TO: All Members of the Planning & Regulatory Committee

Thursday 1st December 2016

Dear Councillor

You are summoned to a meeting of the Planning & Regulatory Committee of Portishead Town Council at The Folk Hall, 95 High Street, on Wednesday 7th December 2016 at 7.30pm. The meeting will consider the items set out below.

Yours sincerely

Mrs Jo Duffy
Clerk of the Council

Your attention is drawn to the important information reproduced below.

Recording of Minutes – persons attending this meeting should be aware that proceedings are voice recorded.

Mobile phones, pagers and similar devices – all persons attending this meeting are requested to turn off mobile phones, pagers and similar devices. The Chairman may approve an exception to this request in special circumstances.
AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

   In addition to individual declarations of interest any District Councillor present will be invited to make the following declaration –

   Declaration by members who serve on both the Town and District Council

   “Councillors (insert names) stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council”.

3. PUBLIC PARTICIPATION

   The Council will hear any person who wishes to address it in accordance with Standing Orders. Each person will be limited to a period of four minutes. This section of the meeting will not exceed thirty minutes. No further public participation will be allowed once this session has ended.

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

4. PLANNING APPLICATIONS

   16/P/2446/F  9 BRUTON AVENUE, PORTISHEAD, BS20 8BW

   Front porch extension, single storey side extension, widening of garage, raising of ridge height of bungalow roof in part only with pitched roof over current flat roof and velux rooflights to create first floor living space

   16/P/2531/F  30 BEECHWOOD ROAD, PORTISHEAD, BS20 8EP

   Erection of a single storey extension to the front elevation, and balcony with glass balustrade to front and rear elevation. Conversion of garage and loft to living space

   16/P/2554/F  28 EXETER ROAD, PORTISHEAD, NORTH SOMERSET, BS20 6YF

   Two storey side extension, single storey rear extension and position of garden wall moved.
Erection of a detached bungalow with construction of rear access to Battery Lane

Erection of a two storey rear with balcony and single storey side extensions, a new detached garage and alterations to access from highway following the demolition of attached garage

Access and drive way

Conversion of garage to living space

Retrospective application for a variation of condition Nos. 2 and 3 attached to application 15/P/2056/F and 15/P/2416/MMA. (Erection of a side extension with parking area in front garden following the demolition of a detached double garage and side porch to bungalow) to allow the fence and landscape to be shown as built

Erection of a two storey side extension and alterations to front porch

5. OTHER PLANNING MATTERS

5.1 PORTBURY WHARF NATURE RESERVE

An update may be offered.
5.2 HIGH DOWN ROAD TRAFFIC / ROAD MARKINGS

An email dated 8th November 2016 from David Bailey, NSC Senior Engineer, to confirm that he had received confirmation from the Leader, following objection from Portishead Town Council, and he will not promote any form of restriction opposite the junction. Formal proposals for the Portishead area will be sent to Portishead Town Council in due course.

5.3 CAR PARKING

A verbal report may be given.

5.8 AVON WAY – HIGHWAY

A verbal update may be offered.

5.9 NORTH SOMERSET SITES AND POLICIES PLAN PART 2 SITE ALLOCATIONS

Report from Councillor Cottrell is attached for consideration.

5.10 WEST OF ENGLAND JOINT SPATIAL PLAN AND JOINT TRANSPORT STUDY (JSP/JTS)

The four West of England councils would like Portishead Town Councils involvement in the next steps towards drawing up plans which will steer development in our area over the next 20 years.

Last year they started a consultation process to gain people’s thoughts and ideas to help set the approach and priorities. Comments and ideas were received from the public, local organisations, businesses and transport providers and users. Having taken on board the consultation feedback, the next phase of the process is to consult again, this time on outline proposals.

The consultation documents can be viewed www.jointplanningwofe.org.uk

A series of information events will be taking place across the four Council areas, details of which are published at www.jointplanningwofe.org.uk

These will provide the opportunity to view the material about the latest ideas.

Any comments Portishead Town Council wish to make will need to be submitted no later than Monday 19th December 2016 so there will not be the opportunity for the Portishead’s Planning & Regulatory committee to form a working party to report back to the committee before the consultation closes.

