

Portishead Town Council

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

Tel: 01275 847078 www.portishead.gov.uk



Wednesday 30th April 2025

Planning Advisory Committee

Wednesday 7th May 2025 at 7.30pm

To: All Members of the Portishead Town Council Planning Advisory Committee
Councillors Johnston, Dowling, Afzal, Cartwright, Snaden, Eastman and 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 7th May 2025 at 7.30pm. The meeting will consider the items set out below.

Please inform the Clerk/Deputy if you are unable to attend.

Yours sincerely

S. Sherborne

S. Sherborne
Deputy Clerk

- 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

Agenda

1. Chair's welcome

2. Apologies for absence

To receive, and consider for acceptance, apologies for absence.

3. Declaration of Councillors' interests and requests for dispensations

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 2nd April 2025 be approved as a correct record and signed by the Chair

5. To receive the Chair's report:

- A. Parish Council Airport Association AGM: to be held on Thursday 19th June 2025 at 19:30
- B. Bath and North East Council opposed expansion of Bristol Airport to 15mppa – full details available from office.
- C. Road Traffic Regulation Act 1984: Forester Road will be closed to traffic for a minimum of 19 days with effect from 30th June 2025 for work to be undertaken by Wales and West.

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 deputyclerk@portishead.gov.uk. Each person will be limited to 5 minutes.

7. The following planning applications will be considered:

Reference	Address	Summary
25/P/0495/FUL	HOW HAM FARM, CLEVEDON RD, BS20 8PL	The formation of a new agricultural access and access track at How ham Farm, Clevedon Road, Portishead, Bristol, BS40 8PL. PTC requested time extension to consult.
25/P/0616/FUH	16 DRAKES WAY, BS20 6LB	Proposed extension of existing rear balcony, replacement of exiting front conservatory with a single storey extension and removal of existing side windows. PTC requested time extension to consult.
25/P/0677/FUH	31 THE BRAMLEYS, BS20 7LL	Proposed demolition of existing conservatory and erection of single storey extensions to the side elevation, rear elevation and existing detached garage alongside the siting of PV panels on the garage PTC requested time extension to consult.
25/P/0708/FUH	59 SOUTH RD, BS20 7DX	Proposed removal of the existing roof structure and raising of the perimeter walls to the front and rear elevations including the ridge line to facilitate

		a loft conversion with 1no. rear dormer to create a bedroom. PTC requested time extension to consult.
25/P/0726/AOC	10 ST MARYS ROAD, BS20 6QW	Request to discharge conditions 10, (External lighting), 12, (EV Charging Points), 14, (Refuse Stores), 15, (Micro Renewable Energy) and 16, (Code Level 4 Sustainable Homes) on application 21/P/2544/FUL. PTC requested time extension to consult.
25/P/0411/FUL	46 HIGH STREET, BS20 6EL	Change of use from Estate Agents (Use Class E) to a micro-pub (Sui Generis use). Reinstatement of left-hand door on shopfront and change of ground floor rear window to a door. Use of rear yard for outdoor seating and erection of a smoking shelter
25/P/0727/FUL	28-30 HIGH STREET, BS20 6EN	Retrospective planning application for the installation of rear patio doors, installation of 1no. rooflight to the side elevation and 1.6m high fencing.
25/P/0732/FUH	80 MERLIN PARK, BS20 8RN	Proposed erection of a timber framed outbuilding to the rear of the dwelling
25/P/0787/PIP	LAND AT MANOR FARM, 59 VALLEY RD	Permission in Principle for demolition of existing agricultural building and redevelopment of site to provide a minimum of four dwellings and a maximum of eight dwellings
25/P/0721/TPO	LAND AT HALLETS WAY, BS20	T6 - Field maple - Fell - implicated in attached subsidence report for 22 Forester Road, Portishead. Plans and evidence in attached documents.
25/P/0760/TPO	134 HILLSIDE ROAD, BS20 8LG	T1-3 - Scots Pine - Prune three trees laterally by approximately 2 metres back in line with the fence.
25/P/0805/TRCA	THE COACH HOUSE, BATTERY LANE, BS20 7JD	A - golden Leylandii sp hedge (c. 3m) that requires routine facing up. B is a variegated bay tree -fell. C is a Lawson cypress sp - fell D is a Lawson cypress sp -fell. E is a variegated holly - fell
25/P/0811/FUH	12 FROBISHER AVENUE, BS20 6XB	Proposed erection of single storey rear extension/conservatory.
25/P/0814/FUH	28 ALBERT ROAD, BS20 6PP	Proposed erection of a single storey rear extension.

