

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

PRESENT:

- In the Chair** - Councillor Burden
- Councillors** - Councillors Mitchell, Huffadine-Cooper, Mason
- Clerk** - S.Sherborne, Assistant Clerk

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

Councillor Burden opened the meeting advising that there were no fire drills planned.

PL649 APOLOGIES

Received from Councillors Lord, Cottrell, Koops, Oyns, Clark, Pasley

PL650 DECLARATIONS OF INTEREST

Councillor Burden

18/P/3454/OUT

15 CABSTAND, PORTISHEAD, BS20 7HW

Acquainted with the applicant who is also a North Somerset Councillor

Councillor Mason

18/P/3859/TPO

SILBURY, BATTERY LANE, PORTISHEAD, BS20 7JD

Acquainted with the applicant's neighbour

PL651 PUBLIC PARTICIPATION

Mr G Hardman a local resident asked:

1. if Mr Holman had been informed about the proposals for Avon Way?
2. if the Town Council were happy with NSC's proposals for Avon Way?
3. if the Town Council had received a response from Mr Medus?
4. why NSC have no money to fund the investigations for the requested extended speed restrictions when NSC have spent money on speed reducing measures in Clapton-in-Gordano and Weston-in-Gordano?

Councillor Burden was able to confirm that the office on his behalf did initially write to Mr Holman (email 28/06/18) asking for his comments but no response was received.

Mrs Parry spoke against planning application 18/P/3454/OUT. She raised concern regarding parking and the restrictions on nearby roads. She had further concerns for the amount of dwellings proposed on the site that is on a busy corner and noted that previous applications on the site for a lesser number of dwellings have been refused.

PL652

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

PLANNING APPLICATIONS

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

The meeting noted that a time extension had been granted by North Somerset Council (NSC) in order for the committee to look at the application in detail. There were no online objections.

RESOLVED THAT:

No objection subject to NSC's Highways approval and compliance with NSC'S parking standards.
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Vote recorded: majority in favour

**18/P/3859/TPO SILBURY, BATTERY LANE, PORTISHEAD,
BS20 7JD**
2no. Leyland Cypress (G1 on TPO 1048)

The meeting noted that there were 26 online objections. It understood that this particular Leyland Cypress is a really good specimen and that when the developer initially submitted its application to develop the site it made reference to the development taking place without serious damage being caused to the trees. It also abuts a conservation area.

RESOLVED THAT:

Objects, this is a prominent tree that abuts a conservation area and there is no evidence provided to say that the tree is diseased.
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Vote recorded: majority in favour

**18/P/3917/TRCA ABBOTS LEAP, 3B WOODHILL ROAD,
PORTISHEAD, BS20 7EU**

T1 - Apple - Fell, T2 - Yew – Fell

The meeting noted that there were no online objections and viewed the online location plan. Concern was expressed in respect to the Yew tree in the back garden.

RESOLVED THAT:

Objects to the felling of the Yew tree.

Vote recorded: majority in favour

18/P/3925/FUH 27 HILLSIDE ROAD, PORTISHEAD, BS20 8EU

Front detached annexe serving main bungalow

The meeting noted that planning permission was only granted on 19/06/18 for the garage and discussed the change in use. A concern in respect to parking and that the building could be sold as a separate dwelling was raised.

RESOLVED THAT:

No objection subject to compliance with North Somerset Council's parking standards and that a condition is applied restricting the annexe being sold as a separate dwelling.

Vote recorded: majority in favour

18/P/3825/OUT 6 HARMONY DRIVE, PORTISHEAD, BS20 8DH

Outline application with all matters reserved for subsequent approval for the erection of two new detached dwellings (Plots 2 and 3) in addition to existing remaining dwelling (Plot 1)

The meeting understood that there had been previous applications in 2000 and 2008 for a split level bungalow. It viewed the online location plan and noted the online comments.

RESOLVED THAT:

No objection subject to the consideration of build height when the full planning application is submitted.

Vote recorded: majority in favour

Assistant Clerk note: one member of the public left expressing his disappointment that he had not been able to hear all of the meeting and urged all councillors to use their microphones. Councillor Burden immediately offered his apologies.

18/P/3454/OUT 15 CABSTAND, PORTISHEAD, BS20 7HW

Outline planning application with all matters reserved for the erection of 2no dwellings (semi-detached) and conversion of existing house into 3no apartments following the demolition of existing garage and out buildings

The meeting viewed the online proposed site plan and noted the number of allocated parking spaces. One concern discussed was the egress onto Cabstand and Slade Road.

