

# Portishead Town Council Minutes of the Planning Advisory Committee meeting held on Wednesday 3rd February 2021 By Microsoft Teams

## Taking Part:

- Chairman:** - Councillor Mason
- Councillors:** - Snaden, Sterndale, Gardner, Shepperdson, Holland
- Clerking:** - S. Sherborne
- Public:** - There were 9 members of the public who attended and no Press

Councillor Mason welcomed everyone to the meeting.

## PL966 Apologies for Absence

Councillor Davey and Cartwright.

## PL967 Declarations of interest and requests for dispensations (exemptions)

Members were invited to declare any disclosable pecuniary (financial) and other interests in respect of items on the agenda as required by Portishead Town Council's Code of Conduct, Standing Orders, and the Localism Act 2011. There were no declarations of interests received.

## PL968 Public Participation

There were no other speakers other than Kelly Titcomb who was offered the opportunity to talk about her planning application 20/P/3135/FUL when the item is discussed under item no.6.

## PL969 To receive the Chair's report

Councillor Mason gave the following updates:

- **Portishead Lifeboat Trust** – letters have been sent to the two registered owners of the land. One letter had been returned to the Town Council office by Royal Mail marked “addressee gone away”. A response from the other registered landowner is yet to be received.
- **North Somerset Council's Planning Service** – Councillor Mason gave feedback on the review that was held on 27/01/21 that she and Councillor

Gardner attended. This was facilitated online by two people from another council, not North Somerset Council, to find out what local parishes thought of the current planning system. Observations included: that parishes would like feedback from North Somerset Council especially when a plan has gone against the parish comments, there is a lack of notifications about amendments to applications and online Planning training should be offered. The review covered retrospective Planning applications and Enforcement. Concern was expressed about the accessibility of the Local Plan and it only being available online.

- **Lighting North Weston Village Hall / cemetery car park** – the office is still sourcing a quotation for the provision of lighting.
- **North Somerset Council's Tree Officer reports** – the Town Council will write to North Somerset Council and ask it to ensure that the comment from the parish is recorded as "no statutory consultation" when a comment has not been submitted rather than "none at the time of writing the report".
- **Guidance on recording of virtual meetings from ALCA** – guidance had been offered to the Town Clerk with regards to recording of meetings. The guidance from ALCA should be presented and any decision made by Town Council when it meets in March.

## **PL970 To consider and approve the Minutes of the last meeting:**

The Minutes of the 6<sup>th</sup> January 2021 were accepted and confirmed as a true record.

## **PL971 The following planning applications will be considered:**

The Chairman changed the order of the meeting.

**20/P/3135/FUL LAND TO REAR OF 8 ALBERT ROAD, BS20 6PP**  
Erection of new dwelling with new vehicular access off Victoria Square.

Councillor Mason invited Kelly Titcomb to talk about her planning application.

Kelly Titcomb spoke in support of her application to build their own affordable home within the grounds of the family garden. The family have lived in Portishead for about one hundred years and their son goes to the local school. Both parents live in Portishead. She felt that the design of the property would blend in with neighbouring properties and she had taken their neighbours comments into consideration. Her Planning Consultant was available to answer any technical questions.

It was noted that that there were sixteen online comments, fourteen in support and two neutral.

**RESOLVED**

No objection.

**20/P/3107/FUH 37 REDPOLL DRIVE, PORTISHEAD, BS20 7JZ**

Proposed conversion of loft into living space, with two pitched dormers to front and 3 Velux roof windows.

It was noted that there were three online comments, one from a consultee, one supporting and one objecting.

**RESOLVED**

No objection

**20/P/3126/FUH 2 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ**

Two storey rear extension

It was noted that there was one no objection online comment.

**RESOLVED**

No objection

**20/P/3112/HHPA 21 COMBE AVENUE, PORTISHEAD, BS20 6JS**

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 2.3 metres; 2) have a maximum height of 3.3 metres and 3) have eaves that are 2.9 metres high

It was noted that there were two online objections, and the Town Council is not a statutory consultee for HHPA applications. It was felt that there is insufficient information and conflicting information in the summary and application form regarding the size of the extension, 2.3m and 6.1m, respectively.

