

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 4TH JULY 2018**

PRESENT:

- In the Chair** - Councillor Burden
- Councillors** - Cottrell, R.Cruse, Mason, Huffadine-cooper
- Assistant Clerk** - S.Sherborne

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

Councillor Burden welcomed everyone and informed the meeting that there were no fire drills planned and that the meeting was being audio recorded and filmed.

PL633 APOLOGIES

Were received from Councillors Lord, Mitchell, Clark, Terry and M.Cruse.

PL634 DECLARATIONS OF INTEREST

There were none declared.

Mrs Davey, a local resident, interjected the proceedings, she understood that Councillor Oyns is on the Planning committee yet there is no apology for his absence. Councillor Burden responded that this is a statement of fact.

PL635 PUBLIC PARTICIPATION

Mrs Davey a local resident spoke in relation to the lease holder of the Golf Course and that he has failed to comply with the terms of his lease, which includes maintaining the course and has sited on social media that this is due to the two footpaths. She understands that the leaseholder tendered his wish to end the lease on 03/04/18 but North Somerset Council (NSC) has refused this and asked him to explore different uses for the land. There have been rumours that the site could become a caravan park but when put to Councillor Burden he said that "this is unlikely to be the case". She urged the District

Councillors present to confirm or deny that a caravan park is not a possibility.

Mrs Davey also referred to a letter dated 28/6/18 from Councillor Oyns that was sent to a local resident which related to plans for the Golf Course. In this letter he describes the campaign for the Golf Course as “aggressive” and that one of the main campaigners suggested that he had received “brown envelopes”. She asks for confirmation as to which main campaigner Councillor Oyns is referring to in his letter and what was aggressive? She believes that person should make a full apology to Councillor Oyns and that Councillor Oyns should provide full details to the campaign group so that the matter can be put right.

Mr Hardman:

1. spoke against planning applications 174/P/5210/FUL (Silbury, Battery Lane, Portishead) and 18/P/3326/FUL (62 High Street, Portishead). He advised that he had today placed an objection online for 18/P/3326/FUL in relation to parking.
2. questioned the intelligence and capability of the officer(s) making proposals to increase the safety of Avon Way. There is no logic in removing the “warning of children” sign.
3. spoke in respect to Old Mill road. He understood the leases would not be renewed beyond 2018 and that there was a covenant until 2026. He asked what the council were going to do to secure the leases and the safety of specialist employment? He asked if the council would hold firm on the covenant or approve the plans accepting CIL funds?
4. proposed that 62 High Street, Portishead (18/P/3326/FUL) would have been a good site for an indoor market.

Standing orders were suspended

Councillor Burden and Mr Hardman engaged in a conversation regarding the alleged covenant. It was clear there had been a misunderstanding. Councillor Burden clarified that in North Somerset Councils Local Plan (until 2026) there is no requirement to find extra residential land.

Councillor Cottrell informed the meeting that she had marched in support of the existing businesses on Old Mill Road and attended the Inspectors Hearing, who declared that it should remain as employment land. Sadly, she or the council have no influence over Standard Life and the decisions they make.

Councillor Burden informed Mr Hardman that there was already planning consent granted on 62 High Street, this latest application is a variation to the existing planning.

Standing orders resumed

Mrs Townsend a local resident:

1. asked for an explanation as to why Councillor Oyns, who is a member of the Planning committee and not present this evening, had not offered his apologies?

Standing orders were suspended

Councillor Burden responded that Councillors Oyns is not present at the meeting and he had not received an apology from him. It is a statement of fact that Councillor Oyns is not present.

Standing orders resumed

2. informed the meeting that an email had come into her possession in which the sender (Councillor Oyns) has made some allegations that may relate to her. She believes that Councillor Oyns stated "that a somewhat aggressive campaign was mounted by a number of residents and it suggests that he had received "brown envelopes" by one of the main campaigners". She felt that it couldn't be argued that she falls into the category of being one of the main campaigners that Councillor Oyns refers to in his email. She categorically refutes these allegations and calls upon Councillor Oyns to substantiate his claims and that if he is unable to provide full and proper evidence he unreservedly apologises.

