

PORTISHEAD TOWN COUNCIL
MINUTES OF THE PLANNING & REGULATORY COMMITTEE HELD
ON WEDNESDAY 9TH JANUARY 2019

PRESENT:

- In the Chair** - Councillor Burden
- Councillor** - Councillors Lord, Mason, Cottrell, Mitchell, Oyns
- Clerk of the meeting** - S.Sherborne, Assistant Clerk

There were 7 members of the public present and no Press were in attendance.

Councillor Burden opened the meeting by welcoming everyone and wishing them a happy New Year.

PL685 To receive and accept apologies for absence

Apologies were received and accepted from Councillors R. Cruse, M. Cruse, Koops, Pasley, Clark and Cameron (who arrived in ill health for the meeting but left prior to it commencing).

PL686 To receive any declarations of interest and any requests for dispensations

Councillor 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.

PL687 To receive any questions, statements, or submissions from members of the public in accordance with Standing Orders:

The following issues were raised by members of the public:

- Speeding cars travelling through the High Street tonight and drivers on the wrong side of the road.
- Spoke in favour of the 20mph restrictions around the town, including that of Bristol Road where there had been another accident on 17th December.
- The collapsing of Bristol Road and the necessity for North Somerset Council (NSC) to undertake the highway repair work it says it has planned at the earliest opportunity as further potholes have appeared.

PL688

To approve and sign Minutes of Committee meetings held on:

The Minutes of the Extra Planning & Regulatory meeting of 21st November 2018 and the Planning & Regulatory meeting of 5th December 2018 were approved and duly signed after the meeting.

PL689

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

PLANNING APPLICATIONS

18/P/5048/TPO

**7 CLARENCE GARDENS, PORTISHEAD,
BS20 6BN**

T1 beech - crown reduce by up to 2m by house and garage

The meeting noted that there were no comments online. Comments had been received from the Town Council's Tree Warden "*it is almost invisible from the road so has little amenity value to the general public. It has had work done on it before. I think the application is proportionate and the proposed work can be allowed to go ahead*".

RESOLVED THAT

No objection – the tree is almost invisible from the road so has little amenity value to the general public. It has had work done on it before and the application is proportionate. The proposed work should be allowed to go ahead.

18/P/5006/TPO

1 MERLIN PARK, PORTISHEAD, BS20 8RJ

T1 Lime -crown lift to 4 metres, crown thin by 10% and remove any deadwood over driveway and public pathway

The meeting noted that there were no online comments. Comments had been received from the Town Council's Tree Warden "*the proposed works should cause little change to the amenity value of these trees. One tree in the line of protected trees has already had some work done on it but that was a crown reduction so not the same. The other line of trees at the entrance to Merlin Park is presumably owned by NSC as they are in the road verge: they hide the trees in the application from the road when in leaf anyway*".

RESOLVED THAT

No objection - the proposed works should cause little change to the amenity value of these trees. One tree in the line of protected trees has already had some work done on it but that was a crown reduction so not the same. The other line of trees at the entrance to Merlin Park is presumably owned by NSC as they are in the road verge: they hide the trees in the application from the road when in leaf anyway.

18/P/5007/TPO

**5 MERLIN PARK, PORTISHEAD, BS20
8RJ**

T2 Beech -crown lift to 4 metres, crown thin by 10% and remove any deadwood over driveway and public pathway.

The meeting noted that there were no online comments. Comments had been received from the Town Council's Tree Warden "*the proposed works should cause little change to the amenity value of these trees. One tree in the line of protected trees has already had some work done on it but that was a crown reduction so not the same. The other line of trees at the entrance to Merlin Park is presumably owned by NSC as they are in the road verge: they hide the trees in the application from the road when in leaf anyway*".

RESOLVED THAT

No objection - the proposed works should cause little change to the amenity value of these trees. One tree in the line of protected trees has already had some work done on it but that was a crown reduction so not the same. The other line of trees at the entrance to Merlin Park is presumably owned by NSC as they are in the road verge: they hide the trees in the application from the road when in leaf anyway.

