

**PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 2ND MAY 2018**

PRESENT:

In the Chair	-	Councillor Burden
Councillors	-	Cottrell, Mitchell, R.Cruse, M.Cruse, Koops, Lord, Mason, Oyns
Assistant Clerk	-	Sharon Sherborne

There were approximately 7 members of the public present and one representative from the Press was in attendance.

Councillor Burden welcomed everyone. He explained that there were no fire drills expected and advised that the meeting was being recorded both audio and visually and could appear on the internet.

PL617 APOLOGIES – Cllr Clark and A.Huffadine-cooper

PL618 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 by 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.

PL619 PUBLIC PARTICIPATION

Mr Hardman spoke in relation to:

1. the recent consultation – Education Provision in North Somerset – a Commissioning Strategy 2018-2021 and questioned the number of children being bused to school out of the parish and the costs incurred.
2. 18/P/2553/FUL and gave his objections. He understood that this was employment land and should not be up for discussion.
3. road speed review – the current speed limit on Bristol Road is 30mph.
4. Councillor Pasley announcing in the press that land at Serbert Way was being purchased for “business”. The landlord of the businesses on Old Mill Lane (Road) isn’t going to renew their leases and believes

homes will be built and jobs lost. He urged both the Town Council and North Somerset Council to fight to promote business for the town.

5. the significant number of objections on North Somerset Council's website against development of Cheviot Meadow.

6. the desecration of the town and asked when the Town Council would take action to overturn the problem by providing schools, health provisions and infrastructure.

Councillor Cottrell responded to Mr Hardman regarding the Education consultation. The exact costs could be found in the document online. In terms of the reported school vacancies, any pupils that are out of parish (Portishead) are not included in the numbers submitted by developers – traffic light forms (red, amber, green). There is also a minibus that comes daily from Clevedon to Redcliffe Bay to collect children for school.

Councillor Lord believed that the primary numbers look healthier but the spaces may be in years and may not fit the age of a child so there may be a mismatch in age groups. Portishead Town Council has challenged the "9% of North Somerset" statement but doesn't have access to the accurate information that North Somerset Council hold.

Councillor Burden advised Mr Hardman that an Issues and Options consultation paper will be coming out soon.

Assistant Clerk note: Councillor Koops wished to give an interest in respect to 17/P/1261/HAZ – Redcliffe Bay Petroleum Storage Depot.

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

PL620

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

PLANNING APPLICATIONS

18/P/2553/FUL LAND OFF SERBERT WAY, PORTISHEAD

Erection of an extra care development, comprising 96no. one and two bedroom units and 1no. guest suite; associated access, parking and landscaping (use Class C2)

The meeting noted the previous comment that was made by the Town Council: "Portishead Town Council supports North Somerset Council in its Local Plan that this land should be maintained for employment use. Portishead Town Council believes that further significant residential development in the Town will be damaging to the community unless there is 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.

Councillor Lord proposed including that there is already a plentiful supply of places for such a provision in the town.

RESOLVED THAT

Portishead Town Council supports North Somerset Council in its Local Plan that this land should be maintained for employment use. Portishead Town Council believes that further significant residential development in the Town will be damaging to the community unless there is 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. There is already a plentiful supply of places for such a provision in the town.

Vote recorded: majority in favour

Assistant Clerk note: Councillors Oyns and Lord give an interest in respect to 18/P/2729/FUL – Portishead Lawn Tennis Club – both live nearby.

**18/P/2729/FUL PORTISHEAD LAWN TENNIS CLUB,
ESPLANADE ROAD, PORTISHEAD, BS20 7HB**

Construction of two additional tennis courts with lighting alongside the existing courts.

The meeting noted that the applicant has applied to North Somerset Council, the landlord, for permission.

Councillor Lord had a concern that currently the land is an open area for the whole of Portishead. There have been various proposals for what this particular area might be used for and yet Portishead Town Council has not been consulted on this proposal prior to the planning application. It seems to be that it is being treated differently from the skatepark proposals.

Councillor Mason referred to the planning application form (section 25) that the personal owner / tenant is Mr Ashton residing at North Somerset Council. It also states that the Tennis Club have not contacted North Somerset Council.

