



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR

Tel: 01275 847078 www.portishead.gov.uk

**Planning Advisory Committee
Wednesday 5th February 2025 at 7.30pm**

To: All Members of the Portishead Town Council Planning Advisory Committee
Councillors Johnston, Dowling, Afzal, Cartwright, Snaden, Eastman, Whitfield

Dear Councillor

You are summoned to a meeting of the Portishead Town Council Planning Advisory Committee at The Folk Hall, 95 High Street, on Wednesday 5th February 2025 at 7.30pm. The meeting will consider the items set out below.

Please inform the Locum Clerk if you are unable to attend.

Yours sincerely

Steve Milton

Locum Town Clerk

30 January 2025

- Agenda and papers are available at www.portishead.gov.uk
- This meeting will be recorded and published with a link from the Council website, except for confidential or exempt items, which may need to be considered in the absence of the press and public
- Residents are welcome to join the meeting in person at the Folk Hall, Portishead. To guarantee a seat please email in advance enquiries@portishead.gov.uk as space can be limited.
- To attend via Zoom:
 - Link <https://zoom.us/j/97881128872?pwd=Tmt2OFRBL01Ld2xXV2xsT2xiZG1aQT09>
 - Meeting ID: 978 8112 8872
 - Passcode: 902183
 - Dial in from your phone 0208 080 6592 United Kingdom

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Agenda

1. Chairman's welcome (Chairman)

2. Apologies for absence (Clerk)

To receive, and consider for acceptance, apologies for absence (LGA1972 s85)

3. Declaration of Councillors' interests and requests for dispensations (Chairman)

Members must declare any disclosable pecuniary (financial) and other interests re. items on the agenda as required by the council's Code of Conduct, Standing Orders, and Localism Act 2011.

4. To consider and approve the Minutes of the last meeting:

Recommendation: that the minutes of the last meeting held on 8th January 2025 be approved as a correct record and signed by the Chair

5. To receive the Chairman's report: (Chairman)

4.1 Parish Councils Airport Association – Minutes of last meeting and response to the Bristol Airport Master Plan consultation (attached)

4.2 Enforcement Case 24/00118/UAW - 74 Marjoram Way -(erection of fence enclosing garden) – NSC has decided to take no further action relating to this matter.

6. Public participation

To receive from members of the public any statements or questions relevant to Planning matters in Portishead to which an answer will be given, or if necessary, a written reply will follow, or the questioner will be informed of the appropriate contact details. If you would prefer to submit questions in advance, please email clerk@portishead.gov.uk Each person will be limited to 5 minutes.

7. The following planning applications will be considered:

Reference	Address	Summary
24/P/2679/FUH	26 Brampton Way BS20 6YN	Proposed demolition of existing conservatory and erection of a larger single storey rear extension in place.
25/P/0016/FUH	20 Newhaven Road BS20 8LH	Proposed extension of existing dropped kerb and expansion of hardstanding.
25/P/0017/FUH	20 Newhaven Road BS20 8LH	Proposed extension of existing rear balcony.
25/P/0026/FUH	62 Heron Gardens BS20 7DH	Proposed erection of a first floor side extension over the existing garage and kitchen.
25/P/0032/AOC	Land At Harbour Crescent Portishead	Request to discharge condition number 24 (Remediation Scheme) on application 18/P/3127/FUL
25/P/0036/DCW	Portishead Branch Line between Portishead in North Somerset and Ashton Junction in Bristol	Request to discharge Requirement 23 (Protection of Bats) for stage 1 of the Portishead Branch Line (MetroWest Phase 1) Order 2022

Reference	Address	Summary
25/P/0044/FUH	79 Hillside Road BS20 8LJ	Proposed erection of a single storey front extension to form a porch and study with balcony above and creation of a front external access ramp.
25/P/0045/NMA	4 Conference Avenue BS20 7LF	Non-material amendment to application 22/P/0198/FUH (Proposed erection of a single storey with part two storey rear extension and additional storey over existing side.) to allow for the omission of the approved part single/part two storey rear extension, the first floor side extension will be erected as per the approved application.
25/P/0093/FUL	72 Nore Road BS20 8DU	Proposed formation of a level outdoor seating to the North of the property, alongside a recessed seating area within the existing internal courtyard to the West of the property.
25/P/0106/MMA	26 Quantock Road BS20 6DP	Minor material amendment (variation of condition 2, plans) to planning permission 24/P/1560/FUL (Proposed demolition of an existing single storey dwelling and the erection of a replacement two-storey dwelling.) to allow for a reduction of the width of the replacement dwelling and to make minor alterations to the front (south) elevation.
25/P/0150/AOC	26 Quantock Road BS20 6DP	Request to discharge condition number 7 (Surface Water Drainage Scheme) on application 24/P/1560/FUL
25/P/0108/AOC	Nexus Resources Ltd 139 High Street 6PY	Discharge of Condition 4 (Construction Method Statement) on application 24/P/1496/FUL
25/P/0112/FUH	20 Rippleside BS20 6NB	Demolition of existing detached garage and proposed erection of a two storey side extension and single storey front extension to form additional living accommodation.
25/P/0114/FUH	360 Nore Road BS20 8EY	Proposed erection of a single storey and first floor rear extension to form additional living accommodation and balcony above. Proposed front porch extension to extend bedroom and lobby.
25/P/0134/FUH	2 Linnet Gardens Portishead BS20 7NB	Proposed conversion of integral garage to livable space, including window and door alterations and replacement to the North, South and East elevations.

8. Planning Consultations:

8.1 Updates to Planning Fees in England

To note that from 1 April 2025, government updates to planning application fees will take affect in England, with the most significant updates affecting householder, prior

approval, and discharge of condition applications. Some fees will double to better reflect local authority cost recovery. [More information is available online.](#)

8.2 Proposed reforms to the National Planning Policy Framework (Updated)

Proposed revisions to NPPF in order to achieve sustainable growth. Seeking views on a series of wider policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects. [More information online.](#)

9. Late Planning Applications & Consultations:

9.1 Late Planning Applications - North Somerset Council's Planning Register for plans registered week commencing 3rd February (to follow)

10. For information only:

10.1 Planning applications not requiring consultation:

Reference	Address	Summary
25/P/0074/TPO	6 Harmony Drive BS20 8DH	Tree works as recommended in tree health and safety report.

10.2 North Somerset Council Decisions – information only:

Planning Application No.	Address	Decision
25/P/0045/NMA	4 Conference Avenue BS20 7LF	Refused
24/P/2549/FUH	4 Queens Way BS20 8HR	Approved
24/P/2453/FUH	139A High Street BS20 6PY	Approved
24/P/2391/LDP	9 Highfield Drive BS20 8JG	Approved (lawful)
24/P/2393/AOC	26 Quantock Road BS20 6DP	Approved
24/P/2237/SJA	Coleman Building Serbert Road	Approved (required)
24/P/2723/AOC	Portishead Football Club BS20 6QG	Approved
24/P/2456/FUH	18 Rodmoor Road BS20 7JE	Approved
24/P/2441/FUH	16 Burlington Road BS20 7BE	Approved
24/P/2373/FUH	25 Hillside Road BS20 8EU	Approved
24/P/1545/FUH	45 Hillside Road BS20 8EU	Approved

13. Date of the next meeting:

Wednesday 5th March 2025 at 7.30pm