18/P/5120/TPO

**11 DENNY VIEW, PORTISHEAD, BS20
8BS**

L1-L9 Leyland cypress – fell

The meeting noted that there were no online comments. Comments had been received from the Town Council's Tree Warden "*these trees are not visible to the general public so have no amenity value. The reasoning in the application is sound so I recommend no objection*".

RESOLVED THAT

No objection - these trees are not visible to the general public so have no amenity value. The reasoning in the application is sound.

18/P/5064/FUH

21 LAPWING CLOSE, PORTISHEAD, BS20 7NJ

Conversion of attached garage to bedroom with ensuite bathroom

The meeting noted that there were no on line objections. It discussed the concerns it had in respect to the increase in number of bedrooms and parking for the sizable development.

RESOLVED THAT

Objects – inappropriate development and does not comply with North Somerset Council's parking standards.

18/P/5068/LDP

**92 MARJORAM WAY, PORTISHEAD
BS20 7JS**

Formation of 2 bedrooms and a bathroom within the existing roof structure plus 5 roof lights on front slope and one roof light on rear slope

The meeting noted that there were no on line objections. It was concerned that one of the bedrooms has no windows, that there could be a lack of parking in what would become a 7 bedroom property and safety in terms of egress in the event of a fire. It understood that this is not a planning application just an application for NSC to consider whether the works described fall within permitted development.

RESOLVED THAT

The Planning committee writes to the NSC Ward Councillors Pasley and Oyns asking for the following concerns to be investigated with the Case Officer: one bedroom has no window, increase to 7 bedrooms and associated parking, and questions the number of occupants and consequent safety - egress in the event of a fire due there being only one staircase.

18/P/5083/FUH **10 FROBISHER AVENUE, PORTISHEAD,
BRISTOL, BS20 6XB**

Proposed rear dormers and entrance porch

The meeting noted that there were no online comments.

RESOLVED THAT

No objection subject to no valid objections from neighbours.

18/P/5109/TPO

**29 THE KNOLL, PORTISHEAD, BRISTOL
BS20 7NU**

Sycamore (T1) and (T2), trim back lower branches due to shading as they have not been cut back and are too large . Height not to be changed.

The meeting noted that there were no online comments. Comments had been received from the Town Council's Tree Warden "*they are part of a large group of trees but are not easily identifiable as individuals. The minor changes requested will have no significant impact on the amenity value of the group of trees.*"

RESOLVED THAT

No objection – the trees are part of a large group of trees and are not easily identifiable as individuals. The minor changes requested will have no significant impact on the amenity value of the group of trees.

**18/P/5163/NMA 5 CHAPLAINS WOOD, NORE ROAD,
PORTISHEAD, BS20 8GA**

Non material amendment to application 18/P/3967/FUH (Erection of front porch with balcony above) to allow UPVC doors and windows in place of timber, Balcony roof to be timber deck in place of timber and glass, guttering and down pipes to be grey not green cast iron

The meeting noted that there were no online comments. It recognised the change in colour and efforts to retain the property in keeping with the street scene.

RESOLVED THAT

No objection

**18/P/5168/FUH 33 KINGFISHER ROAD, PORTISHEAD,
BRISTOL, BS20 7NF**

Proposed rear single storey extension and new door to rear of garage

The meeting noted that there were no online comments.

RESOLVED THAT

No objection subject to no valid objection from neighbours.

18/P/4756/FUH 29 PHOENIX WAY, PORTISHEAD

Proposed rear single storey extension to existing dwelling

The meeting noted the improved plans.

RESOLVED THAT

No objection subject to no valid objection from neighbours.

PL690

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

OTHER PLANNING MATTERS

6.1 LATE PLANNING APPLICATIONS & CONSULTATIONS

18/P/5219/FUH 68 MENDIP ROAD, PORTISHEAD, BS20 6DG
Proposed single storey, 20 sq metre, rear/side extension linking existing extension to garage, to provide new rear entrance lobby off driveway and home office space.

