESOLVED THAT

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

Vote recorded: majority in favour

**18/P/3616/LBC DENNEYSIDE, WOODLANDS ROAD,
PORTISHEAD, BS20 7HF**

Refurbishment of existing Orangery with works to include replacement of missing cills, repair and refurbishment of windows; replacement of roof glazing bars, glass (with double glazing) and all flashings; new external doors to west elevation; replace missing eaves gallows bracket; replace missing steel roof truss; replace rotten and defective timbers; works to floor; redecorate fascia and barge boards to main house and general redecoration internally and externally

The meeting understood that there were no online objections.

RESOLVED THAT

No objections.

Vote recorded: majority in favour

18/P/3315/FUL 96 NORE ROAD, PORTISHEAD, BS20 8EN

Erection of new dwelling, formation of new vehicular access and associated works.

The meeting noted that there were two online comments, one for and one against. It viewed the online location plan to consider the overlooking comment.

RESOLVED THAT

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

Vote recorded: majority in favour

18/P/3412/FUH 9 ALBERT ROAD, PORTISHEAD, BS20 6PP

Two storey side extension, single storey rear extension, proposed alterations to form loft extension

The meeting clarified the height of the dormers in terms of the ridge but felt that it was not clear how the required three parking spaces will be provided. The online plan was viewed.

RESOLVED THAT

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

Vote recorded: majority in favour

18/P/3565/FUL WOODLANDS, WOODLANDS ROAD, PORTISHEAD BS20 7HF

Erection of Dwelling & Associated Works

Apart from one member disliking a Victorian copy there is plenty of space in terms of parking. A discussion took place regarding the roof height in terms of the neighbouring house. There were no online objections to consider.

RESOLVED THAT

No objection subject to no valid objections from neighbours

Vote recorded: majority in favour

18/P/3657/TPO UNIT 3A GREYSTOKE BUSINESS CENTRE, HIGH STREET, PORTISHEAD, BS20 6PY

T1 - Cherry - Remove limb closest to building growing over the roof and prune back any other branches which may be causing a problem - bring it back in line with the wall

T2, T3 - Cherry Trees to rear of building - reduce back branches overhanging the roof and building to be in line with the wall.

G1 - Cherries and hedge - overhanging parking bays - prune back to kerb stone and clear around the street light.

The meeting noted that a proposed response had been received from the Tree Warden, which it chose to accept.

RESOLVED THAT

Objects - this is actually 3814 on the NSC website: the application has no attached documents when looked at this afternoon (31/07/18). It is

hard to understand what is being requested. PTC feels unable to comment in the absence of more information.

Vote recorded: majority in favour

**18/P/3661/FUH 27 WATERSIDE PARK, PORTISHEAD,
BS20 8LL**

Lower ground floor extension, ground floor extensions, and roof extension to create new first floor.

Councillor Koops stated that she is a resident of Waterside Park but cannot see the property so felt it unnecessary to declare an interest in the application.

The meeting felt that the proposal is out of keeping with the existing street scene and overdevelopment of the site. It understood that there were several comments and objections online. Images of the street scene were viewed.

RESOLVED THAT

Objects – 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: all in favour

18/P/3662/FUH 49 THE DOWNS, PORTISHEAD, BS20 6EE

Erection of a single storey side extension and porch.

RESOLVED THAT

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

Vote recorded: majority in favour

18/P/3670/FUL 1A GLENWOOD RISE, PORTISHEAD, BS20 8EH

Sub-division of an existing dwelling to create 1no. four bedroom dwellinghouse and 1no. one bedroom dwellinghouse and associated external works

The meeting had no floor plans to consider but noted that there could be an issue complying with North Somerset Council's (NSC) parking standards. The site is right on the corner of a congested road with double yellow lines. Councillor Mason advised that the applicant had contacted her about the application but she informed him to contact

NSC's Planning department as she was unable to help with his enquiries. It was understood that various applications have been submitted for the site and have been refused due to a lack of amenity space and cramped development.

RESOLVED THAT

Objects – there is a lack of amenity space and presents a cramped development. North Somerset Council's parking standards should also be applied to the site.

Vote recorded: majority in favour, Councillor Clark abstained from voting

18/P/3729/LDP 59 NIGHTINGALE RISE, PORTISHEAD, BS20 8LN

Lawful Development Certificate for proposed construction of a single storey side extension

The meeting discussed that part of the garage is to be converted thus there would be a loss in parking if this 5 bedroom home is converted. Historically the committee has chosen not to consult on lawful development applications.