Report compiled by Councillors Cottrell, Koops and Mitchell is attached for consideration.
5.11 NORTH SOMERSET COUNCIL – WESTON-SUPER-MARE TOWN CENTRE
SUPPLEMENTARY PLANNING DOCUMENT (SPD)

In March 2015 North Somerset Council published the Prospectus for Change. This document set out ambitious plans for the town centre to create a lively university town where people want to live, learn and spend their leisure time. The vision aims to deliver a stronger, vibrant and prosperous town centre better equipped to deal with current and future challenges. The themes of living, learning and lifestyle form the focus of town centre regeneration, with the aim of attracting more people to live in and visit the town centre, increasing footfall and vitality. The ambition set out in the document gained wide spread support.

A draft supplementary planning document (SPD) has now been prepared that will establish a masterplan and delivery strategy in order to support its implementation. The Weston Town Centre Regeneration SPD;
• Sets out a Masterplan to guide future planning of the town centre;
• Identifies the key development sites and infrastructure projects which the council are proposing
• Helps to remove barriers and positively encourage investment

Consultation will take place on this draft for 6 weeks, closing on 12 December 2016. The responses to consultation will be assessed, a consultation statement will be prepared and amendments proposed to the SPD as appropriate. It is anticipated that the SPD will be adopted by the council in the New Year 2017.

To view the plan and associated background documents online visit: www.n-somerset.gov.uk/wtcconsultation

Representations are invited during a 6 week period from Monday 31st October to midnight on Monday December 12th 2016. Members should note that the consultation will close prior to the next Town Council meeting being held. The Town Council will therefore be unable to consider any recommendation made by the committee.

5.12 BT – PUBLIC PAYPHONES

BT is currently consulting on closing thirty-seven public payphones at various locations across the district. Two of the thirty-seven payphones proposed for removal are located in Portishead: Link road and Mendip road.

North Somerset Council has received correspondence from BT and its consultation states: ‘There are currently 37 public payphones in your area which have been identified and proposed for removal by BT.

To ensure that the local community is fully informed we have placed consultation notices in the relevant payphones and a sample is enclosed. The consultation period will close on 21 December 2016. Unless you contact us to agree otherwise, responses received after this date will not be accepted.

This consultation process gives your local communities the opportunity to adopt a traditional red ‘heritage’ phone box and make them an asset that local
people can enjoy. It’s really simple to do and costs just £1-

Overall use of payphones has declined by over 90 per cent in the last decade
and the need to provide payphones for use in emergency situations is
diminishing all the time, with at least 98 per cent of the UK having either 3G or
4G coverage. This is important because as long as there is network coverage,
it’s now possible to call the emergency services, even when there is no credit
or no coverage from your own mobile provider.

You may want to consider the recent Ofcom affordability report which found
that most people do not view payphones as essential for most consumers in
most circumstances
http://stakeholders.ofcom.org.uk/binaries/research/affordability_report.pdf

On 14 March 2006 the Office of Communications (Ofcom) published a
statement following their 2005 review of universal service in the
Telecommunications market, which includes a requirement for payphone
provision to meet reasonable needs. Part of that statement amended our
obligations with regard to the removal of payphone service –
http://stakeholders.ofcom.org.uk/consultations/uso/uso_statement

A spreadsheet is attached detailing the number of calls made from the two
existing telephone boxes.

Any comments Portishead Town Council has about this consultation should
be sent to North Somerset Council by email before 13 December. This then
allows North Somerset Council time to process all the comments received
from the local community and ensure they are sent to BT prior to the 21
December deadline. Any parish wishing to adopt a payphone should provide
its contact details which will then be passed on to BT.

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

8. OTHER PLANNING MATTERS – FOR INFORMATION ONLY

1. Notifications/acknowledgements from North Somerset Council
   A. ENFORCEMENT CASES
   B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL
   C. PLANNING CONSENT GRANTED
   D. PLANNING CONSENT REFUSED
   E. PLANNING APPLICATIONS WITHDRAWN
F. APPEAL DECISION
G. LICENCE APPLICATIONS
H. ROAD CLOSURE
i) . HOUSEHOLDER APPEALS SERVICE (HAS)

8.2. BRISTOL WATER

8.3. OFFICE FOR NUCLEAR REGULATION

9. MATTERS FOR THE NEXT MEETING

IMPORTANT INFORMATION

Emergency Evacuation Procedure – on hearing the alarm (a continuous two tone siren) you should

