

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 6TH JUNE 2018**

PRESENT:

In the Chair - Councillor Burden

Councillors - Cottrell, R.Cruse, M.Cruse, Koops, Lord, Mason,
Oyns, Huffadine-cooper

Assistant Clerk - S.Sherborne

There were 4 members of the public and no Press in attendance.

PL625 APOLOGIES – Councillors Mitchell, Clark

PL626 DECLARATIONS OF INTEREST

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

Councillors 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 right to reconsider the matter afresh when the matter went before North Somerset Council.

Councillor Mason
18/P/3072/FUL
232 DOWN ROAD, PORTISHEAD, BS20 8DG
Acquainted with neighbour

PL627 PUBLIC PARTICIPATION

Ms Morrissey objected and gave her concern about the proposals put forward by North Somerset Council (NSC) in respect to highway safety on Avon Way: removing both the signs indicating that children are in the area and part of the safety barrier. There appears to be very little

e.g. sleeping policeman or rumbles to reduce the speed of vehicles other than painted "SLOW" markings on the road.

Mr Hardman spoke:

1. Concurred with Mrs Morrissey and objected to the proposals put forward by NSC in respect to highways safety on Avon Way. He also questioned the amount of cost for minimal work.
2. In relation to an Issues and Options consultation paper referred to during the last Planning meeting, he asked what this is about and when the consultation will start?
3. Why there is no true reference to business, education, health and infrastructure needs in the Local Plan 2036, it focusses on identifying housing needs?
4. The actual number of houses for Portishead out of the total (13,932) that are mentioned in the Local Plan before 2026? So far it only proposes Weston, Junction 21, under the employment section. Also, has the consultation begun?
5. WASP – he is waiting for a response to an email he sent to John Flannigan today to see if he had received a request for the land survey.
6. Has the final wording for Mr J Mock's proposal been agreed, which has been going on since January?
7. Objected to planning application 18/P/3127/FUL if it related to the loss of employment land and new houses.

Councillor Burden responded to Mr Hardman in respect to all his queries relating to planning policy, with exception to the publishing date of the Issues and Options paper (believed to be the next Executive meeting). He believed the information had come from a paper written by the past chairman (Councillor Cottrell) which is a précis not a policy document following a recent meeting she had with NSC.

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

PL628

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

PLANNING APPLICATIONS

**18/P/2915/FUH 12 COTSWOLD CLOSE, PORTISHEAD, BS20
6US**

2 Storey front extension and single storey porch

The meeting noted the site location plan from a document saved earlier in the day as NSC's website would not respond. It understood that a neighbour had objected in terms of loss in natural light.

RESOLVED THAT

Objects – concern that the scale and mass will adversely affect the amount of sunlight to No. 6 Tudor Road.

Vote recorded: majority in favour

**18/P/2977/FUL LAND ADJACENT TO 1 ST PETERS ROAD,
PORTISHEAD, BS20 6QY**

Application for the removal or variation of Condition Nos. 1,2,3,6,9 on application 17/p/0785/F and Appeal ref. PP/D0121/W/17/3191367 (Erection of two semi-detached cottages to allow changes to approved plans, finished floor levels, material samples, visibility and energy generation

The meeting discussed the previous age restriction condition that was imposed, which had since been removed.

RESOLVED THAT

No comment

Vote recorded: majority in favour

**18/P/3106/R3 PARISH WHARF CAR PARK, HARBOUR ROAD,
PORTISHEAD, BS20 7DD**

Electric Vehicle Rapid Charging Hub and associated landscaping works

The meeting discussed whether it was a suitable location, access to the site and a barrier at the entrance to the car park as there are no opening times stated on the application form. It felt that the 15 minute time for fifty percent charge was quite optimistic.

RESOLVED THAT

Supports this innovative application.

Vote recorded: majority in favour, Councillor Koops abstained

**18/P/2848/OUT RIDGEWOOD, 27 ST MARYS ROAD,
PORTISHEAD, BS20 6QP**

Outline application for the erection of 1no. split level detached dwelling with approval sought for scale, access and parking. All other matters (appearance and landscaping) reserved for subsequent approval

The meeting viewed the online site plan. It understood that there was one online objection from a neighbour. Whilst generally there appeared to be room on the site for a dwelling it did not wish to see the site developed right

up to the neighbours property as it is a listed building that could be adversely affected.