**RESOLVED**

Objects – although the summary of the application states that the extension will extend beyond the rear wall of the original house by 2.3m, the application form states that it will extend beyond the rear wall by 2.3m but beyond the rear wall of the original dwelling by 6.1m.

**20/P/3129/FUH 13 HIGH VIEW, PORTISHEAD, BS20 8RF**

Two storey rear extension.

It was noted that there was one online comment in support.

**RESOLVED**

No objection

**20/P/3147/FUH 8 BRAMPTON WAY, PORTISHEAD, BS20 6UY**

Demolition of existing rear conservatory and proposed erection of a single storey porch extension and single storey side extension

There were no online comments to consider.

**RESOLVED**

No objection

**20/P/3207/FUH 121 NORE ROAD, PORTISHEAD, BS20 8DU**

Remodel existing dwelling, including 2 storey gables to the front elevation, a single storey rear extension with balcony and enlarging rear dormer windows. Reduction at lower ground floor level to allow access to the wider garage door.

There were no online comments to consider.

**RESOLVED**

No objection

**20/P/3211/FUH 184 PHOENIX WAY, PORTISHEAD, BS20 7JX**

Single storey rear extension

It was noted that there was one no objection comment online.

**RESOLVED**

No objection

Vote recorded: majority in favour, one abstention.

*Clerks note: a discussion and clarification about the order of plans took place.*

**20/P/3160/FUH 26 NORE PARK DRIVE, PORTISHEAD, BS20 8EB**

Demolition of existing Dormer window on Southeast elevation. Proposed Erection of two storey side and rear extensions, and single storey side extension with a small walk-out terrace above and Juliet balcony at first floor level.

**RESOLVED**

No objection

**21/P/0012/FUH 12 RIPPLESIDE, PORTISHEAD, BS20 6JG**

Proposed front patio and decking area with a frameless glass balustrade and the erection of a 220mm wall above existing wall.

There were no comments online to consider.

**RESOLVED**

No objection

**20/P/3186/FUH 154 HIGH STREET, PORTISHEAD, BS20 6PY**

Proposed single-storey side/rear extension.

There were no comments online to consider. The mixed roof levels, single pane windows being out of keeping with the street scene and overdevelopment of the site was referred to as architectural vandalism.

**RESOLVED**

Objects – there are mixed roof levels, single pane windows that will be out of keeping with the street scene and overdevelopment of the site.

**20/P/3256/FUH 277 DOWN ROAD, PORTISHEAD, BS20 8HZ**

Erection of a timber single storey annexe for ancillary use to the main dwelling.

**20/P/3257/LDP 277 DOWN ROAD, PORTISHEAD, BS20 8HZ**

Certificate of Lawful Development for the proposed use of the land for the siting of a mobile home for use ancillary to the main dwelling.

The meeting considered both applications at the same time. There were no online comments to consider. A discussion took place regarding the mobile home being the same building as the timber annexe but two separate applications being required, one for the building and the other for the use of that building.

**RESOLVED**

No objection

**21/P/0015/FUH 11 ALBERT ROAD, PORTISHEAD, BS20 6PP**

Demolition of rear Conservatory; Proposed erection of a two-storey side/rear extension and single storey rear extension including an increase in roof ridge height.

There were two supporting comments and one objection online to consider. The meeting discussed the objection relating to the ridge height and change to the street scene. This is semi-detached property and the house adjoining this has already undergone similar development. From the plans, the height of the ridge in comparison to the adjoining property appears to be the same.

**RESOLVED**

Objects - if the proposed ridge height is not the same as the adjoining property. In principle there is no other objection to the development.

**21/P/0029/FUH 2 QUEENS WAY, PORTISHEAD, BS20 8HR**

Proposed single storey garage to front elevation, first floor extension and loft conversion, two storey rear extension and two storey front extension.