The meeting noted that there were no online comments.

RECOMMENDATION

No objection subject to no valid objection from neighbours.

18/P/5226/FUH 58 BRISTOL ROAD, PORTISHEAD, BS20 6QB
Demolition of existing rear single storey extension and erection of a new single storey rear extension

The meeting noted that there were no online comments.

RECOMMENDATION

No objection subject to no valid objection from neighbours.

6.2 HIGHWAYS UPDATE & PARKING

6.2.1 ROAD SPEED MONITORING

The meeting understood that the Town Council had received correspondence from a parishioner in respect to the speed that cars travel along the Clevedon Road in Portishead and the noise pollution from the road. The parishioner initially contacted NSC's Highways department who advised that in the first instance the road would need to be monitored in terms of speed and NSC has exhausted its budget for this. It was suggested by NSC that the parishioner contact Portishead Town Council to see if it wishes to take up the proposal to fund the speed monitoring of the road.

The meeting felt it logical that the matter be passed on to the Town Council's Road Speed Working Party for it to investigate.

RECOMMENDATION

Portishead Town Council requests that it's Road Speed Working Party consider the request from a parishioner to investigate taking up the proposal to fund the speed monitoring of Clevedon Road and reports back to the Town Council.

6.2.2 YELLOW LINES TRIAL – NEWFOUNDLAND/PHOENIX WAY

The meeting understood that the matter had been deferred as the trial was being run until 31st May 2019 and the Town Council wanted to monitor the situation and offer residents the opportunity to have their

say about the introduction of yellow lines, as it had advertised on its website.

It acknowledged that First Bus, to the detriment of people using the bus to travel to work early mornings/evenings, had removed the X3A service early morning and evenings from Newfoundland and Phoenix Way. In effect this had partially removed the “trial” aspect of double yellow lines to improve the traffic flow (including bus travel) in this area.

The Town Council had also received one comment from a resident opposing the yellow lines on Newfoundland Way due to a loss of parking for 10 residents and the safety of a teenager walking a long distance home from where she had to park her car late at night.

The meeting noted that a parking Enforcement Officer was on duty in Portishead last Sunday morning.

RECOMMENDATION

- Portishead Town Council writes to Chris Hanson of First Bus to invite him to come along to the next Planning and Regulatory meeting (February) to talk about bus issues, in particular the removal of service X3A of a morning/evening during the double yellow lines trial.
- Portishead Town Council's Double Yellow Line and Parking Working Party agree upon a date to meet following conclusion of the Planning meeting.

6.2.3 PARKING

The meeting noted that the Working Party set up to respond to NSC's review parking.review@n-somerset.gov.uk taking into account arrangements for Soapbox Derby, Eat/Running festivals, would be arranging a date to meet on conclusion of the Planning meeting. It would take into account the 51 responses it had received from members of the public responding to the consultation as advertised on the Town Council website.

RECOMMENDATION

Portishead Town Council's Double Yellow Line and Parking Working Party agree upon a date to meet following conclusion of the Planning meeting.

6.2.4 AVON WAY

The meeting noted that Portishead Town Council has now received a letter from NSC apologising for the delay in completing the agreed works (under official order number PTC60 @ £749.42 – Minute No. 3064). A date for completing the work is yet to be confirmed.

RECOMMENDATION

There was no recommendation made.

6.2.5 ROAD SPEED REVIEW

The meeting acknowledged that the matter referring to reducing the speed limit on Portishead High Street (Court Farm to Brampton Way/gyratory) is deferred until the Planning & Regulatory committee meeting on 6th February 2019.

RECOMMENDATION

There was no recommendation made.

6.3 FIRST BUS

The matter was dealt with under a previous item (above - **6.2.2: Double Yellow Lines**).