RESOLVED THAT

Objects – the house outlined will be detrimental to the setting of the listed building at number 25.

Vote recorded: majority in favour

**18/P/3127/FUL LAND AT HARBOUR CRESCENT,
PORTISHEAD**

Variation of Condition 3 of permission 16/P/2066/F (Construction of 93no. residential apartments (C3 use) and office floorspace (B1 use) with associated car parking, landscaping and servicing) to amend the wording from a pre-commencement of works condition to a pre-occupation condition

The meeting discussed condition 3 and that it related to contaminated grounds. It understood that this condition was placed when permission was given for the residential apartments. It was not clear how any construction workforce would be protected.

RESOLVED THAT

Objects – condition 3 is maintained for the safe working of all staff on the site.

Vote recorded: majority in favour

**18/P/3197/TRCA PUZZLEWOOD, WOODLANDS ROAD,
PORTISHEAD, BS20 7HF**

T18 Laburnham fell and remove stump. T20 Holm Oak fell and remove stump.

The meeting discussed the need to protect the trees.

RESOLVED THAT

No objection

Vote recorded: majority in favour

**18/P/3245/TRCA PUZZLEWOOD, WOODLANDS ROAD,
PORTISHEAD, BS20 7HF**

T18 - Laburnham fell and remove stump. T20 - Holm Oak fell and remove stump.

The meeting noted that this was a duplicate application of 18/P/3197/TRCA, the same application was received by post and over the web and so no response is required.

18/P/3072/FUL 232 DOWN ROAD, PORTISHEAD, BS20 8DG
Erection of 2 no. dwellings following demolition of the existing bungalow

A discussion took place about the bin storage area, there being no online comments from neighbours and whether it was out of keeping with the street scene. The meeting viewed the online location plan.

RESOLVED THAT

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

Vote recorded: majority in favour

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

Advertising consent for 4 No. illuminated fascia signs and 34 No. non illuminated projecting signs, totem signs and panel signs

The meeting noted that the parking time limit was being reduced from three hours to two hours.

RESOLVED THAT

No objection subject to the parking time limit remaining at the current three hour limit not two hours as displayed on the proposed signage.

Vote recorded: majority in favour

18/P/3226/FUH 319 NORE ROAD, PORTISHEAD, BS20 8EN
Retrospective application for erection of summer house, decking, outbuilding and decking

The meeting noted that there was an objection online from a neighbour at the rear of the property (Kingsway).

RESOLVED THAT

Objects on the grounds that it is adversely affecting the enjoyment of the neighbours property - Kingsway.

Vote recorded: majority in favour

18/P/3269/FUH 22 WOODHILL ROAD, PORTISHEAD, BS20 7EU
Demolish existing rear single storey flat roof extension. Proposed single storey rear flat roof extension with roof lantern

The meeting noted that this was brought to committee due to insufficient time and there was no online objections.

RESOLVED THAT

No objection

Vote recorded: majority in favour

PL629 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

18/P/3235/FUH 162 NEWFOUNDLAND WAY, PORTISHEAD, BS20 7PT

Introduction of aluminum copings to cap damaged render feature and walls

The meeting viewed the online photographs provided.

RECOMMENDATION

No objection

18/P/3294/FUH 7A FROBISHER AVENUE, PORTISHEAD, BS20 6XB

Erection of a dormer extension, new glazing to the first floor living space and new windows to the side elevations

The meeting noted that there were no online objections and discussed the increase in bedroom numbers and parking.

RECOMMENDATION

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

5.2 HIGHWAYS UPDATE & PARKING

Councillor Cottrell reported that it would appear that the parking eye system in the Old Mill had been removed.

5.2.1 AVON WAY

The meeting discussed its disappointment with the proposals put forward by NSC. West Ward Town Councillors got together at the start of the process and put a list together of what they thought should be done and those wishes have not been reflected in the proposals. It felt that it was an accident waiting to happen, especially if the barriers are partially removed and for anyone with impaired sight they would think that there is a crossing if they were to come across the raised slabbing.