There were no online comments to consider. Access from Crest Heights, whether residents of Crest Heights have been consulted and the size of the development were discussed.

**RESOLVED**

Objects – overdevelopment of the site and overlooking and loss of privacy for neighbouring properties. It is not clear whether residents of Crest Heights have been consulted.

**20/P/2763/FUH WAY SIDE, QUARRY ROAD, PORTISHEAD**

Demolition of rear glazed lean-to extension and proposed erection of a rear single and two storey extension. Erection of front Porch and formation of steps on front boundary

It was noted that the two comments online both related to the original plans and the amended plans addressed the overlooking issue.

**RESOLVED**

No objection

**21/P/0051/AOC 101 THE DOWNS, PORTISHEAD, BS20 6EE**

discharge of condition No. 4 on application 20/P/1804/FUH

It was noted that this application was to discharge conditions.

There were no online comments to consider.

**RESOLVED**

No objection

**20/P/3000/FUH 117B HIGH STREET, PORTISHEAD, BS20 6PT**

Erection of a single storey rear extension to former milking shed within listed curtilage, with the inclusion of new roof lanterns and bi-folding doors. Erection of garden wall, siting of satellite dish, siting of television aerial and siting of external lighting to entrance gatehouse within curtilage of both properties

**21/P/0158/LBC 117B HIGH STREET, PORTISHEAD, BS20 6PT**

Listed building consent for the erection of a single storey rear extension to former milking shed, with the inclusion of new roof lanterns and bi-folding doors; Alterations to internal partition layout ; addition of new guttering all at 117 B High Street; Addition of non-load bearing timber lintel fascia over doors and reconfiguration of solar panels to 117a High Street; Erection of garden wall, siting of satellite dish, siting of television

aerial and siting of external lighting to entrance gatehouse within curtilage of both properties

The meeting considered both applications at the same time. There were no online comments to consider. The site falls within a conservation area and has historic value. It was noted that work may have already commenced however, the Conservation Officer should investigate.

### **RESOLVED**

Objects – urges the Conservation Officer to investigate the loss of historic value from the Town. The development will be out of keeping with the area. The work has commenced without consent and the works amount to conservation vandalism.

**21/P/0095/FUH      GLEN COTTAGE, 32 ST MARYS ROAD, BS20 6QW**  
Proposed erection of a two-storey side extension and associated internal and external works

There were no online comments to consider. A site visit had been made prior to the meeting. A discussion took place regarding the size of the development and parking provisions.

### **RESOLVED**

Objects – overdevelopment of the site and inadequate parking provisions.

**21/P/0121/NMA      RIVER BARN, 16 RODMOOR ROAD, BS20 7JE**  
Non material amendment to application 19/P/2592/FUH to allow the replacement of 2 small windows with a larger single 3 pane window on the rear elevation and the replacement of a triple pane window on the front elevation with a central door and 2 full length sidelights.

There were no comments online to consider. The meeting noted there was a discrepancy with the address for the site on the application form and on the plans.

### **RESOLVED**

No objection – asks the Case Officer to confirm the address of the development as it states 16 Rodmoor Road on the application and 16 Battery Lane on the plans.

**21/P/0122/FUH      31 THE DOWNS, BS20 6EE**  
First floor extension over approved front balcony

There were no comments online to consider. The location of the property was discussed. The meeting understood that a neighbour had contacted the office with concerns about further development in the back garden. It was understood that there was little space in the garden, but this application related to the front of the dwelling.

## **RESOLVED**

Objects – overdevelopment and out of keeping with the street scene.

### **21/P/0126/FUH 75 HERON GARDENS, BS20 7BN**

Proposed erection of a single storey rear extension

There was one online objection relating to the width of the extension. The meeting considered parking provisions.

## **RESOLVED**

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

### **21/P/0135/AOC 7 WOODHILL AVENUE, BS20 7EX**

Discharge of condition No. 4 on application 20/P/2195/MMA (19/P/2880/FUH)

There were no comments online to consider. The council is not a statutory consultee for this type of application.