8. Late Planning Applications & Consultations:

8.1 Late Planning Applications - North Somerset Council's Planning Register for plans registered week commencing 28th April 2025 – to follow:

Reference	Address	Summary

9. Consultations:

9.1 North Somerset Council – Roath Road Car Park

Proposals to charge for parking at Roath Road Car Park in Portishead are being considered. Full details can be found online: [Comment on Traffic Regulation Orders \(TROs\) | North Somerset Council](#) the closing date for all comments is 9th May 2025.

Recommendation: to consider and respond to the consultation.

9.2 North Somerset Council – Advisory Disabled Parking Bay – Ref 10546934

The Town Council were recently consulted on an application to introduce a bay on the highway outside 17 Beach Road West. The attached report was completed and returned to North Somerset Council on behalf of the Planning Advisory Group.

Recommendation: to note and agree the contents of the report.

9.3 Highways Improvements – Slade Road Parking Permits

A request has been received from a resident to introduce parking permits on Slade Road, Portishead – application form to follow.

Recommendation: to consider the proposal in accordance with Town Council policy and determine if the proposal should be supported.

10. For information only:

North Somerset Council Decisions – information only:

Planning Application No.	Address	Decision
25/P/0324/AOC	Galatea A Mizzen Court Portishead	Approved
25/P/0123/TPO	11 Wood Hill Park Portishead BS20 7DR	Approved
25/P/0306/ELA	Land Off Sanderling Place (to Rear Of 4 Sanderling Place) Portishead	Prior approval - grant
25/P/0220/FUH	8 Folio Drive Portishead BS20 7FU	Approved
25/P/0141/FUH	15 Gardner Road Portishead BS20 7ER	Approved
25/P/0472/FUH	34 Rippleside Portishead BS20 6NB	Approved
25/P/0355/FUH	76 Pembroke Road Portishead BS20 8HF	Approved
25/P/0253/HHPA	28 Albert Road Portishead BS20 6PP	Prior approval – refuse (not PD)
25/P/0232/FUH	4 Conference Avenue Portishead BS20 7LF	Approved
25/P/0150/AOC	26 Quantock Road Portishead Bristol BS20 6DP	Approve (discharge condition - RDC)
25/P/0005/LDP	27 Roath Road Portishead BS20 6AW	Refused
25/P/0381/FUH	410 Nore Road Portishead Bristol BS20 8HA	Approved
25/P/0254/FUH	27 Beach Road East Portishead BS20 7ES	Approved
24/P/2278/FUL	Invershin Belton Road Portishead BS20 8DR	Approved

25/P/0620/NMA	3 Hill Gay Close Portishead BS20 8HX	Approve
25/P/0469/TRCA	Woodbank Woodlands Road Portishead BS20 7HE	No objection (tree/hed) unconditional
25/P/0404/LDP	Glen Orchy Lake Road Portishead BS20 7JA	Approve (lawful)
25/P/0405/LDP	Glen Orchy Lake Road Portishead BS20 7JA	Refused
25/P/0398/FUH	5 Manor Close Portishead BS20 8NX	Refused
24/P/2523/TPO	Woodlands Woodlands Road Portishead BS20 7HF	Approved
25/P/0388/FUH	11 Highlands Road Portishead BS20 6LS	Approved

Date of the next meeting:

Wednesday 4th June 2025 at 7.30pm (TBC at ATC)

Portishead Town Council

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

Tel: 01275 847078 www.portishead.gov.uk



Planning Advisory Committee

Wednesday 2nd April 2025 at 7.30pm

PAG Members Present:

Councillors Johnston (Chair), Councillor Afzal (Vice Chair), Dowling, , Cartwright, Eastman, Snaden (*arrived 19:32*)

Officers Present:

M. McDonald (IT Cameras)

Officers online:

S. Sherborne (Deputy Clerk – Minutes)

Members of the Public Present: TBC

Members of the Public Online: None

PAG 260/04/25 Chair's welcome

No fire drills were planned but if the alarm sounds please leave the building.

