

Portishead Town Council

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

Tel: 01275 847078 www.portishead.gov.uk



27th March 2025

Planning Advisory Committee

Wednesday 2nd April 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 2nd April 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 5th March 2025 be approved as a correct record and signed by the Chair

5. 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 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. The report is available from the Town Council office.

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/0404/LDP	Glen Orchy BS20 7JA	Certificate of lawful development for the proposed installation of a new (two light) window in the west elevation (wall) of the dwelling.
25/P/0405/LDP	Glen Orchy BS20 7JA	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.
25/P/0421/FUH	49 Woodhill Road BS20 7EY	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.
25/P/0422/LBC	49 Woodhill Road BS20 7EY	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 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.
25/P/0456/TPO	Land at Redcliffe Hall, BS20 8HL	Beech tree - fell or monolith
25/P/0472/FUH	34 Rippleside, BS20 6NB	Proposed erection of a single storey extension to the front elevation.
25/P/0469/TRCA	Woodbank, BS20 7HE	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.
25/P/0491/ADV	Unit 1 (former Homebase), BS20 7BY	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.
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.
25/P/0544/TPO	3A Woodside Gardens, BS20 8EQ	(T4 and T5) Beech - Clear crown away from house by up to 3m
25/P/0548/AOC	2 Woodhill Road, BS20 7ET	Request to discharge condition 3 (Construction Method Statement) on application 24/P/2609/FUH

8. Late Planning Applications & Consultations:

- 8.1 Late Planning Applications - North Somerset Council's Planning Register for plans registered week commencing 31 March 2025 – to follow:

Reference	Address	Summary

8.2 Appeal Notice #APP/D0121/W/25/3361403 Planning Application 24/P/1817/FUL 29 Hollis Avenue, Portishead, BS20 6TQ

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 should consider whether it wishes to make further comments/modify/withdraw its previous representations. All comments are required to be submitted to the Planning Inspectorate before 21st April 2025.

9. For information only:

North Somerset Council Decisions – information only:

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

Date of the next meeting:

Wednesday 7th May 2025 at 7.30pm

Portishead Town Council

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

Tel: 01275 847078

www.portishead.gov.uk



Planning Advisory Group (PAG) Meeting Minutes Wednesday 5th March 2025

PAG Members Present:

Councillors Johnston (Chair), Dowling, Afzal, Cartwright, Snaden, Eastman, and Whitfield

Officers Present:

Steve Milton - Locum Town Clerk

Members of the Public Present: 6

Members of the Public Online: 4

PAG 249/02/25 Chairman's welcome

The Chairman welcomed everyone.

PAG 250/02/25 Apologies for absence

Apologies were received and accepted from Councillor Cartwright.

PAG 251/02/25 Declaration of Councillors' interests

- a) Councillor Snaden declared an interest in planning application 25/P/0355/FUH below and left the meeting due to his family connection with the applicant.
- b) Councillor Eastman declared an interest in planning application 25/P/0254/FUH below due to the proximity to her residence and left the meeting during its consideration.
- c) Councillor Johnston declared interests in planning applications 25/P/0332/FUH and 25/P/0388/FUH below due to the proximity to his residence, he remained in the meeting but did not vote thereon.
- d) Councillor Whitfield declared an interest in planning application 25/P/0232/FUH below due to the proximity to his residence and did not vote thereon.

PAG 252/02/25 Minutes of the last meeting:

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

PAG 253/02/25 To receive the Chairman's report: (Chairman)

The Chair reported that the following heritage assets had been added to North Somerset Council's Local Heritage List. The Local Heritage List is a collection of heritage assets that are not protected as listed buildings or scheduled monuments but are important in terms of local distinctiveness and character. He explained that planning applications for development submitted on places on the list would receive additional scrutiny and take into account the heritage and local significance of the site and area.

- Fencing and decorative gates from the Portishead Power Generating Station.
- King's Drain steel railway bridge built in 1905 for the Weston, Clevedon, and Portishead Light Railway.
- The Poacher pub, dating back to the early 17th century.
- The Methodist Church built in the late 1880s.
- Moose Hall, built as a Union Chapel in the 1840s.
- The Saltings, Woodlands Road.
- Avon View, West Hill.
- Nore Lodge, Nore Road.
- Down House, Down Road.