Councillor Cottrell proposed that in light of the misinformation on the application form that a comment is made to North Somerset Council – there is incorrect detail on the planning application “Mr Ashton is not the owner of the land and the tennis club have actually been in contact with North Somerset Council.

Councillor Burden believed that historically a court at the tennis club was made available at all times when there is no tournament being run for members of the public to use. Councillors Lord and Cottrell proposed that this be looked into and if it is the case it should be advertised on the Town Council website.

Councillor Burden proposed that Portishead Town Council writes to the Case Officer responsible for determining the application to request a time extension enabling Portishead Town Council to defer the matter to Town Council on 16th May 2018 whilst all the facts are gathered. If this is not possible then a written request to Councillor Knight to call the planning application to NSC's Planning committee should be made.

RESOLVED THAT

Portishead Town Council writes to the Case Officer responsible for determining the application to request a time extension enabling Portishead Town Council to defer the matter to Town Council on 16 th May 2018 whilst all the facts are gathered. If this is not possible then a written request to Councillor Knight to call the planning application to NSC's Planning committee should be made.
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Vote recorded: majority in favour

18/P/2773/FUH 51 HILLSIDE ROAD, PORTISHEAD, BS20 8JW
Single storey rear and side extension and a loft conversion

The meeting noted that the item had been brought to committee on the basis that the parking arrangements needed further investigations.

RESOLVED THAT

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

Vote recorded: majority in favour

18/P/2795/LDP 19 HILLCREST ROAD, PORTISHEAD, BS20 8HS

Lawful Development Certificate Proposed for a single-storey, flat roofed extension at the rear of the property, conversion of existing garage into a utility and WC, replace existing front entrance door screen with new and widen drive with associated paved area to the side.

The meeting noted that there was rather a lot of work for an LDP application and there was a possibility that it could be withdrawn and submitted under HHPA.

RESOLVED THAT

Objects – the proposal seems to be a vast amount of work for an LDP application.

Vote recorded: majority in favour

18/P/2805/FUH 40 BEACH ROAD WEST, PORTISHEAD, BS20 7HU

Proposed two storey extension at rear

The meeting understood that there has been several extensions on this plot and that there were no on line objections. It viewed the on line site plan.

RESOLVED THAT

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

Vote recorded: majority in favour

PL621

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

18/P/2643/FUH 315 NORE ROAD, PORTISHEAD, BS20 8EN

Single storey side extension and first floor dormer extension to the back of the property, porch to the front entrance door and linkage between two existing first floor front dormers

RECOMMENDATION

Portishead Town Council responds no objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.

18/P/2914/FUH 67 THE DEANS, PORTISHEAD, BS20 6EQ

Demolition of existing Garage, construction of new two story side extension and single story outbuilding [for storage]

There is one on line supporter from no. 36.

The meeting understood that there was an on line comment from Councillor Jolley and the support from a neighbour. It also discussed the side fence that will be erected in replacement of the hedge and any impact on the road sight lines.

RECOMMENDATION

Portishead Town Council responds no objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.

18/P/2926/FUH 1 LITTLE HALT, PORTISHEAD, BS20 8JQ

Proposed alterations and additions to existing rear two storey extension/conservatory

The meeting noted that there is one on line objection from a neighbour (no.3 Little Halt) about a loss in privacy due to windows in the conservatory.

RECOMMENDATION

Portishead Town Council has no objection subject to the privacy issues for no.3. Little Halt being addressed.

WYNDHAM WAY CONSULTATION

The meeting noted that this consultation opened on 30th April for six weeks and that there will be a drop-in event on 23rd May at the Folk Hall from 2-8pm with engineers available to discuss the plans and answer resident's questions. The link to the online consultation is www.n-somerset.gov.uk/wyndhamway

RECOMMENDATION

There was no recommendation made.

5.2 HIGHWAYS UPDATE & PARKING

Councillor Cottrell is still investigating ways to improve parking for shoppers and has received a couple of complaints about the unusual system operating from the Old Mill (formerly White Lion). It is not clear whether the signage is lit at night for people to be able to read.