RECOMMENDATION

West Ward Councillors to formulate and present to Town Council on 13/06/18 a letter responding to North Somerset Council's proposals for Avon Way on behalf of Portishead Town Council.

5.2.2 WYNDHAM WAY

The meeting noted that a drop in information session was run by NSC for Portishead residents at the Folk Hall on 23/05/18.

RECOMMENDATION

There was no recommendation.

5.3. ROAD SPEED REVIEW

The meeting understood that various roads within the town had been put forward and there appeared to be a theme around Bristol Road, which is a major concern. The meeting agreed that a Working Party should meet and consider the comments received from residents before the next meeting with NSC.

The speed activated sign is on loan from NSC and will be sited around the town: Clevedon Road and Wetlands Lane for the first couple of weeks before it is moved to other roads suggested in the consultation that recently took place.

RECOMMENDATION

That a Working Party is formed to consider in more detail all the comments received from the consultation before the next meeting with NSC.

5.4 VISION STATEMENT/NEIGHBOURHOOD PLANNING

The meeting noted that a brief report on how to start the process will be going to Town Council next week following a meeting of its Working Party that recently met.

RECOMMENDATION

There was no recommendation made.

5.5 METROWEST PHASE 1 UPDATE

The meeting noted the email from Colin Medus advising that the department of Transport are continuing to have detailed discussions with stakeholders in the West of England about potential improvements to rail services, including the Metrowest programme and how it might be funded.

RECOMMENDATION

There was no recommendation made.

5.6 DELIVERING NORTH SOMERSET HOUSING NEEDS

The meeting noted the letter dated 4th May 2018 from Richard Kent (Head of Development Management – NSC) that was previously circulated asking for feedback on some areas of change in the Local Plan 2036. Whilst comments were required by 01.06.18 Richard Kent acknowledged that the matter would not go before Portishead Town Council until 06.06.18. The report could be found online <https://apps.n-somerset.gov.uk/cairo/docs/doc28772.pdf>

A discussion took place regarding there being no wish to have any more houses built in Portishead or a loss in employment land. The meeting felt it appropriate to respond as it has done so in the past to any significant residential development in the Town.

RECOMMENDATION

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 and safeguard its employment land.

PL630

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/2688/FUH	22 Seaview Road Portishead Bristol North Somerset BS20 8HL	First floor enlarged loft addition over existing bungalow and attached garage, single storey rear extension with raised terrace and new front porch	No additional comments.
18/P/3025/FUH	9 Denston Drive Portishead Bristol BS20 6YP	Two storey rear extension and side extension over garage with new front porch	No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.
18/P/3046/MMA	21 Combe Avenue Portishead Bristol BS20 6JS	Application for removal or variation of condition No. 2 on application 17/P/2635/F to allow an increase in the width and amendment to the size of the windows and doors	No comment.
18/P/3070/FUH	27 Hillside Road Portishead Bristol BS20 8EU	Remodelling of existing bungalow to include new flat roof, rear extension and detached garage	No objection.
18/P/3151/FUH	18 The Deans Portishead Bristol BS20 6EG	Construction of a two storey side/rear extension built above the current single storey extension.	No objection subject to no valid objection from neighbours
18/P/3184/HHPA	19 Hillcrest Road Portishead BS20 8HS	Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 3.6	No comment.

		metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 3.4 metres high	
18/P/3156/FUH	103A Nore Road Portishead Bristol BS20 8DW	Variation of conditions 2 and 3 of permission 17/P/1840/F (Re-cladding of the external envelope, a single storey extension to the rear and the addition of a new single garage to the front) to change the approved materials from Metal Standing Seam - Vieo from Euroclad to Roof Tiles - Thru-stone slate tiles from Marley Eternit and include a Sedum roof to the garage	No comment.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/3086/TPO	156 Merlin Park, Portishead, BS20 8RW	Beech (T1)- Crown reduce by approx 15% or 1.2m to growing point beyond previous reduction points- to maintain at reasonable size in proportion to garden and allow light to house and garden	As this application can be regarded as routine maintenance of the tree, there need be no objection to permission for crown reduction back to previous reduction points. What is unclear from the application is just what is meant by "15% or 1.2m to growing point beyond previous reduction point". It depends on whether the use of the word beyond is from the perspective of the tree or the person looking at it. Reduction of the crown to less than allowed in

			previous reductions would seriously change the tree and should probably be avoided.
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PL631 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