RESOLVED THAT:

Objects on the grounds of parking, access and egress.

Vote recorded: majority in favour, Cllr Burden abstained

18/P/3930/FUH 20 NORE ROAD, PORTISHEAD, BS20 7HN

Proposed alterations to existing dormer roof on the North Elevation and the installation of a rooflight on the ground floor South Elevation.

The meeting noted that there were no online objections.

RESOLVED THAT:

No objection.

Vote recorded: majority in favour

18/P/3960/MMA 78 HIGH STREET, PORTISHEAD, BS20 6EH

Application to vary condition 2 (approved plans) of permission 17/P/1725/F (Erection of a first and second floor level to create 3no. flats. Works to include bay windows to both the front and rear elevations and 3no. rooflights to the side elevation) to change the rear dormer window materials; alterations to roof; alteration of window to door and creation of a balcony with glass balustrade to Flat 2; new external door and creation of a balcony with glass balustrade to Flat 3; new ground floor window to side (Lane) elevation for Surgery 2; alterations to shopfront; internal alterations and provision of 2no. car parking spaces

The meeting discussed the allocated parking alongside the building and the change in material proposed. It noted that the committee do not normally comment on minor material amendment applications.

RESOLVED THAT:

No comment.

Vote recorded: majority in favour

**18/P/4098/TPO 76 FEDDEN VILLAGE, NORE ROAD,
PORTISHEAD, BS20 8EJ**

T611 beech - remove crossing/rubbing limbs on car park side; shorten long lower pendulous limb on car park side by 3m; shorten prominent top branch with wound on car park side by 3m; shorten lowest left limb parallel to car park by 3m; remove snags left from previous breakage

The meeting noted that Portishead Town Council's Tree Warden had no objection to the application and that the Tree report suggests the tree is damaged.

RESOLVED THAT:

No objection.

Vote recorded: majority in favour

18/P/4030/TPO 71 DRAKES WAY, PORTISHEAD, BS20 6LD

T1-T2 sycamore and T3 beech - reduce crowns back to property boundary of 71 Drakes Way, T2 - Sycamore - Reduce crown back to property boundary of 71 Drakes Way, tree work to be carried out in accordance with bs3998:2010. Increase light into garden.

The proposed works would appear to have minimal impact on the large woodland the TPO covers.

The meeting noted that Portishead Town Council's Tree Warden has no objection to the proposals as the trees have very limited amenity value even to the residents of Drakes Way.

RESOLVED THAT:

No objection.

Vote recorded: majority in favour

18/P/4096/TPO 4 CHARLCOMBE RISE, PORTISHEAD, BS20 8NB

1 x Corsican pine - reduce overhand into driveway by 1m

The meeting noted the online concern and that the tree has a very high amenity value.

RESOLVED THAT:

Concerned that reducing the overhang will change the shape of the tree, which has a very high amenity value but not opposed to minor pruning (under 1m).

Vote recorded: majority in favour

18/P/4082/FUH 3 DOWN ROAD, PORTISHEAD, BS20 6EB

Erection of a first floor extension

RESOLVED THAT:

No objection.

Vote recorded: majority in favour

18/P/4130/TPO 11 PINECROFT, PORTISHEAD, BS20 8ED

T1 Scots pine - remove lowest lateral overhanging road

The meeting noted that Portishead Town Council's Tree Warden had no objections to this proposal and that it may facilitate refuse and recycling collections.

RESOLVED THAT:

No objection.

Vote recorded: majority in favour

PL653

SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)

5. OTHER PLANNING MATTERS

5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS
18/P/3962/FUH PUZZLEWOOD, WOODLANDS ROAD,
PORTISHEAD, BS20 7HF

Proposal for front and rear extensions to the property, alterations to the roof and remodelling of the interior.

The meeting noted that there were no online comments and there is a comprehensive tree report.

RECOMMENDATION

No objection.

18/P/4052/FUH 6 ASHDOWN ROAD, PORTISHEAD, BS20 8DP
Alterations to garage and roof over utility room

The meeting noted that there were no online comments and that there are no concerns expressed by our Tree Warden in respect to trees at the property.

RECOMMENDATION

No objection.