PAG 261/04/25 Apologies for absence

Apologies were received and accepted from Councillor Roger Whitfield.

Councillor Johnston proposed and Councillor Afzal seconded that Councillor Gunnell substitute in the absence of Councillor Roger Whitfield with voting rights.

PAG 262/04/25 Declaration of Councillors' interests and requests for dispensations

There were no declarations of interests or requests for dispensation received for considered.

PAG 263/04/25 Minutes of the last meeting:

RESOLVED: that the minutes of the last meeting held on 5th March 2025 be approved as a correct record and signed by the Chair

PAG 264/04/25 To receive the Chair's report:

- 5.1 Planning application fees in England will be increasing from 1 April 2025. Further details can be found online: [Forthcoming Fees for Planning Applications in England](#)
- 5.2 A report received from the former PCAA (Parish Councils Airport Association) Chairman following her attendance to an Aviation Environment Federation webinar on 5th March regarding Bristol Airport expansion is available from the Town Council office.

Councillor Snaden arrived 19:32

PAG 265/04/25 Public participation

A member of the public addressed the meeting on planning applications 25/P/0404/LDP and 25/P/0405/LDP. Concerns relating to non-compliance with permitted development, window fails 45 degree rule, the proposed fencing at its lowest level is higher than 2m, no other neighbouring properties have a fence on the front curtilage, some fencing is shared ownership and requires agreement from neighbouring residents. A recording of the meeting is available online [Planning Advisory Group 2 April 2025 - YouTube](#)

PAG 266/04/25 Declaration of Councillors' interests

Councilor Snaden had no declarations of interests.

PAG 267/04/25 The following planning applications will be considered:

Reference	Address	Summary
25/P/0404/LDP	Glen Orchy BS20 7JA	<p>Certificate of lawful development for the proposed installation of a new (two light) window in the west elevation (wall) of the dwelling. It was noted that North Somerset Council would need to consider if the application is permitted development and that it is a complex situation. The elevation of the property will have an effect on neighbours and the proposed window was part of a previous failed application.</p> <p>OBSERVATION: objects to the planning application on the grounds that:</p> <ol style="list-style-type: none">1. the elevation of the property will have an effect on neighbours.2. the proposed window was part of a previous failed application. <p>Vote: majority in favour, Councillor Afzal abstained from voting.</p>
25/P/0405/LDP	Glen Orchy BS20 7JA	<p>Certificate of lawful development for the proposed erection of fences around the north and south boundary of the garden not exceeding 2m in height and new fences erected on the western frontage of the site around a grassy roadside verge not exceeding 1m in height. Members understood that no other neighbouring properties had a fence on the front curtilage, there would be services in the verge where a street lamp is sited, and the boundary fencing appears to be in excess of 2m that could be imposing on the neighbours. Additionally to date there was no agreement between neighbours for the shared ownership boundary fencing. It was</p>