Mr Holman a local resident:

1. reported that it is democracy week and felt it had been lacking in this chamber during May. He congratulated Mr Jolley on his recent appointment with North Somerset Council and his lack of work in terms of Avon Way and Down Road.

2. asked Councillor Burden for an apology in terms of the remark he made to him and others at the PACT meeting held in September 2017 "you could waive goodbye to the signage", meaning the signage on Avon Way?

3. asked for an apology and on behalf of the 100 residents present at the Residents meeting on 9th May, in writing or verbally, from Councillor Cottrell and the Town Clerk (Mrs Duffy, who was not present) in terms of the their actions and behaviour at the Residents meeting on 9th May. He wished to remind Councillor Cottrell of the rules of government and the 7 principles – selflessness, integrity, objectivity, accountability, openness, honesty and leadership.

Standing orders were suspended

Councillor Burden did not feel it necessary to make an apology for a statement that he made at a meeting a very long time ago and further questioned the words in the statement.

Councillor Cottrell and Mr Holman engaged in conversation before Mr Holman confirmed that he felt Councillor Cottrell had failed in terms of integrity. Councillor Cottrell believed that she acted courteously and appropriately with integrity according to the law, which she did not debate. She did not feel it necessary to apologise other than (as she said at the time of the meeting) that she was sorry to do this. Councillor Cottrell set the record straight by advising that there were less than 100 residents in attendance and that Mrs Duffy the Town Clerk has the precise details.

Standing orders resumed

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

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

PL636 PLANNING APPLICATIONS

18/P/2998/FUL LAND TO THE REAR OF 117 HIGH STREET, PORTISHEAD

Proposed conversion of existing two storey hay barn to form 1no. dwelling; conversion of single storey shed building to form 1no. dwelling and alteration of existing garage to form gatehouse

The meeting noted that the site is next to a significant building and within the conservation area. It further noted the online objection from the environment agency and that similar comments have been made about consented planning on Bristol Road. Councillor R Cruse reported that she had been unable to view the application form on North Somerset Council's website that afternoon. Sections 15 and 16 of the application form were viewed.

RESOLVED THAT

No objection – it would appear a good use of an existing interesting building.

Vote recorded: majority in favour

18/P/2999/LBC LAND TO THE REAR OF 117 HIGH STREET, PORTISHEAD

Proposed conversion of existing two storey hay barn to form 1no. dwelling; conversion of single storey shed building to form 1no. dwelling and alteration of existing garage to form gatehouse

RESOLVED THAT

No comment

Vote recorded: majority in favour

18/P/3238/FUH 81 WEST HILL, PORTISHEAD, BS20 6LQ

Demolish existing glazed roof to existing ground floor rear extension. Partially remodel existing ground floor rear extension. Propose new rear extension at first floor only. Proposed works will deliver at ground floor, a kitchen/ dining/ family room, boot room and downstairs WC; New family bathroom at first floor and new double bedroom.

The meeting discussed the proposals on the semi-detached house.

RESOLVED THAT

No objection

Vote recorded: majority in favour

**18/P/3298/TPO 76 FEDDEN VILLAGE, NORE ROAD,
PORTISHEAD, BS20 8EJ**

T1 - Scots pine – Fell

The meeting noted the Town Council Tree Warden comments to request that a suitable tree is planted in replacement of the one being felled

RESOLVED THAT

No objection subject to a suitable tree being planted in replacement of the one being felled.

Vote recorded: majority in favour

**18/P/3326/FUL REAR OF 62 HIGH STREET, PORTISHEAD,
BS20 6EH**

Application to vary conditions No. 2 and 8 and remove condition No. 11 on application 17/P/1235/F (Erection of a three storey-building to retain the existing retail storage area, create an additional retail unit and 6no. flats following the demolition of part of the existing building.) to allow on condition 2 and 8 minor alterations to layout and provision of balconies and change reference to bedrooms to units 2 and 5 and to living rooms to units 3 and 6. Condition No.11 to be removed as amended plans now show 12 cycle racks.