RECOMMENDATION

There was no recommendation made.

5.3. ROAD SPEED REVIEW

The meeting noted that so far there were 7 residents who have submitted comments in respect to the consultation: 6 proposing roads for speed reductions/bumps and 1 against.

The Town Council has written to North Somerset Council to establish when the portable speed activation sign will next be available for the parish. It was proposed that a working party be formed to meet and consider the responses once the consultation closes on 4th May 2018.

RECOMMENDATION

Portishead Town Council forms a working party to progress the road speed review.

5.4 VISION STATEMENT/NEIGHBOURHOOD PLANNING

Councillor Burden informed the meeting that the working party (Burden/Koops/Mason/Cottrell) are meeting on 15th May and a report will follow.

RECOMMENDATION

There was no recommendation made

5.5 S106 MONEY

The meeting noted the letter dated 27th March 2018 from Councillor Elfan Ap Rees regarding commuted sums.

A discussion took place regarding there being no protocol or system from North Somerset Council for funding used outside of Portishead that was allocated to the parish being reinstated to Portishead at a later stage/development. Councillor Oyns did not believe that he had been consulted in terms of the number of affordable houses that were being built in Papermill Gardens and whether the 45k of S106 money given to Weston's affordable homes (from the conversion of United Reform Church) could have been attributed to Papermill Gardens to increase its affordable homes. Councillor Lord advised Councillors Oyns and Burden in their capacity of District Councillors that there is S106 money available on the list for use as affordable homes in Portishead.

RECOMMENDATION

There was no recommendation made

5.6 ADOPTION OF NORTH SOMERSET SITES AND POLICIES PLAN PART 2: SITE ALLOCATIONS PLAN

The meeting noted that the plan was adopted by North Somerset Council on 10th April 2018. The plan and associated documents are available to view www.n-somerset.gov.uk/sitesandpolicies

RECOMMENDATION

There was no recommendation made

5.7 17/P/1261/HAZ REDCLIFFE BAY PETROLEUM STORAGE DEPOT

The meeting noted that North Somerset Council (NSC) has now received a report and letter from HSE in respect to the use of tanks 14 and 15. Here is the link to all details on NSC website

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZXGKLPJV593>

Councillor Cottrell informed the meeting that she had received an email from one of the district councillors advising that this matter has been called into committee for discussion in the next two weeks as part of the storage depot is operating without authorisation.

Councillor Koops has read the HSE report and hopes that the works required will be undertaken prior to consent being given by North Somerset Council rather than consent being given with conditions.

RECOMMENDATION

There was no recommendation made

PL622 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.

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/2150/MMA	16 West Hill, Portishead,	Retrospective application for material amendment to condition Nos. 2, 3 and 9 on application 13/P/2077/F to allow various changes to the east, west and north elevations as detailed in covering letter.	No objection subject to no valid objections from neighbours <i>(Assistant Clerk note: this amended application was open to Portishead Town Council for consultation between 6th and 17th April)</i>
18/P/2231/RDC	149C High Street, Portishead	Request to discharge condition 3 from application 17/P/0275/F.	No objection subject to the materials being in keeping with the existing
18/P/2472/FUH	12 Leighview Road, Portishead	Erect two storey side and rear extension following the demolition of existing side garage	No objection subject to no valid objection from neighbours <i>(Assistant Clerk note: this application was dealt with under delegated Chairman decisions – application was not included on the weekly Planning Register)</i>
18/P/2584/FUL	9 Seaview Road, Portishead	Erection of new dwelling following demolition of existing dwelling	No objection subject to no valid objections from neighbours
18/P/2585/FUH	11 Seaview Road, Portishead BS20 8HJ	Alteration to the flat roof at the front of property to raise the roof line by 300 mm and to provide a new roof light	No objection subject to no valid objections from neighbours
18/P/2761/LDP	17 Brendon Road, Portishead, BS20 6DH	Lawful Development Certificate for the Proposed loft conversion with dormer to rear roof slope	No comment.
18/P/2772/HHPA	69 Wetlands Lane, Portishead, BS20 6RJ	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 6.0 metres; 2) have a	Portishead Town Council notes that unless a neighbouring property objects to this application NSC will have no option but to approve the plans.