		<p>felt that mediation between neighbours would be the best way forward.</p> <p>OBSERVATION: objects to the planning application on the grounds that:</p> <ol style="list-style-type: none"> 1. fencing along the front curtilage will be out of keeping with neighbouring properties. 2. fencing appears visually to be over 2m owing to the difference in ground levels and will be imposing on the neighbours and could fail permitted development criteria. 3. Permission from neighbouring properties has not been obtained for shared boundary.
25/P/0421/FUH	49 Woodhill Road BS20 7EY	<p>Part retrospective application for rear garden stabilisation and levelling works to provide safe and improved access to garage and service road, works to include: - top patio terrace levelled with original Welsh flagstones re-laid to preserve the original heritage of the building and grounds, the remaining two patios will be paved with Bath limestone effect porcelain slabs to match the buildings aesthetics. The existing garden retaining walls have been rebuilt to ensure stability and safety and a new retaining wall has been constructed just inside the boundary line with No 47. Proposed erection of boundary fencing to maintain privacy with both gardens. The patio terraced areas will be protected with timber, planting and glass barriers.</p> <p>Members discussed planning applications 0421 and 0422 at the same time. The application appears to be retrospective. There was one neutral comment made on line regarding a lack of specification for the concrete wall and water runoff (drainage) and boundary between 47/49.</p> <p>OBSERVATION: no objection subject to the neighbours comment regarding the specification of the concrete wall, water runoff (drainage) and boundary between 47/49 being taken into consideration.</p>
25/P/0422/LBC	49 Woodhill Road BS20 7EY	<p>Listed building consent for rear garden stabilisation and levelling works to provide safe and improved access to garage and service road. Works to include: - top patio terrace levelled with original Welsh flagstones re-laid to preserve the original heritage of the building and grounds, the remaining two patios will be paved with Bath limestone effect porcelain slabs to match the buildings aesthetics. The existing garden retaining walls have been rebuilt to ensure stability and safety and a new retaining wall has</p>

		<p>been constructed just inside the boundary line with No 47. Proposed erection of boundary fencing to maintain privacy with both gardens. The patio terraced areas will be protected with timber, planting and glass barriers. Members discussed planning applications 0421 and 0422 at the same time. The application appears to be retrospective. There was one neutral comment made on line regarding a lack of specification for the concrete wall and water runoff (drainage) and boundary between 47/49.</p> <p>OBSERVATION: no objection subject to the neighbours comment regarding the specification of the concrete wall, water runoff (drainage) and boundary between 47/49 being taken into consideration.</p>
25/P/0456/TPO	Land at Redcliffe Hall, BS20 8HL	<p>Beech tree - fell or monolith</p> <p>Members understood that part of the tree had already fallen but the ownership of the tree had not been identified by the local authority. It is very close in proximity to the Redcliffe Bay Hall but the tree site is not owned by Portishead Town Council. Monolith and felling options were discussed.</p> <p>OBSERVATION: no objection to the tree being felled.</p>
25/P/0472/FUH	34 Rippleside, BS20 6NB	<p>Proposed erection of a single storey extension to the front elevation.</p> <p>The meeting noted that similar work had been undertaken on a nearby property and a tree report that was available.</p> <p>OBSERVATION: no objection.</p>
25/P/0469/TRCA	Woodbank, BS20 7HE	<p>Beech - Thin canopy by 15% and remove dead wood. Reduce/remove lower canopy (remove sub-lateral only) to facilitate crown raise to 3m. Reduce branches by 3m close to the dwelling.</p> <p>OBSERVATION: no objection.</p>
25/P/0491/ADV	Unit 1 (former Homebase), BS20 7BY	<p>Advertisement consent to display 2no. replacement internally illuminated fascia signs to front elevation and 1no. replacement internally illuminated fascia sign to rear elevation, additionally 2no. sets of non-illuminated entrance signs and 2no. sets of glazing graphics to front elevations.</p> <p>The meeting noted that there was a roadside advert pictured on the application "HomeBase / PureGym". It was unclear when the sign would be lit.</p> <p>OBSERVATION: no objection subject to:</p> <ol style="list-style-type: none"> 1. the sign not being illuminate 24 hours a day (off in accordance with street lights nearby)

		2. Homebase roadside sign being removed.
25/P/0450/FUL	46 Hillcrest Road, BS20 8HP	Section 73 application to vary condition 2 (plans) attached to planning permission 21/P/2932/FUH (two-storey front and rear extension, loft conversion and new car port) to allow for omission of metal access stairs to garden and change from glazed balustrading to the two sides of the external terrace, to a low solid wall finished in cladding to match the adjacent surface. OBSERVATION: no objection.
25/P/0544/TPO	3A Woodside Gardens, BS20 8EQ	(T4 and T5) Beech - Clear crown away from house by up to 3m OBSERVATION: no objection
25/P/0548/AOC	2 Woodhill Road, BS20 7ET	Request to discharge condition 3 (Construction Method Statement) on application 24/P/2609/FUH OBSERVATION: no objection