RESOLVED THAT

No comment

Vote recorded: majority in favour

18/P/3142/ADV WAITROSE, HARBOUR ROAD, PORTISHEAD, BS20 7EU

Amended advertising consent (illuminated fascia signs and non illuminated projecting signs, totem and panel signs).

The meeting was disappointed that Waitrose are reducing their parking from 3 to 2 hours.

RESOLVED THAT

Has no objection to the advertising but objects to the reduction in parking from 3 to 2 hours.

Vote recorded: majority in favour

PL645

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

**18/P/3776/DCO HINKLEY POINT C CONNECTION PROJECT,
BETWEEN BRIDGWATER IN SOMERSET AND
SEABANK SUBSTATION, NORTH OF
AVONMOUTH**

Hinkley C Connection Project. Stage 1.1 Churchill Sub station
Discharge of Requirement 25 (3) (Highway signage plan) of the
National Grid (Hinkley Point C Connection Project) Order 2016 (as
amended) . THIS IS NOT A PLANNING APPLICATION

The meeting noted that the map didn't reflect it affecting Portishead.

RECOMMENDATION

There was no recommendation made

**18/P/2955/FUL GORDANO SERVICE AREA, GORDANO
MOTORWAY SERVICES, GORDANO SERVICES
AT JUNCTION 19, BRISTOL, BS20 7XG**

Provision of 12 bay car parking specifically to provide electric vehicle
charging points together with 19 new standard car parking spaces

The meeting noted that footpath LA8/8/20 runs parallel to the charging
point site.

RECOMMENDATION

Portishead Town Council writes asking for access to footpath LA8/8/20
to be maintained throughout the development.

18/P/3618/FUL 70 BRISTOL ROAD, PORTISHEAD, BS20 6QG
Erection of two dwellings with associated parking

The meeting viewed the online site location plan. It was agreed that a
request is made to NSC for a time extension in order for this to be
discussed at the next Planning meeting on 5th September 2018. If this
is not sanctioned by NSC then Councillor Burden will call this
application to NSC's Planning committee for determination.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council requesting
a time extension to consider the application at its next meeting on 5th
September 2018.

**18/P/3732/MMA ABBOTS LEAP, 3B WOODHILL ROAD,
PORTISHEAD, BS20 7EU**

Application to vary condition 2 on application 18/P/2032/FUH (Rebuild roof to alter and extend for new dormer rooms. Replace, alter and add windows and doors. Add new render and cladding. Replace fascia and rainwater goods. Rebuild rear balcony. New window seat at first floor rear. New front gate posts and gate.) to amend windows and doors and change some materials used.

The meeting understood that condition 2 relates to exact drawings and materials being used.

RECOMMENDATION

Portishead Town Council responds – no comment

Following agreement of the recommendation Councillor Lord gave comment regarding the site. When this was previously discussed (18/P/2032/FUH) Portishead Town Council made a comment “no objection – subject to the lower ground floor not being used as a separate dwelling without planning consent”. The officer made a note on his delegated report in response “The subdivision of a residential dwelling does require planning permission and so it is not necessary to attach a condition in this instance”. The questions posed is should the committee bother using such a comment for similar applications?

5.2 HIGHWAYS UPDATE & PARKING

5.2.1 AVON WAY

An onsite meeting with North Somerset Council Officers and Portishead Town Council was held on 27th July. Typed notes had been prepared but are waiting the approval of NSC’s.

***Assistant Clerk note:** the typed notes were emailed on 27/07/18 to those councillors and officers that took part in the meeting (Councillors Mitchell, Mason, Cottrell, R.Cruse, Koops, Oyns). Acceptance confirmation has so far been received from Councillor R.Cruse and Cottrell.*

RECOMMENDATION

Portishead Town Council at its meeting on 08/08/18 to receive a report from Town Councillors who attended the onsite meeting on 27/07/18 (Mitchell, Mason, Cottrell, R.Cruse, Koops, Oyns) if the notes have been approved by North Somerset Council.

5.2.2 SOAPBOX DERBY PARKING

The meeting understood that parking for the soapbox derby worked really well on Kilkenny Field. It was noted that due to the dry weather the ground was extremely hard but if we had the storms that followed prior to the derby parking on this site could have been very different.

Councillor Lord had also received complaints in terms of traffic flow on Beach Road East due to parking.

Councillor Burden wished for it to be noted that he is involved with the hiring of the Portishead Horticultural field but makes no financial benefit personally. He understood that the 401 Running Festival organisers had again made enquiries about using the event for parking this year.