5.2 HIGHWAYS UPDATE & PARKING

5.2.1 AVON WAY

The meeting noted the Minutes from an onsite meeting that took place on 27/07/18 between Portishead Town Council(lors) and North Somerset Council Highways and the two revised road plans and one sign design plan. It felt that Portishead Town Council should approve the revised plans and the expenditure of £749.42 in order for the upgrade to take place. It understood that confirmation has been received that the replacement of the pedestrian guardrail and the single crossing sign will be funded by NSC but the bent guardrail on the corner of the road opposite no. 83 will not be repaired by NSC.

Councillor Mason reiterated NSC's comments in that they did not have money available to finance these changes and that one of the many reasons a crossing would not be installed on Avon Way is the large amount of loss in residential parking.

RECOMMENDATION

Portishead Town Council approves the revised plans and the expenditure of £749.42 in order for the upgrade to take place.

Councillor Burden abstained from voting

5.2.2 GORDANO SCHOOL PARKING

The meeting noted the letter from Mr Hazelton dated 13th August 2018 regarding parking by Gordano School and the alleged insufficient parking provision at the school. It discussed the increase in cars being parked over the decades and an increase in security at schools.

RECOMMENDATION

There was no recommendation.

5.2.3 CONDITION OF BRISTOL ROAD

The meeting noted that Portishead Town Council had not received a reply from Colin Medus to the letter it wrote to him dated 28/08/18. The matter was therefore deferred.

RECOMMENDATION

There was no recommendation.

5.3. ROAD SPEED REVIEW

Confirmation was received by email on 21/08/18 that Portishead Town Council is on the list to have the mobile speed activation sign in the next few months.

Portishead Town Council considered:

1. if it will cover the costs of speed readings on Brampton Way and High Street @ £210.00 per site (£420.00) in order for North Somerset Council to investigate Portishead Town Councils request for the 20mph speed limit on the High Street to be extended beyond the crossing by Clarence House?
2. to confirm its specific concerns and reasons why it believes a 'strategic investigation' should be undertaken in terms of the gyratory?

RECOMMENDATION

1. Portishead Town Council approves the expenditure of £420.00 for North Somerset Council to obtain speed readings with a view to assessing Portishead Town Council's request to extend the 20mph speed limit on the High Street to where it meets Brampton Way.

2. Portishead Town Council responds to North Somerset Council to confirm the specific concerns it has and the reasons why it believes a strategic investigation should be undertaken in terms of the gyratory, based on a report it shall receive from the Road Speed Working Party. (This working party consists of Councillors Burden, Oyns, Koops and Mitchell.)

5.4 PLANNING POLICY (ISSUES & OPTIONS)

The meeting understood that this consultation is now open and will run until 10 December 2018. The link to the consultation is

<http://consult.n-somerset.gov.uk/consult.ti/issuesandoptions/consultationHome>

It felt that two meetings should take place prior to 10th December: the Issues & Options Working party and a public consultation in conjunction with North Somerset Council. Councillor Burden felt that the Assistant Clerk should be involved in some of the meetings

RECOMMENDATION

Portishead Town Council facilitates two meetings taking place before 10th December:

1. the Issues & Options Working Party should meet to discuss the consultation at the earliest opportunity. (The Working Party consists of Councillors Burden, Cottrell, Terry and Mitchell).

2. Portishead Town Council in liaison with North Somerset Council should offer a public meeting to discuss the Issues and Options consultation.

PL654 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/3653/FUH	104 Combe Avenue, Portishead, BS20 6JX	Erection of a rear conservatory	No objection subject to no valid objection from neighbours
18/P/3853/FUH	3 Ranchway, Portishead, BS20 8DQ	Retrospective application for the replacement of dormer window with French doors, and glazed balustrading to front and sides of balcony	No objection subject to no valid objection from neighbours
18/P/3901/HHPA	23 Nore Road, Portishead BS20 7HN	Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 5.0 metres; 2) have a maximum height of 3.6 metres and 3) have eaves that are 3.0 metres high.	No comment
18/P/3916/FUH	76 West Hill, Portishead, BS20 6PQ	Demolition of existing garage and new partial single storey rear & side extension.	No objection subject to no valid objection to neighbours
18/P/3860/FUL	Waitrose, Harbour Road, Portishead, BS20 7DE	Removal of 4no. existing plant chiller units and installation of 2no. new water chiller units on the store roof	No objection subject to no valid objections from neighbours or noise nuisance to nearby residents
18/P/3967/FUH	5 Chaplains Wood, Nore Road Portishead, BS20 8GA	Erection of front porch with balcony above	No objection subject to no valid objections from neighbours
18/P/3969/FUH	16 Cabot Rise, Portishead, BS20 6NX	One and a half storey rear extension	No objection subject to no valid objections from neighbours