The meeting noted that at the time of checking there were no online objections but according to one speaker in public participation there should be one showing online shortly.

RESOLVED THAT

Objects – whilst the Town Council’s previous objection “*on the grounds of overdevelopment and a lack of parking, which has become significantly problematic in the Town since the last application*” were overruled it has no further comment to make.

Vote recorded: majority in favour

**18/P/3354/FUL LOCK KEEPERS COTTAGE, LOCKSIDE,
PORTISHEAD, BS20 7AF**

Restaurant Extension

The meeting understood that this was brought to committee just in case Councillor Mitchell had any involvement with the restaurant. The committee understood that Councillor Mitchell was no longer involved with the restaurant.

RESOLVED THAT

No objection subject to no valid objection from neighbours

Vote recorded: majority in favour

**18/P/3426/TPO 1 SHEEP FIELD GARDENS, PORTISHEAD,
BS20 6BZ**

T1 - T2 - Ash - 2m crown reduction, remove deadwood, 20% crown thin

The meeting noted the comments from Portishead Town Council Tree Warden.

RESOLVED THAT

Objects to any work other than removal of dead wood

Vote recorded: majority in favour

18/P/3468/FUH 49 THE FINCHES, PORTISHEAD, BS20 7NE
Single storey side extension and two storey rear extension

The meeting noted that it was a large extension but there were no online comments from neighbours.

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/3481/FUH 22 BURLINGTON ROAD, PORTISHEAD, BS20
7BE**

Rear conservatory

RESOLVED THAT

No objection subject to no valid objection from neighbours.

Vote recorded: majority in favour

PL637

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

**18/P/3489/LDE SITE V2, HARBOUR ROAD,
PORTISHEAD QUAYS, PORTISHEAD**

Certificate of lawfulness for the confirmation that planning permission refs. 00/P/1846/O & 07/P/1146/RM have been lawfully implemented and remain extant.

RECOMMENDATION

No comment

Vote recorded: majority in favour

**18/P/3490/FUH 29 NEWFOUNDLAND WAY, PORTISHEAD,
BRISTOL, BS20 7FP**

Single storey side and rear extension

The meeting noted that it is a large extension and viewed the online proposed plans. It further noted the online comment in support of the application.

RECOMMENDATION

No objection subject to no valid objection from neighbours.

Vote recorded: majority in favour

**NORTH SOMERSET COUNCIL CONSULTS
TOWN POLICE CLAUSES ACT 1847 – SECTION 21**

The meeting noted the draft order for the temporary closure of Esplanade Road, Portishead for the 401 Festival of Running Event on 25th and 26th August for 15 minutes approximately 4 times over the event period has been received.

The meeting discussed the management of roads leading to the Lake Grounds when roads have been shut for events and how it can cause problems if not managed properly. Councillor Burden reported that the organisers are making provisions for parking off site and buses to transport people to the Lake Grounds.

RECOMMENDATION

No objection

Vote recorded: majority in favour

5.2 HIGHWAYS UPDATE & PARKING

Councillor R.Cruse spoke in respect to the poor state of Bristol Road and feels that the Town Council should support the residents of Bristol Road by writing to North Somerset Council urging them to urgently bring forward the capital expenditure to repair the road not just patching works.

Mrs Bennett a local resident interjected asking for the potholes by Cadbury Road to be urgently filled. These have already caused accidents. Councillor Burden has been assured that the NSC Area Officer checks Bristol Road on a daily basis and could offer Mrs Bennett a copy of the letter in which assurance has been given.

RECOMMENDATION

Portishead Town Council writes to North Somerset Council asking them to urgently bring forward the capital expenditure to repair Bristol Road.

Vote recorded: majority in favour

5.2.1 AVON WAY

Councillor Burden informed the meeting that a Town Council officer wrote to a resident asking for recommendations for the area but as yet no response has been received.