RECOMMENDATION

Portishead Town Council's Planning and Regulatory committee consider any problems that have occurred during Soapbox and other events in the town e.g. Eat/running festival, later in the year (after September 2018) once all the events have taken place.
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5.3. ROAD SPEED REVIEW

A discussion took place between Councillors Cottrell and Burden regarding the repeated speed limit signs on Central Way, Clevedon, which have been installed due to problems on the road.

Councillor Burden reported the following speed activation numbers and that the speed activation sign is now in the office awaiting collection by NSC:

14548 activations on Wyndham Way (eastbound) 29/06/18-06/07/18
10910 activations on Bristol Road (southbound) 06/07/18-17/07/18
5307 activations on Bristol Road (northbound) 18/07/18-24/07/18
2167 activations on High Street (opposite Clarence house eastbound)
25/07/18-31/07/18

A discussion took place between Councillors Koops and Burden regarding the email dated 30/07/18 from David Bailey in which he responds to the letter recently sent to Colin Medus of North Somerset Council. A copy of this email had previously been circulated to Town Councillors: *"thank you for your letter dated the 18th July which has been forwarded to myself for a response. I would be interested to understand what works have been carried out up to date by the Working Party so that there is not duplication also I am not familiar with the Road Speed Review I would be interested to understand what was carried out and what were the outcomes. Currently North Somerset Council does not have a policy for the implementation of 20mph speed limits outside schools, we would have to consider the justification for*

such a scheme, bearing in mind that outside of school times there would be little respect for a 20 limit such as evenings, weekends and School holidays. The Council has taking the approach of installing school warning signs with flashing amber lights and a plate which advises 20mph when the light flashes, that way the driver can understand the reason for the request which we believe gains greater respect from the motorist. Unfortunately, we have not been able to implement this method at all schools across the district as the funding has been exhausted, however colleagues are in the process of reviewing the programme and adopting a policy which will then lead us to be able to complete this package of work. Therefore, at present the Council does not have any intention to implement 20 speed limits outside its schools. An extension of the existing speed limit along High Street and including Brampton Way would in the first instance require speed readings to understand actual speeds which would dictate what additional measures which would be required to achieve compliance. The Council does not have a budget for this therefore if the Town Council are willing to fund readings I can make arrangements to have them carried out, each reading costs £210 and we would need to get one on High Street and one on Brampton Way. For your information, neither location has experienced an accident history therefore an amendment to the existing 20 extents would require funding from the Town Council as such a scheme would not meet the objectives of the Local Transport Plan because of the lack of accidents. With regards to a 'strategic investigation' into the gyratory, in order to carry out an investigation I would first need to understand your concerns and reasons for an investigation, we have not experienced any accidents around the gyratory in recent years and it does appear to manage traffic flows fairly well. Has anything been carried out by the working party so far? I would be grateful if you expand of your request and I would be happy to carry out the most appropriate investigation. I hope this makes sense but if you would like any further information please come back to me otherwise I look forward to hearing from you with more information.

Assistant Clerk note: *the above text was lifted from the email received and not copy typed.*

Councillor Burden believed that the response from David Bailey is irrelevant. The Town Council has been asked to and is building a case to be presented at a meeting it will have with NSC's Development & Environment department in the future. It was noted that the next meeting has not yet been scheduled and that a date will be requested if this is not forthcoming from NSC.

RECOMMENDATION

Portishead Town Council to continue recording the number of speed activations on suggested roads around the town. Any further suggestions for roads to be monitored should be submitted to the Town Clerk.
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5.4 PLANNING POLICY (ISSUES & OPTIONS)

The meeting understood that whilst the consultation is not yet open, the document is available to view. Link to the Local Plan <http://apps.n-somerset.gov.uk/cairo/docs/doc28898.pdf>

The Working Party set up to respond to this consultation, which is the same created for the Landscape Assessment consultation, will meet up as and when the Issues & Options consultations is open.

RECOMMENDATION

There was no recommendation made.

5.5 STREET NAMING

The meeting understood that North Somerset Council is responsible for allocating addresses to new residential and commercial units and wishes to speed the process up. To this end it asks Town and Parish councils to make street name proposals in the early planning stages. Details to assist can be found on page 8 of its policy using this link: <https://www.n-somerset.gov.uk/wp-content/uploads/2016/03/street-naming-and-property-numbering-policy.pdf>

- 3 street names for developments of up to 10 plots
- 4 street names for developments up to 50 plots
- 5 street names for developments up to 100 plots
- 6 street names for developments up to 150 plots

RECOMMENDATION

Portishead Town Council responds that it is happy to provide proposed new road names at the early planning stage and not beforehand.