6.4 BRISTOL AIRPORT

The meeting noted that Portishead Town Council had been invited to comment on the following: 18/P/5118/OUT | Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period, comprising: 2no. extensions to the terminal building and canopies over the forecourt of the main terminal building; erection of new east walkway and pier with vertical circulation cores and pre-board zones; 5m high acoustic timber fence; construction of a new service yard directly north of the western walkway; erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces and wind turbines atop; enhancement to the internal road system including gyratory road with internal surface car parking and layout changes; enhancements to airside infrastructure including construction of new eastern taxiway link and taxiway widening (and fillets) to the southern edge of Taxiway GOLF; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23:30 and 06:00 with no seasonal restrictions; revision to the operation of Stands 38 and 39; and landscaping and associated works. | Bristol Airport North Side Road Felton Wrington BS48 3DP. Here is the link to NSC's website:

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PJML85LPMK100>

The meeting acknowledged that Portishead Town Council had only ever responded to consultations in respect to Bristol Airport in terms of Bristol Airport options for development and not detailed planning. Anyone wishing to comment should do so directly.

RECOMMENDATION

There was no recommendation made.

PL691

SECTION 3 – DELEGATED CHAIRMAN DECISIONS

7.1 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

7.2 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, these included two plans that had been processed by the committee but omitted from the Agenda list (18/P/5059/FUH and 18/P/5073/FUH).

DRAFT

PL691 SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

7.1 PLANNING APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/4895/FUH	121 Brampton Way, Portishead, BS20 6YX	Proposed single storey side extension to provide new garage. New front porch & extended driveway	No objection subject to no valid objection from neighbours
18/P/4976/FUH	1 Tarragon Place, Portishead, BS20 7FH	Loft conversion - two small pitched roof dormers to front elevation and flat roof dormer to rear.	No objection subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.
18/P/5059/FUH	60 Nightingale Rise Portishead Bristol BS20 8LN	Proposed rear ground floor extension, new porch to front and first floor extension at front	No objection subject to no valid objection to neighbours
18/P/5073/FUH	33 Denny View, Portishead, BS20 8BT	rear extension and deck extension	No objection subject to no valid objection to neighbours
18/P/5059/FUH	60 Nightingale Rise, Portishead, BS20 8LN	Proposed rear ground floor extension, new porch to front and first floor extension at front	No objection subject to no valid objection to neighbours
18/P/5073/FUH	33 Denny View, Portishead, BS20 8BT	Rear extension and deck extension	No objection subject to no valid objection to neighbours

PL691 7.2 TREE APPLIATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
18/P/5047/TRCA	7 CLARENCE GARDENS, PORTISHEAD BS20 6BN	T1 beech - crown reduce by up to 2m by house and garage	<i>Decision made by NSC Tree Officer prior to comments being submitted.</i>

PL692 OTHER PLANNING MATTERS

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

A. ENFORCEMENT CASES

The latest report circulated to Town Councillors for their information only, which due to GDPR cannot be shared with members of the public. It is understood that there are currently 11 cases in Portishead that are still being processed and NSC currently have 300 'live' cases.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL

None to report.

C. PLANNING CONSENT GRANTED

18/P/4648/TRCA DEANS COTTAGE, CHURCH ROAD SOUTH, PORTISHEAD, BS20 6PU
 18/P/4787/TRCA THE COTTAGE, CHURCH ROAD SOUTH, PORTISHEAD, BS20 6PU
 18/P/4582/TPO 1 ROSE HILL, NORE ROAD, PORTISHEAD
 18/P/5047/TRCA 7 CLARENCE GARDENS, PORTISHEAD, BS20 6BN

D. PLANNING CONSENT REFUSED

18/P/4538/TPO 5 WOODHILL ROAD, PORTISHEAD, BS20 7EU
 18/P/4567/TPO 21 THE KNOLL, PORTISHEAD, BS20 7NU
 18/P/2553/FUL LAND OFF SERBERT WAY PORTISHEAD

E. PLANNING APPLICATIONS WITHDRAWN

18/P/2955/FUL GORDANO SERVICE AREA GORDANO MOTORWAY SERVICES GORDANO
SERVICES AT JUNCTION 19 BRISTOL BS20 7XG
18/P/3825/OUT 6 HARMONY DRIVE PORTISHEAD BS20 8DH

F. PLANNING APPLICATION DEEMED PERMITTED DEVELOPOMENT

None to report.