The meeting discussed the on-site meeting it had with North Somerset Council (NSC) officers and felt it more appropriate to hold another on-site meeting with NSC's officers to go through the possibilities as it felt the latest proposals they were considering were unacceptable e.g. no signage warning that children are crossing.

RECOMMENDATION

Portishead Town Council writes to request a further on-site meeting between North Somerset Council and Town Councillors, together with an officer from Portishead Town Council to minute the meeting.

Vote recorded: majority in favour

5.3. ROAD SPEED REVIEW

Councillor Burden reported the following road speed sign activations:
12349 activations in North Weston (7th to 14th June)
584 activations on Wetlands Lane (14th to 22nd June)
19442 activations on Wyndham Way – westbound (22nd to 29th June)

The meeting understood that the sign is currently on Wyndham Way – eastbound and providing we have the sign long enough it will be sited on other various roads including Bristol Road.

The Road Speed Review working party recently met and it is proposed that the Town Council will:

- support 20mph outside of every school
- obtain a full accident record of various sites around the town
- recommend the High Street 20mph limit is extended beyond Brampton Way so that the crossing for children going to St Peters school is included
- request North Somerset Council for a strategic investigation of the gyratory when it next meets

Councillor Cottrell felt it appropriate to write to North Somerset Council as a meeting has not been scheduled.

RECOMMENDATION

Portishead Town Council writes to Colin Medus of North Somerset Council asking:

- for a 20mph speed limit to be placed outside of all schools in Portishead
- that the High Street 20mph limit is extended beyond Brampton Way so that the crossing for children going to St Peters school is included
- for a strategic investigation to be undertaken of the gyratory and its surrounding roads

5.4 PLANNING POLICY (ISSUES & OPTIONS)

Councillor Burden believed that there is a copy of a report attached to the North Somerset Council's online Executive Meeting (26/06/18)

papers, which outlines this consultation that is due to open September 2018 to accommodate another set of transport consultations to be processed.

Assistant Clerk note: *the timetable on the “Local Plan 2036 Issues and Options” paper states the consultation as July 2018 with a possible additional consultation phase January 2019. Here is the link to the online report: <http://apps.n-somerset.gov.uk/cairo/docs/doc28897.pdf>*

RECOMMENDATION

For a working party to be formed at a later stage to respond to the Local Plan 2036 Issues and Options paper.

5.5 VISION STATEMENT

Councillor Burden reported to the meeting that a meeting will be held with consultants tomorrow morning so there may well be a report to Town Council on 11th July.

RECOMMENDATION

There was no recommendation made.

5.6 TOWN & COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78

17/P/5210/FUL – SILBURY, BATTERY LANE, PORTISHEAD

As outlined in an earlier email to Town Councillors dated 12/06/18, North Somerset Council has advised that an appeal has been made to the Planning Inspectorate against its decision to refuse planning permission. The appeal will be determined on the basis of written representations. The previous comments submitted by Portishead Town Council “ Objects - overdevelopment of site, reduction in parking and consequential parking on narrow road, closeness to trees that are protected (TPO) and conservation area. Portishead Town Council requests that the relevant Ward District Councillor (Councillor Knight) calls the application to North Somerset Council's Planning & Regulatory committee if it is recommended for approval” will be forwarded to the Planning Inspectorate. Portishead Town Council can make further comments, or modify/withdraw its previous representations prior to 10th July.

The meeting discussed its previous objections and felt that additional comments could be made. Councillor Cottrell agreed to draft a response and forward to the councillors for their consideration.

Assistant Clerk note: *as the closing date for this consultation is the day before the Town Council meeting the core members of the Planning committee will need to agree the response on behalf of Portishead Town Council under delegated comments.*

RECOMMENDATION

Councillor Cottrell to formulate and agree with councillors by email a response to the consultation.

5.7 APPLICATION FOR DISABLED PARKING BAY – NSC 366451

The meeting noted the application for a disabled parking bay from a resident of 60 Pembroke Road and considered the consultation report completed by an officer of the Town Council following a site visit on 9/06/18. It did not feel there was an issue with the proposal.