PAG 268/04/25 Late Planning Applications & Consultations:

The meeting considered the following planning applications received from North Somerset week commencing 31 March 2025:

Reference	Address	Summary
25/P/0620/NMA	3 Hill Gay Close, BS20 8HX	Non material amendment to application 16/P/2904/F (Extensions to dwelling, creation of a first floor and balconies) to allow for a change of proposed roof finish from tile to metal standing seam. OBSERVATION: no objection
25/P/0647/FUH	3 Lilys Orchard BS20 6DS	Proposed loft conversion with 1 no. dormer window to the North elevation to provide additional living accommodation and a new window on the South elevation at ground floor level. Members noted the location of the site overlooking Slade Road land. OBSERVATION: no objection

PAG 269/04/25 Appeal Notice #APP/D0121/W/25/3361403 Planning Application

24/P/1817/FUL: 29 Hollis Avenue, Portishead, BS20 6TQ

The meeting noted that an appeal has been made and will be considered by the Planning Inspectorate against North Somerset Council's decision to refuse the above planning application. The Town Council considered whether it wished to make further comments/modify/withdraw its previous representations. It understood that any changes are required to be submitted to the Planning Inspectorate before 21st April 2025.

OBSERVATION: that the comments made by Portishead Town Council should not be withdrawn or amended.

Vote recorded: majority in favour, Councillor Cartwright abstained from voting.

PAG 270/04/25 For information only:

The meeting noted North Somerset Council Decisions as follows

Planning Application No.	Address	Decision
25/P/0134/FUH	2 Linnet Gardens, BS20 7NB	Approved
25/P/0136/MMA	3 Lilys Orchard, BS20 6DS	Approved
25/P/0114/FUH	360 Nore Road, BS20 8EY	Approved
25/P/0106/MMA	26 Quantock Road, BS20 6DP	Approved
25/P/0108/AOC	Nexus Ltd 139 High Street BS20 6PY	Approved
25/P/0074/TPO	6 Harmony Drive, BS20 8DH	Approved
25/P/0036/DCW	Portishead Branch Line between Portishead in North Somerset and Ashton Junction in Bristol	Approved
24/P/1918/FUL	Petersfield Elderly Persons Home Church Road South, BS20 6PU	Approved
24/P/0268/DCW	Portishead Branch Line, Between Portishead in North Somerset and Ashton Junction, Bristol	Approved
25/P/0245/NMA	16 Hillcrest Road, BS20 8HS	Approved
25/P/0044/FUH	79 Hillside Road, BS20 8LJ	Approved
25/P/0032/AOC	Land At Harbour Crescent	Approved
25/P/0026/FUH	62 Heron Gardens, BS20 7DH	Approved
25/P/0016/FUH	20 Newhaven Road, BS20 8LH	Approved
25/P/0017/FUH	20 Newhaven Road, BS20 8LH	Refused
24/P/2679/FUH	26 Brampton Way, BS20 6YN	Approved
24/P/2294/FUH	26 Woodhill Road, BS20 7EZ	Approved
24/P/2528/TPO	16 Nore Park Drive, BS20 8DY	Approved

PAG 271/04/25 Date of the next meeting:

The date of the next meeting is Wednesday 7th May 2025 at 7.30pm

Councillor Snaden gave his apologies in advance.

Meeting ended 20:05

**INSTALLATION OF ADVISORY DISABLED PARKING BAY
PARISH / TOWN COUNCIL CONSULTATION**



NSC Reference

Address for which the bay is requested

Checklist

Is there any off-street parking at the address? Yes / No

Is there a large demand for on-street parking? Yes / No [?]