- LEAVE THE ROOM BY THE NEAREST FIRE EXIT DOOR. LAST PERSON OUT TO CLOSE THE DOOR
- DO NOT STOP TO COLLECT PERSONAL BELONGINGS
- DO NOT USE THE LIFT
- FOLLOW THE GREEN AND WHITE EXIT SIGN AND MAKE YOUR WAY TO THE FOLK HALL CAR PARK
- DO NOT RE-ENTER THE BUILDING UNTIL AUTHORISED TO DO SO BY THE FIRE AUTHORITY
## SECTION 3 DELEGATED CHAIRMAN DECISIONS – FOR INFORMATION

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

<table>
<thead>
<tr>
<th>APPLICATION NO.</th>
<th>LOCATION</th>
<th>PROPOSAL</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>16/P/2482/HHPA</td>
<td>11 Redpoll Drive, Portishead, BS20 7JZ</td>
<td>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 4.0 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.5 metres high</td>
<td>Portishead Town Council understands this application is being withdrawn</td>
</tr>
<tr>
<td>16/P/2488/F</td>
<td>9 The Park, Portishead, BS20 6LT</td>
<td>Single story rear extension and conversion of loft to living space</td>
<td>No objection subject to no valid objection from neighbours.</td>
</tr>
<tr>
<td>16/P/2493/F</td>
<td>14 The Bramleys, Portishead, BS20 7LL</td>
<td>Erection of first floor extension to the side, front and rear of the dwelling, replacement of windows with French doors and formation of a balcony on front elevation</td>
<td>No objection subject to no valid objection from neighbours.</td>
</tr>
<tr>
<td>16/P/2507/F</td>
<td>8 Haliwell Road, Portishead, BS20 8JP</td>
<td>Erection of a single storey rear extension following the demolition of existing rear play/sun room</td>
<td>No objection subject to no valid objection from neighbours.</td>
</tr>
<tr>
<td>16/P/2513/F</td>
<td>31 Albert Road, Portishead, BS20 6PP</td>
<td>Erection of a single storey extension to rear elevation following demolition of existing single storey extension</td>
<td>No objection subject to no valid objection from neighbours.</td>
</tr>
<tr>
<td>16/P/2541/LUP</td>
<td>5 Thatcher Close, Portishead, BS20 6UU</td>
<td>Certificate of lawfulness for the proposed erection of a single storey rear extension</td>
<td>No objection subject to no valid objection from neighbours</td>
</tr>
<tr>
<td>16/P/2603/F</td>
<td>166 Merlin Park, Portishead, Bristol, BS20 8RW</td>
<td>Two storey side extension over rebuilt single garage and single storey rear extension</td>
<td>No objection subject to no valid objection from neighbours</td>
</tr>
<tr>
<td>Application ID</td>
<td>Address Details</td>
<td>Description</td>
<td>Notes</td>
</tr>
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<tr>
<td>16/P/2609/F</td>
<td>22 Albert Road, Portishead, BS20 6PP</td>
<td>Erection of a 2 storey rear extension following demolition of existing single storey rear extension, infill of front porch and internal alterations.</td>
<td>No objection subject to no valid objection from neighbours</td>
</tr>
<tr>
<td>16/P/2622/MMA</td>
<td>149 High Street, Portishead, BS20 6QL</td>
<td>Minor Material Amendment to permission 14/P/1865/F (Erection of 7 no. dwellings with new road access, associated external works, works to trees and provision of a landscape buffer) to vary condition 2 - approved drawings - to allow substitution and re-positioning of house type on Plot 7</td>
<td>No objection</td>
</tr>
<tr>
<td>16/P/2642/F</td>
<td>12 Ashdown Road, Portishead, North Somerset, BS20 8DP</td>
<td>Erection of single storey side extension to enlarge kitchen.</td>
<td>No objection subject to no valid objection from neighbours. Portishead Town Council notes that the applicant is one of its own contractors.</td>
</tr>
<tr>
<td>16/P/2645/LUP</td>
<td>15 Wetlands Lane, Portishead, BS20 6RA</td>
<td>Certificate of Lawfulness for a proposed loft conversion with rear and side dormers</td>
<td>No comment.</td>
</tr>
<tr>
<td>16/P/2654/F</td>
<td>8 The Russets, Portishead, BS20 7LP</td>
<td>Single storey rear extension with two new side windows to West elevation</td>
<td>No objection subject to no valid objection from neighbours</td>
</tr>
<tr>
<td>16/P/2673/F</td>
<td>Unit 1 (Part of (1no. ground floor room) 92 Nore Road, Portishead, BS20 8DX</td>
<td>Removal of condition no. 2 of planning permission 1585/93 (change of use from retail to office use (class B1) of one ground floor room) to allow a change of use from office to residential</td>
<td>No objection subject to 1. no valid objection from neighbours 2. the two parking spaces allocated to this ground floor room are retained.</td>
</tr>
<tr>
<td>16/P/2701/F</td>
<td>22 South Avenue, Portishead, BS20 7EP</td>
<td>Erection of a rear extension, part single storey and part two storey</td>
<td>No objection subject to no valid objection from neighbours</td>
</tr>
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<tr>
<td>16/P/2780/F</td>
<td>91 Hillside Road, Portishead, Bristol, BS20 8LJ</td>
<td>Erection of a front garage extension with terrace over, rear extension to house and erection of a double garage to rear of house with new vehicular access</td>
<td>No objection subject to this application being a resubmission of planning application 13/P/0733/F, which was approved by North Somerset Council on 16/07/13</td>
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7. TREE APPLICATIONS AS REPORTED BY THE PLANNING & REGULATORY CHAIRMAN