## **RESOLVED**

No objection

### **21/P/0136/AOC 18 HALLIWELL ROAD, BS20 8JP**

Discharge of condition 13 of planning permission 19/P/3139/FUL

There were no comments online to consider. The council is not a statutory consultee for this type of application.

## **RESOLVED**

No objection

## **PL972 Late Planning Applications and Consultations**

### **1. NORTH SOMERSET COUNCIL'S PLANNING REGISTER**

#### **20/P/3067/FUL ALBERT PLACE, HIGH STREET, PORTISHEAD, BS20 6QL**

Second floor extension to provide two additional 1no. bedroom flats.

The meeting noted that a comment had been made by its Tree Warden: site has tree preservation orders, and the trees will need standard fencing and root protection.

Members had insufficient time to consider the application. A time extension would be requested from North Somerset Council.



**21/P/0070/LBC CHURCH HOUSE, CHURCH ROAD NORTH, PORTISHEAD  
BS20 6PS**

Listed building consent for the replacement of flat roof on garage with pitched roof, removal of potting shed front wall and roof to create parking area, replace window to front of garage with door. Extension to existing summer room/shed with new pitched roof, doors and windows following removal of flat roof, to create garden office.

The meeting understood that this was the same as the original application that the committee had made the following comment - no objection.

**RESOLVED**

No objection.

**21/P/0146/FUH 70 COMBE AVENUE, PORTISHEAD, BS20 6JS**

Two-storey side extension to replace existing attached garage.

Members had insufficient time to consider the application. A time extension would be requested from North Somerset Council.

**21/P/0222/H2PA 19 WATERSIDE PARK, PORTISHEAD, BS20 8LL**

Enlargement of current dwelling house by adding an extra storey to part of the existing house, on top of the existing double garage and bedroom, to create one habitable room and an ensuite.

A discussion took place regarding the development history of the site. The council is not a statutory consultee for this type of application. The plan would be added to the committees watchlist and Councillor Holland will take the matter up with the Case Officer.

**RESOLVED**

Objects – overdevelopment of the site and out of keeping with the street scene as both parts of the lower side of Waterside Park are bungalows.

Vote recorded: majority in favour, one abstention.

## **2. LATE CONSULTATIONS**

**20/P/2924/FUH 17 RICHMOND CLOSE, PORTISHEAD**

Proposed erection of a two-storey side extension and single storey extension, erection of front porch roof. Change of use of existing garage to proposed store, to be used in connection with the main dwelling.

This is a reconsult due to amended plans being submitted. The deadline for comment is 16<sup>th</sup> February 2021. The Assistant Clerk will email members a link to the amended plans along with details of the committees' previous comment. Members were invited to provide their comments to Sharon before 12<sup>th</sup> February 2021 so that a response to North Somerset Council can be formulated.

### **3. BRISTOL AIRPORT – APPEAL REFERENCE APP/DO121/W/20/3259234**

The meeting noted that an appeal had been submitted to the Planning Inspectorate against North Somerset Council's decision to refuse planning permission for 18/P/5118/OUT. The appeal will be determined based on a Public Inquiry. There was the option for Portishead Town Council to actively take part in the Inquiry (under Rule 6 status) and to make further comment, modify or withdraw its previous comments before 22<sup>nd</sup> February 2021.

Further information could be found:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

The meeting felt that this was a complex legal matter and outside of the Town Council's scope. No further comment would be made.

#### **RESOLVED**

Responds to the Planning Inspectorate that Portishead Town Council has no further comment.

#### **LATE CONSULTATIONS**

##### **20/P/2518/ADV      6 THE PRECINCT, BS20 6AH**

Advertising consent for 2no internally illuminated fascia signs and 1 non-illuminated sign to the side over roller shutter

It was understood that the Town Council had not received notification that further plans/illustrations had been made available online following the objection made by the committee in December. The objection related to there being no specific wording on the signs. The Case Officer is due to determine this application on Monday 8<sup>th</sup> February so it is unlikely that a time extension will be granted, however a request will be made.