Are there any existing yellow lines? Yes / No

Is it on a bend or at a place where visibility is otherwise limited? Yes / No

Are there any existing disabled parking bays in the street?
Please note locations if 'Yes.' Yes / No

Would the disabled parking bay have a significant effect on neighbours?
Please note affected addresses if 'Yes.' Yes / No

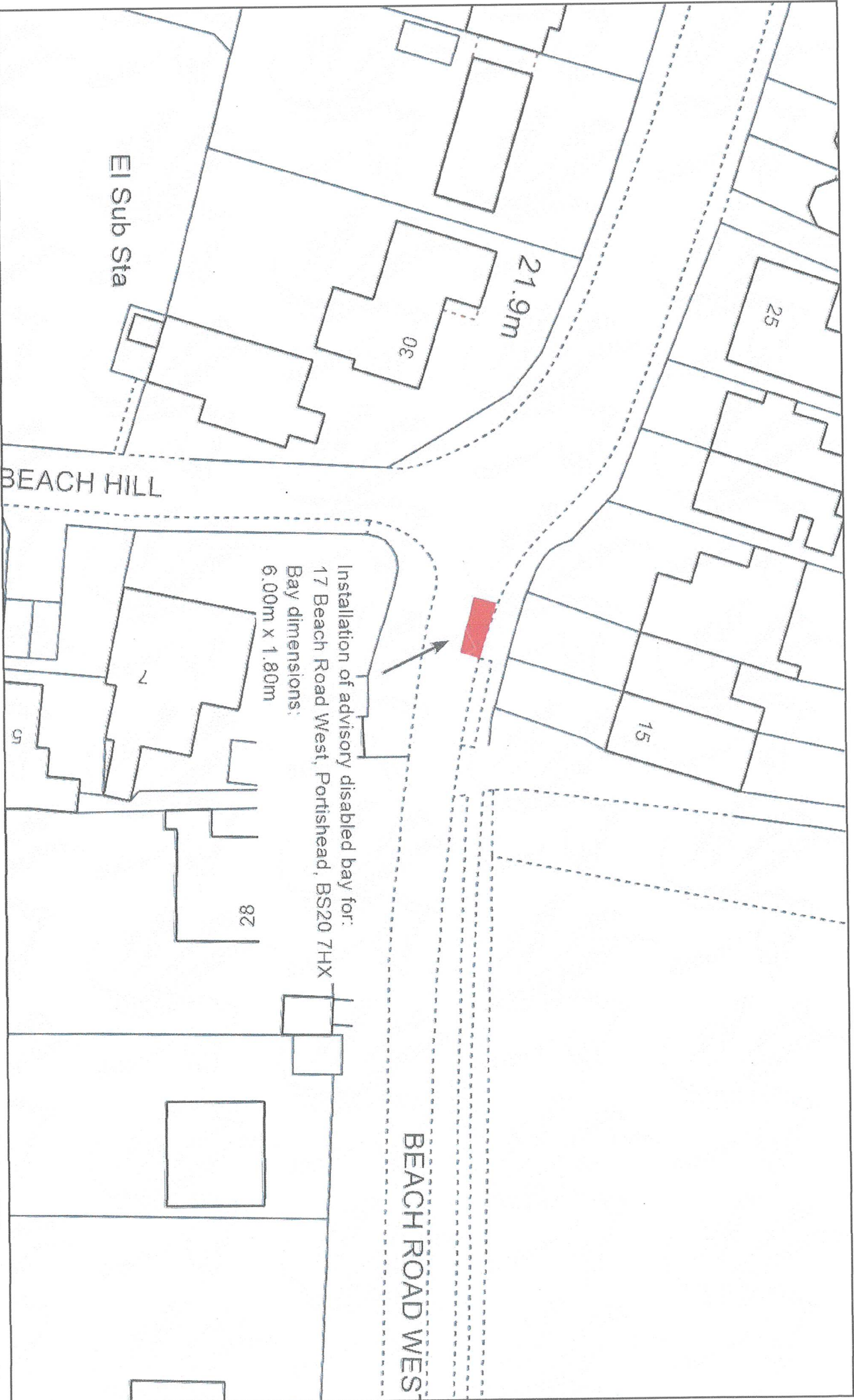
Any other comments or objections.

I visited the site on _____ and the above information is correct to the best of my knowledge and ability.

Signed: Name: *MR MR JOHNSTON*

Position (e.g. councillor clerk etc): Assistant Clerk Date: *April 23rd 2025*

For and on behalf of Portishead Town Council



North Somerset Council

ADBA - 17 Beach Road West, Portishhead

Scale: 1:500

Date: 07 March 2025