5.6 BRISTOL AIRPORT – DRAFT NOISE ACTION PLAN

Portishead Town Council noted that Bristol Airport is currently consulting in respect to its updated Draft Noise Action Plan covering the period 2019 to 2024, which is a requirement for airports every five years under EU Environmental Noise Directive.

The draft plan was available online and feedback is required before 2nd October 2018 <https://www.bristolairport.co.uk/about-us/environment/noise-management>

RECOMMENDATION

Portishead Town Council notes the Draft Noise Action Plan that Bristol Airport is currently running covering the period 2019 to 2024.

5.7 NORTH SOMERSET LANDSCAPE CHARACTER ASSESSMENT SPD

The meeting understood that the Working Party (Councillors Burden, Cottrell, Mitchell and Terry) met on 01/08/18. It further viewed the document online and the following discussion took place:

- The document is very impressive
- Page 46 Evaluation – Forces for change
Last bullet point should read:
Pressure for recreational land including Portishead and sports pitches close to Clevedon.
- Page 281 - Appendix 4
A2 Clapton Moor states that its condition is good, this should be changed to declining.
- Page 136 Strategy – Landscape Guidelines
Third from bottom bullet point should read:
Encourage traditional methods of land management, e.g. coppice (woodlands) and grazing (pasture) and meadows.
- There is a reference to Portbury Nature Reserve in the document
- Page 258 - reference made to a municipal building (page 258), presumed to be the public toilets/lido
- Appendix 5 – page 11 – East Wood
No information available - should be investigated as other LNR's have details listed

RECOMMENDATION

Portishead Town Council responds:

- The document is very impressive
- Page 46 Evaluation – Forces for change
Last bullet point should read:
Pressure for recreational land including Portishead and sports pitches close to Clevedon.
- Page 281 - Appendix 4
A2 Clapton Moor states that its condition is good, this should be changed to declining.
- Page 136 Strategy – Landscape Guidelines
Third from bottom bullet point should read:
Encourage traditional methods of land management, e.g. coppice (woodlands) and grazing (pasture) and meadows.
- Page 258 - reference made to municipal buildings (page 258), what does this relate to?
- Appendix 5 – page 11 – East Wood
No information available - should be investigated as other LNR's have details listed

The meeting expressed its gratitude for all the hard work the Working Party put in to considering this application.

5.8 NHS RESOLUTION

The meeting noted that an appeal has been made to NHS Resolution in respect to the decision made by NHS England not to approve the applications to provide a pharmacy as below. Full details were emailed to Town Councillors on 06/07/18.

Jhoots Pharmacy Ltd - application for inclusion in the pharmaceutical list offering unforeseen benefits at Marina Healthcare Centre, 2 Haven View, Portishead, Bristol BS20 7QA

Ascent Healthcare Ltd - application for inclusion in the pharmaceutical list offering unforeseen benefits within 50 metres of Marina Health Centre, 2 Haven View, Portishead, Bristol BS20 7QA (best estimate)

Ascent Healthcare Ltd - application for inclusion in the pharmaceutical list offering unforeseen benefits within 100 metres of village square, Phoenix Way, Portishead BS20 7GP (best estimate)

NHS Resolution require a consultation response from Portishead Town Council before 5th August 2018. The previous consultation response from Portishead Town Council will not be taken into account unless these are resubmitted to NHS Resolution.

RECOMMENDATION

Portishead Town Council responds to the consultation that its preference is for a pharmacy at the Marina Health Centre, 2 Haven View, Portishead.

5.9 APPLICATION FOR PREMISES LICENCE – COURT HOUSE FARM – NSC/052709

The meeting noted that Councillor Burden attended North Somerset Council's licensing sub-committee meeting on 23rd July and so received his verbal report. The sub-committee ruled that parking was not a licensing issue but amended the times as follows:

10.00hrs-22.00hrs Monday to Friday

10.00hrs-22.30hrs Saturday

10.00hrs-21.00hrs Sunday

The license is for the sale of alcohol and the use of recorded music. There is an opportunity for the matter to go to appeal.

RECOMMENDATION

There was no recommendation made.