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<tr>
<td>16/P/2492/TPO</td>
<td>69 Brampton Way, Portishead, BS20 6YT</td>
<td>Oak x 1 - fell</td>
<td>“No objection – it is understood that the tree is diseased and could cause damage to nearby properties. As with all trees felled that are covered by a Preservation Order, another suitable tree of appropriate size and species should be planted at the same place within six months of the felling. The Oak tree is in a prominent place visible to members of the public.”</td>
</tr>
<tr>
<td>16/P/2605/WT</td>
<td>St Peters Church, Church Road North, Portishead, BS20 6PS</td>
<td>T1 and T2 lime - re-pollard</td>
<td>No objection subject to the approval of North Somerset Council’s Tree Officer</td>
</tr>
<tr>
<td>16/P/2615/TPO</td>
<td>Land within and to rear of 33 Beechwood Road, Portishead, BS20 8ER</td>
<td>T1 cherry trees - reduce by approx 2m; T2 cherry - fell; T3 oak - reduce (pollard) by approx. 3m; T4 assorted species - reduce by approx. 1.5m</td>
<td>No objection subject to the approval of North Somerset Council’s Tree Officer</td>
</tr>
</tbody>
</table>
8. OTHER PLANNING MATTERS

8.1 THE FOLLOWING NOTIFICATIONS/ACKNOWLEDGEMENTS FROM NORTH SOMERSET COUNCIL HAVE BEEN RECEIVED:

A. ENFORCEMENT CASES
   Latest report dated 28th November 2016 is attached.

B. DELEGATED DECISIONS – NORTH SOMERSET COUNCIL
   A report has not been received

C. PLANNING CONSENT GRANTED
   Delegated reports are attached in relation to the following consents:
   16/P/2393/F  66 Combe Avenue, Portishead, BS20 6JS
   Erection of a single storey rear and two storey side extensions

   16/P/2100/O  Land off Elm Walk, Battens Orchard, Portishead, BS20 6SX
   Outline planning application for erection of up to 14 dwellings and associated car parking and access, vehicular access to be provided by existing site entrances with appearance, layout, scale and landscaping reserved for subsequent approval.

D. PLANNING CONSENT REFUSED
   No reports have been received.

E. PLANNING APPLICATIONS WITHDRAWN
   No reports have been received.

F. APPEAL DECISIONS
   No reports have been received.
G. LICENCE APPLICATIONS

No reports have been received.

H. ROAD CLOSURE

No reports have been received.

i). HOUSEHOLDER APPEALS SERVICE (HAS), APP/DO121/D/16/3158803
22 ST PETERS ROAD, PORTISHEAD, BS20 6QT

Following an email distributed to Town Councillors on 24th November, Portishead Town Council declined to withdraw the comment it made in respect to 16/P/1048/F – *no objection subject to no valid objection*.

8.2. BRISTOL WATER

Attached letter from Bristol Water dated 2nd November 2016 explaining the changes within the water industry to support deregulation and choice for businesses and other non-household customers with effect from April 2017.

8.3. OFFICE FOR NUCLEAR REGULATION

Literature received on 6th and 27th November 2016 regarding Regulatory Issue ABWR 00001 closed and GDA progress report published, respectively.

9. MATTERS FOR THE NEXT MEETING

9.1 Car parking
9.2 Portbury Wharf Nature Reserve