G. APPEAL/DECISIONS – APPEAL REFERENCE APP/DO121/D/18/3216213

An appeal under S78 (Householder Appeals Service) has been made to the Planning Inspectorate against NSC'S decision to refuse to grant planning permission to No. 27 Waterside Park, Portishead. The planning application is 18/P/3661/FUH. The comments submitted by Portishead Town Council in response to the planning consultation will be made available to the Planning Inspectorate.

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/>

- West Hill, Portishead between the hours of 08.00 and 15.00 on 27th January 2019 for Bristol Water to undertake works. The Town Council office wrote to NSC on 20.12.18 to ask if First Bus has been made aware as this is a major bus route, at the time of publishing this agenda no response had been received.
- Battery Lane, Portishead on 25th January 2019 for three days for Bristol Water to connect a new supply.
- M5 – there are eight weeks of roadworks planned to start on the M5 – Saturdays initially – by Highways England: part of bridge surface has reached its end of life. While work takes place there will be a single lane in use and a temporary 50mph speed limit for the safety of workers and drivers. Some overnight closures will be required.

J. TREE PRESERVATION ORDERS (TPO)

TPO (no. 1095) was made on 30.11.18 for trees at 1 Newlands Hill, Portishead: T1 Sycamore, T2 Oak, T3 Ash, T4 Field Maple, T5 Ash, T6 Oak.

K. ISSUES & OPTIONS CONSULTATION

An automated email was received from NSC on 13th December 2018 @ 14:44 thanking Portishead Town Council for its interest in the above consultation and that the comments would be added to econsult.

L. LANDLORD INCENTIVE SCHEME

North Somerset Council is offering a scheme that offers a free letting service and grants. More information could be obtained by contacting lettingsteam@n-somerset.gov.uk or 01934 426483

M. FOOTWAY/CYCLEWAY WORKS ON HARBOUR ROAD

Persimmon Homes Limited planned to commence work on the foot/cycle way along the section of Harbour Road between the Station Road and Newfoundland Way junctions on 7th January 2019. The Works include replacement of street lighting, construction of cycle/foot ways, replacing damaged kerbs and channel blocks, installation of two loading bays, resurfacing works to the footways and provision of highway verge areas. The work will be carried out Monday to Friday between 7.30am and 4.30pm. NSC's Highways and Transport will be carrying out regular inspections and dealing with the day to day issues on site. During the work short sections of the footway will be closed and pedestrians will be diverted.

8.2

THE RAYNSFORD REVIEW OF PLANNING IN ENGLAND

In 2017 the Town and Country Planning Association commissioned an independent review of planning in England led by the former planning minister, Nick Raynsford. The aim was to identify ways of reforming the English planning system to make it fairer, better sourced and more capable of delivering quality outcomes, while ensuring the delivery of new homes. A copy of the final report can be viewed online

<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=30864427-d8dc-4b0b-88ed-c6e0f08c0edd>

8.3

NHS ENGLAND – REF. NO. CAS-508444-F6R1P1

The application offering unforeseen benefits within 100m of the Village Square, Phoenix Way, Portishead, Bristol, BS20 7GP by Ascent Healthcare Limited was refused.

8.4 OFFICE FOR NUCLEAR REGULATION

Regulating new nuclear power stations – 6 December 2018. An e-edition providing updates: Hinkley Point C, Sizewell C project, UK HPR1000, UK ABWR and how you can get involved with the general design assessment process.

9. MATTERS FOR THE NEXT MEETING

9.1 Late Planning Applications

9.2 Highways update & parking

9.3 Road Speed review

9.4 Report from Working Party - Parking Review & Yellow Lines Trial

9.5 First Bus

Meeting closed 8.10pm