The meeting viewed an online illustration of the signs and discussed the size of one sign that is quite large.

The Assistant Clerk will email members a link to the amended plans along with details of the committees' previous comment. Members were invited to provide their comments to Sharon in the next couple of days so that a response to North Somerset Council can be formulated and submitted before 8<sup>th</sup> February.

#### **4. ABBOTS LEIGH, HAM GREEN, PILL AND EASTON-IN-GORDANO NEIGHBOURHOOD PLAN**

The meeting noted that the above plans have been submitted to North Somerset Council for scrutiny by an independent Examiner. Further details could be found online [www.n-somerset.gov.uk/pillplan](http://www.n-somerset.gov.uk/pillplan). There is the opportunity for the Town Council to submit its comments about the plan before 5pm on 15<sup>th</sup> March 2021.

The committee felt it inappropriate to make any comment on the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood plan.

#### **PL973 For information only – planning applications not requiring consultation:**

The meeting noted the following applications that did not require a response from the Town Council:

**20/P/3243/LDP 7 CONFERENCE CLOSE, PORTISHEAD, BS20 7LX**  
Certificate of Lawful Development for the proposed erection of a single storey rear extension

**20/P/2941/TPO 19 DOWNLEAZE, PORTISHEAD, BS20 8BJ**  
T1 and T2 - Ash - Fell

**20/P/3236/TPO 5 WOODHILL ROAD, PORTISHEAD, BS20 7EU**  
Sycamore (S)- reduce crown by 25% and remove any dead branches Holm oak 1 (HO1) - reduce crown by 30% due to excessive shading  
Holm oaks 2, 3, 4 (HO 2, 3, 4) - Lift crown by 25% for clearance on the drive HO1 - Holm Oak reduce in height by 3m and 2m reduction for the remaining crown. HO2, 3, 4 - Holm Oak - crown reduce by 2m. HO5 - Holm Oak - reduce height by 3m and 1m reduction to remaining crown. B 1, 2 and 3 - Bay - Reduce by 3m. DW - Dogwood - reduce the height by up to 3m and reduce the sides by 1-2m.

**21/P/0071/TPO 9 SALLY HILL, PORTISHEAD, BS20 7BH**  
T1 Lime - crown thin by 20% and crown lift to 4m removing sub laterals

**21/P/0101/LDP 8 DOWN ROAD, PORTISHEAD, BS20 6EB**  
Certificate of Lawful Development for the proposed erection of a single storey rear extension to dormer bungalow

#### **PL974 Decision Notices received from North Somerset Council for information only:**

**20/P/2937/FUH – 393 NORE ROAD – application withdrawn.**

**20/00553/OTH – WOODACRE, WOODLAND ROAD – enforcement dismissed, removal of railings permitted.**

**20/P/2633/TPO – 29 HIGHFIELD DRIVE – application refused.**

## **PL975 Consultation Submissions for information only:**

### **NORTH SOMERSET COUNCIL'S PUBLIC SPACE PROTECTION ORDERS:**

Response made on 12/01/21:

- In general, public spaces are safe but users can feel vulnerable on the cycle path from Portishead to Pill where you are isolated and an easy target. There was evidence that robberies took place on the Avonmouth Bridge and surrounding cycle path.
- Antisocial behaviour could include rubbish and litter and has been evident in the last 12 months in our parish.
- Dog fouling has been witnessed and expected, which is an offensive environmental issue.
- Area wide Public Space Protection Orders will help but they will need policing to be effective.

### **NORTH SOMERSET COUNCIL'S LIBRARIES STRATEGY:** Response made on 12/01/21:

- Portishead Town Council has considered your Library Strategy document and agrees with the aims and aspirations expressed therein.

## **PL976 Matters for the next meeting:**

Late planning applications and consultations.

## **PL977 Date of next meeting:**

The date of the next meeting is Wednesday 3<sup>rd</sup> March 2021.

Meeting closed 9.21pm