18/P/3997/FUH	7 Black Nore Point, Nore Road Portishead, BS20 8GB	Proposed French doors to rear elevation and proposed rooflight	No objection subject to no valid objections from neighbours
18/P/4023/FUH	26 Woodhill Road, Portishead, BS20 7EZ	Single Storey Rear extension, internal alterations and renewal of south elevation ground floor window	No objection subject to no valid objections from neighbours

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

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/3791/TRCA	3 Beach Road West Portishead, BS20 7HR	T1, T2 Holly Trees - Fell	The holly trees appear to be healthy
18/P/3906/TPO	6 Woodhill Road Portishead, BS20 7ET	Works to three Lime trees	These appear to be very large and healthy looking trees in the back garden
18/P/3923/TRCA	41 West Hill, Portishead, BS20 6LG	T1 - Smoke bush - 50% reduction. T2 - Weeping pear - 20% reduction. T3 - Hazel - Fell. T4 - Poplar - 4m height reduction. G1 - Apples - 40% reduction. W1 - reduce overhanging vegetation to boundary line (approx 5.0m reduction).	Only a glimpse of the weeping pear was visible from the public footpath
18/P/3931/TPO	5 Norewood Grove, Portishead, BS20 8DL	T1 - Walnut - Reduce 2.0m from property. Thin lowest south facing lateral by 20%. Remove major deadwood.	This is a very big walnut tree, which we do not feel will be harmed by reducing it by 2 metres
18/P/3934/TPO	Beech House, Lake Road Portishead, BS20 7JA	T1 - Beech - reduce crown by 2.5m away from property. Crown thin 15%.	The purple beech in the front garden is a lovely specimen, which may overshadow the lime tree on the other side of the road

18/P/3892/TPO	3 Beechwood Drive, Portishead, BS20 8ES	Beech (T1) Reduce lateral spread over the garden by 2.5m and height by 3m back to previous pruning points. Oak (T2) Reduce lateral spread over the garden by 1m and height by 2m back to the previous pruning points.	These seem to be beech trees along the Mariners Coastal Path. From the poor view that the Town Council's Tree Warden had there did not seem to be a reason why the beech trees cannot be reduced in width and height.
18/P/3975/TPO	24 Badger Rise, Portishead, BS20 8AX	G1 - Mixed species - Remove overhanging limbs back to fence line of No 24.	No objection

PL655 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

18/P/3426/TPO

1 Sheep Field Gardens, Portishead, BS20 6BZ

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

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.

Councillor Burden updated the meeting that following an appeal the Court Farm applicant had surrendered their licence.

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/>

- Down Road from the junction with The Downs to The Triangle (West Hill) between the hours of 09.30 and 15.30 for 2 days from 28th August 2018 for works to carriageway resurfacing.
- Forester/Norfolk/Tudor Road and Cotswold Close for two days commencing 5th September 2018 to commence micro-asphalt surfacing.
- Finisterre Parade from its junction with Phoenix Way to property No.8 for 2 days commencing 10th September 2018 for Wessex Water.
- Valley Road from its junction with Blackberry Lane to the roundabout of Weatherley Drive and Valley Road for one day on Sunday 16th September 2018 between the hours of 08.00 and 18.00 for Police HQ open day.
- The works scheduled for Portishead High Street to take place on 7th August were cancelled and are waiting to be rescheduled.
- B3124 Clevedon Road and Valley Road will be closed between the hours of 20.00 and 06.00 on 30th and 31st August 2018. An updated Surface Dressing Programme received 28.08.18 is attached.

8.2 NHS RESOLUTION – PHARMACY APPLICATION - 19924, 19931, 19932

The meeting noted the letter from Primary Care Appeals received 29/08/18 notifying that the Pharmacy Appeals Committee will proceed to consider the above appeal. Further information can be found online at <http://www.nhsla.com/Pages/Publications.aspx?library=FHSAU%7cpublications>

PL656 MATTERS FOR THE NEXT MEETING

- 9.1 Late Planning Applications
- 9.2 Highways update & parking
- 9.3 Issues & Options Consultation
- 9.4 Bristol Road

Meeting closed 8.20pm