5.10 BRISTOL ROAD

The meeting understood that an email from Darren Gilbert (NSC Highway & Environmental Asset Team Manager) had been received on 27/07/18, a copy of which had previously been circulated to Town Councillors. The Assistant Clerk read aloud the email on behalf of Councillor Burden (whose throat was suffering) *“thank you for your letter dated the 18th July regarding the Condition of Bristol Road Portishead. We have checked our 3 year indicative capital programme and unfortunately Bristol Road, Portishead does not feature. Whilst we agree works are necessary, much of Bristol Road is in good condition and the failures are localised. There are a number of roads in the district where longer sections are in need of attention. We however note your concerns regarding accidents and will review this road in conjunction with those flagged up through the normal scheme selection process as part of the production of the next years capital programme. Our area officer has increased the frequency of their inspections and in the meantime will undertake minor repairs to keep the failed areas safe.*

Assistant Clerk note: *the above text was lifted from the email received and not copy typed.*

RECOMMENDATION

Portishead Town Council to discuss the contents of the email and a way forward at its meeting on 8 th August 2018.

PL646 SECTION 3 – DELEGATED CHAIRMAN DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

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.

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/3620/ADV	Land Opposite Gateway Terrace Flats, Gateway Terrace, Portishead	Siting of one non illuminated notice board	No objection
18/P/3547/FUH	2 The Spinney, Wetlands Lane, Portishead, BS20 6RJ	Replace existing polycarbonate conservatory roof with conventual tile roof. Replace some existing glazed walls of conservatory with brick to provide support for new roof.	No objection and recommends removal of the planning restriction
18/P/3568/FUH	3 Woodside Gardens, Portishead, BS20 8EQ	First floor extension into part of existing roof and lower ground floor rear extension	No objection
18/P/3605/FUH	1 Downlease, Portishead, BS20 8BJ	Single storey rear extension and first floor dormer extension to front and rear elevation.	No objection subject to no valid objections from neighbours and compliance with North Somerset Council parking standards.

TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION

PL647 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

None to report.

D. PLANNING CONSENT REFUSED

None to report.

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/>

- Clevedon Lane from its junction with Clapton Lane to its junction with Wood Lane on 1st August 2018 for one day in respect to safety for BT work to be undertaken – whilst not actually in the parish of Portishead included for local interest.
- Updated spreadsheet from NSC “North Somerset Council Pre SD Works Programme 2018” showing road resurfacing timetable for the period 4th to 31st August 2018.

- Brampton Way (Forester/Norfolk/Tudor Road and Cotswold Close) on 31st August 2018 for two days between the hours of 08.00 and 17.00 for micro-asphalt surfacing works.

J. CONSULTATIONS

None to report.

K. TREE PRESERVATION ORDERS/WORKS TO TREES IN CONSERVATION AREA

18/P/3332/TRCA - 48 Pier Road, Portishead, BS20 7EA

The above approved application did not appear on a weekly register and as a result Portishead Town Council was not consulted. The matter has been taken up with NSC.

L. STREET NAMING

None to report.

M. CYCLEWAY/FOOTWAY

- A new link has been opened between Phoenix Way and Paper Mill Gardens on 13th July 2018. The three streetlights will be energised on 1st August 2018
- Wildlife and Countryside Act 1981 – section 53 and Schedule 14, North Somerset Council (footpaths LA23/34 and LA23/35 Portishead Golf Course) Modification Order No. 7 2018. A map and statement are attached showing/detailing the routes.

N. PORTISHEAD LAKE GROUNDS

The Lake Grounds has achieved Green Flag status. The Green Flag Award is the benchmark national standard for publicly accessible parks and green spaces in the United Kingdom. The scheme was set up in 1996 to recognise and reward green spaces in England and Wales that met the laid down high standards. For further details <http://www.greenflagaward.org.uk/>

O. METROWEST – PORTISHEAD BRANCH LINE (METROWEST PHASE 1) PUBLICATION OF STAGE 2 CONSULTATION REPORT

The stage 2 report is now available online at <https://metrowestphase1.org/report-on-the-stage-2-consultation/> North Somerset Council (NSC) is still considering all consultation feedback as it finalises the Development Consent Order (DCO). Whilst a bid for government funding failed, NSC continues to seek other funding opportunities and will progress towards submission of the DCO application this year.

P. NATURAL ENGLAND - ENGLAND COAST PATH – AUST TO BREAN DOWN

Councillor Mitchell and Mrs Duffy the Town Clerk attended a briefing from Natural England on 19th July 2018 hosted by NSC, Castlewood. In September 2018 Natural England are expected to open its consultation for proposals it has for a coastal path from Aust to Brean Down.

PL648 MATTERS FOR THE NEXT MEETING

- 9.1** Late Planning Applications
- 9.2** Highways update & parking

Meeting closed 10.11pm