		maximum height of 3.75 metres and 3) have eaves that are 2.4 metres high	
18/P/2776/FUH	32 Fennel Road, Portishead, BS20 7FB	Single storey side extension	No objection subject to no valid objections from neighbours
18/P/2831/FUH	55 The Finches, Portishead BS20 7NE	Single storey side extension	No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.
18/P/2850/FUH	59 Phoenix Way, Portishead BS20 7FG	Retrospective application for a single storey rear extension	No objection subject to no valid objections from neighbours
18/P/2876/FUH	17 Denny View, Portishead BS20 8BS	Single storey rear extension, replacement of existing rear extension, and proposed front elevation dormer to existing loft level.	No objection subject to no valid objections from neighbours

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

None to report.

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION

PL623 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

2016/0578 FUEL DEPOT, DOWN ROAD, PORTISHEAD

Letter and report from HSE dated 9th April 2018 now available on North Somerset Council's website under planning application 17/P/1261/HAZ

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None received.

C. PLANNING CONSENT GRANTED

18/P/2400/TPO - 50 Charlcombe Rise, Portishead
18/P/2134/FUH - 26 Waterside Park, Portishead

D. PLANNING CONSENT REFUSED

18/P/2322/TPO - 80 Brampton Way, Portishead

E. PLANNING APPLICATIONS WITHDRAWN

None received.

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPMENT

None received.

G. APPEAL/DECISIONS

17/P/1862/F 66 Severn Road, Portishead, BS20 6NQ

An appeal under the Householder Appeals Service (HAS) has been submitted against North Somerset Council's decision to refuse this application. The appeal will be considered on the basis of written representations and there is no opportunity for the Town Council to submit further comments.

H. LICENCE APPLICATIONS

None received.

Update – Eat Portishead – North Somerset Council (NSC) will forward the consultation response from Portishead Town Council to the event organiser as NSC are only able to consider site safety, nuisance, food/gas etc, when processing licence applications.

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/>

West bound carriageway of Wyndham Way on 25th April 2018 between the hours of 09.30 and 15.30 to remove and reinstate the speed table at the puffin crossing.

Woodacre from its junction with Sally Hill to number 10 Woodacre on Saturday 19th May 2018 from 11.00hrs to 23.59hrs - Royal wedding Street Party.

A369 Portbury Hundreds for approximately 5 nights between the hours of 20.00 and 05.00 commencing 4th June 2018 for carriageway patching repairs and other maintenance activities including litter picking the verges. Lake Road and Esplanade Road between 11.00 and 13.30 hrs for Portishead Carnival.

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 between 12.00 and 13.30 hours for the procession of Portishead Carnival.

J. CONSULTATIONS

EDUCATION PROVISION IN NORTH SOMERSET – A COMMISSIONING STRATEGY 2018-2021

Portishead Town Council's response to the consultation.

K. TREE PRESERVATION ORDERS/WORKS TO TREES

None to report.

L. STREET NAMING

None to report.

M. SCREENING OPINION – ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

A decision has been made by North Somerset Council that an Environmental Statement is not required as part of a planning application:

18/P/2591/EA1 - Anchor, Land at Gordano Gate, Serbert Way, Portishead

18/P/2475/EA1 - Clevedon Road Nurseries, Clevedon Road, Portishead

A link is provided giving the scale and types of development that would require a formal EIA

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf

N. 41 HIGH STREET, PORTISHEAD – PLANNING APPLICATION – 18/P/2396/FUL

Notification has been received that the applicant will reinstate the notice 'POSTAL', TELEGRAPH, OFFICE on the building.

8.2 BRISTOL AIRPORT

Letter from Bristol Airport to advise that it will be conducting a non-statutory 8 week consultation between 14th May and 6th July 2018 on its major planning vision in which it aims to be open and transparent in meeting the demand for air travel in the region.

PL624

MATTERS FOR THE NEXT MEETING

- 9.1** Late Planning Applications
- 9.2** Highways update & parking
- 9.3** Town Vision / Neighbourhood planning

Meeting closed 8.20pm