18/00004/UAW

Car park behind Majestic Wines, Harbour Road

Planning applications (18/P/2348/ADV and 18/P/2347/FUL) have now been submitted to North Somerset Council and subsequently approved in respect to car park camera parking system and signage.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

18/P/2694/TPO Black Nore Point, Nore Road, Portishead

D. PLANNING CONSENT REFUSED

18/P/2735/TPO 48 The Deans, Portishead

18/P/2750/TPO The Watch House, 70A Nore Road, Portishead

E. PLANNING APPLICATIONS WITHDRAWN

None received.

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT

None received.

G. APPEAL/DECISIONS

None received.

H. LICENCE APPLICATIONS

None received.

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/>

- A369 Portbury Hundred closed for 5 nights between 20.00 and 05.00 hours with effect from Monday 4th June 2018 for carriageway patching repairs
- Esplanade Road, Lake Road, Battery Lane, Woodhill Road, Beach Road West, Rodmoor Road from 09.00hours on 13th July 2018 to 13.00hours on 16th July 2018 (timed closures and rights of way during this period are explained in detail on the above website) for Portishead Soap Box
- Church Road South for two days from 10th July 2018 for works to be undertaken by Western Power Distribution.
- Lake Road, Esplanade Road, Rodmoor Road, Beach Road West, Battery Road, Woodhill Road, Nore Road, Cabstand, Slade Road, High Street, Ferndale Road, Combe Road, Stoke Road, Brampton Way, Roath Road, Victoria Close, Church Road North, Church Road South, St Peter's Road, St Mary's Road, Lipgate Place or part thereof will be closed on Saturday 16th June 2018 between 12.00 midday and 13.30hours to accommodate the Carnival procession.

J. CONSULTATIONS

That the North Somerset Accessible and Adaptable Housing Needs Assessment was adopted by North Somerset Council on 10th April 2018.

K. TREE PRESERVATION ORDERS/WORKS TO TREES

None to report.

L. STREET NAMING

None to report.

8.1 M. GDPR – CHANGES TO PLANNING WEBSITE

Email previously circulated to Town Councillors from Jason Beale outlining some changes.

8.2.1 HIGHWAYS ENGLAND

Two public information events were held in May to discuss works @ M49 Avonmouth junction.

8.2.2 NHS ENGLAND

The applications submitted by Ascent Healthcare and Jhoots to provide pharmaceutical provisions at the Marina Healthcare and closeby were refused by NHS England.

8.2.3 BRISTOL AIRPORT

Are offering a consultation drop in event on Tuesday 19th June 2018 in the Eve Wigan room, Folk Hall, 95 High Street, between the hours of 4.00pm and 8.00pm. Bristol Airports Draft Master Plan is expected to be shared late 2018/2019.

8.2.4 WEST OF ENGLAND JOINT SPATIAL PLAN

The Joint Spatial Plan (JSP) was submitted to the Secretary of State on 13/04/18. Further information will follow and it is likely that any formal hearing to examine the JPS is anticipated to begin autumn 2018.

8.2.5 PARISH WORKSHOP

Notes provided by Councillor Cottrell who attended the Parish Workshop on 10th May 2018 at the Council Chambers, Weston-super-Mare.

8.2.6 NATIONAL GRID – HINKLEY CONNECTION PROJECT

As previously circulated the updated construction programme.

***Assistant Clerk note:** Councillor Oyns took the opportunity to inform the meeting of a deep pothole by the Gordano School / Clapton Lane roundabout, which has been reported to NSC.*

PL632 MATTERS FOR THE NEXT MEETING

- 9.1** Late Planning Applications
- 9.2** Highways update & parking
- 9.3** Road Speed Review
- 9.4** Planning Policy (Issues & Options)
- 9.5** Vision Statement

Closed 8.40pm