RECOMMENDATION

No objection to the proposal and submits a copy of the completed consultation paper dated 19/06/18 to North Somerset Council.

5.8 NORTH SOMERSET COUNCIL - LANDSCAPE CHARACTER ASSESSMENT SUPPLEMENTARY PLANNING DOCUMENT UPDATE 2018 – CONSULTATION

The meeting understood that North Somerset Council will shortly commencing consultation on an updated version of the North Somerset Landscape Character Assessment 2005, which is adopted as a supplementary planning document. The original document has become increasingly out of date, with a need to refresh references, photos and incorporate recent built development, consequential changes to boundaries and descriptions.

The consultation can be found online: http://consult.n-somerset.gov.uk/consult.ti/LCA_update_2018/consultationHome and runs from 6th July until 6th August 2018.

RECOMMENDATION

Portishead Town Council registers to and forms a Working Party to respond to the consultation.

PL638 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.

SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/3278/FUH	32 Roath Road, Portishead, BS20 6AN	Two Storey Rear and Side Extension	No objection subject to no valid objection from neighbours
18/P/3317/FUL	St Peters C Of E Vc Primary, Halletts Way, Portishead, BS20 6BT	Construction of a new teacher training room and an external teaching pavilion	No objection subject to no valid objection from neighbours

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION

PL639 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

18/00263/UAW - 2 NEWHAVEN ROAD, PORTISHEAD, BRISTOL

Reporting of change in roof ridge height, new loft space created larger than permitted, not adhering to parking legislation is being looked into by Planning Enforcement Team.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

None to report.

D. PLANNING CONSENT REFUSED

None to report.

E. PLANNING APPLICATIONS WITHDRAWN

None received.

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPMENT

None received.

G. APPEAL/DECISIONS

None received.

H. LICENCE APPLICATIONS

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

As outlined in an email previously circulated to Town Councillors - to sell alcohol and play recorded music Mon-Fri and Sunday 10.00-23.00 hours and Saturday 10.00-23.30 hours. Representations were invited before 28th June 2018.

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, Clapton-in-Gordano – 1st August 2018 – BT underground structure.
- Church Road South, Portishead – 10th to 11th July 2018 – Western Power Distribution.
- Esplanade Road, Lake Road, Battery Lane, Woodhill Road, Beach Road West, Rodmoor Road, Portishead – from 13th July to 16th July 2018 – schedule one and two with times attached for Portishead Soap Box Event.
- B3124 Clevedon Road for two days starting 10th July 2018 between the hours of 20.00 and 05.00 and one day late July (TBC) between 20.00 and 05.00 for pre surface dressing works and installation of road

markings respectively. Also, it will be closed for surface dressing works on 15th July 2018 between the hours of 08.00 and 17.00. *

- Valley Road 1 night on 9th July 2018 between 20.00 and 05.00 hours for pre surface dressing works, 1 day between the hours of 08.00 and 17.00 on 15th July 2018 for dressing works and 1 night late July 2018 (TBC) between the hours of 20.00 and 05.00 to install road markings.

J. CONSULTATIONS

None to report

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

18/P/3197/TRCA - PUZZLEWOOD, WOODLANDS ROAD, PORTISHEAD

A Tree Preservation Order was not imposed so the works in the conservation area can proceed.

18/P/3044/TPO - 66 DRAKE WAY, PORTISHEAD

That this application has been approved but due to a problem with NSC's registration system Portishead Town Council was not consulted. The registration problem has since been resolved.

L. STREET NAMING

None to report.

8.2 NHS ENGLAND

Confirmation has been received that NHS England refused the applications submitted by Ascent Healthcare and Jhoots to provide a pharmaceutical provision at the Marina Healthcare centre and close by, due to the 2018 PNA explicitly stating that the closure of the former Lloyds pharmacy has not created a gap in the provision.

PL640 MATTERS FOR THE NEXT MEETING

9.1 Late Planning Applications

9.2 Highways update & parking

Meeting closed 8.36pm