PAG 254/02/25 Public participation

Members of the public addressed the meeting on planning application 25/P/0254/FUH below. [The video of the meeting is available to view online.](#)

PAG 255/02/25 Planning applications:

Reference	Address	Summary
25/P/0123/TPO	11 Wood Hill Park BS20 7DR	T2. Sycamore. Remove stem of 200mm in diameter at its attachment point growing over neighbouring boundary RESOLVED: That Portishead Town Council raises no objection to this application.
25/P/0220/FUH	8 Folio Drive BS20 7FU	Proposed creation of a detached outbuilding/office. RESOLVED: That Portishead Town Council raises no objection to this application.
25/P/0141/FUH	15 Gardner Road BS20 7ER	Proposed partial demolition of existing detached garage, erection of a 1.5 storey front extension, 1 story rear extension and 2 storey rear extension with gabled roof. Landscaping alteration to the rear of the property including the creation of external stairways and landscaped terraces. Fenestration alterations including the replacement of all windows, installation of 2no. windows and 1no. door to the East elevation, placement of PV panels and cladding/render alterations. RESOLVED: That Portishead Town Council raises no objection to this application. (Councillor Sladen abstained from voting on this matter)
24/P/2523/TPO	Woodlands, Woodlands Road BS20 7HF	Oak (T1) - Reduce crown spread towards West and neighbours house by approx 3.0-3.5m .Laurel Hedge (G1) - Reduce to approx 1.5m to previous hedge height. Portugal Laurel (G2) - Reduce to approx 3m to previous reduction points. RESOLVED: That Portishead Town Council raises no objection to this application.

Reference	Address	Summary
25/P/0245/NMA	16 Hillcrest Road BS20 8HS	<p>Non-material amendment to application 23/P/2714/FUH (Proposed demolition of existing detached garage and erection of a 1.5 storey replacement Garage. Raising of the dwelling ridge height to convert existing loft space into a first floor, including extensions to all elevations. Single storey extensions to the North-West, North and East elevations and roofing alterations at the North-East elevation including the creation of intersecting Gables. Fenestration alterations including the removal of existing bay window at the South elevation, removal, replacement and installation of windows and doors, and installation of cladding, sliding and render to all elevations. Creation and alteration of hardstanding and landscaping including the creation of a recessed patio space to the South of the dwelling.) to allow for the extending of the approved utility to the rear elevation.</p> <p>RESOLVED: That Portishead Town Council raises no objection to this application.</p>
25/P/0005/LDP	27 Roath Road BS20 6AW	<p>Certificate of lawful development for the proposed erection of a single-story side extension, following demolition of the existing conservatory.</p> <p>RESOLVED: That Portishead Town Council raises no objection to this application.</p>
25/P/0306/ELA	Land Off Sanderling Place (to Rear Of 4 Sanderling Place)	<p>Notification of works permitted under Part 15, Class B, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015; proposed upgrade to Electricity Substation at Sanderling Place, Portishead. The existing 500kVa transformer unit will be upgraded to 1000kVa and housed in the existing brick substation building</p> <p>RESOLVED: That Portishead Town Council raises no objection to this application.</p>
25/P/0232/FUH	4 Conference Avenue BS20 7LF	<p>Proposed erection of a new first floor side extension over the existing lounge.</p> <p>RESOLVED: That Portishead Town Council raises no objection to this application.</p> <p>(Councillor Whitfield abstained from voting on this matter)</p>
25/P/0322/AOC	Azure Merchant Square	<p>Request to discharge condition numbers 4 (CMP) and 5 (CEMP) on application 24/P/1587/FUL</p> <p>RESOLVED: That Portishead Town Council raises no objection to this application.</p>

Reference	Address	Summary
25/P/0324/AOC	Galatea A Mizzen Court Portishead	Request to discharge condition number 5 (CEMP) on application 24/P/1462/FUL RESOLVED: That Portishead Town Council raises no objection to this application.
25/P/0254/FUH	27 Beach Road East BS20 7ES	Proposed demolition of existing conservatory and erection of a two storey side extension and single storey rear extension. RESOLVED: Portishead Town Council objects to this application on the following grounds: (1) The development by virtue of its size, mass and position will result in the significant loss of light, privacy and amenity to the neighbouring property. (2) The size and scale of the development is overbearing and out of keeping with the street scene. (Councillors Whitfield and Cartwright abstained from voting on this matter)
25/P/0355/FUH	76 Pembroke Road BS20 8HF	Proposed Attic conversion with a flat roof rear dormer. RESOLVED: That Portishead Town Council raises no objection to this application.

PAG 256/02/25 Planning Consultations:

Planning Reform for Major Infrastructure Projects

The PAG noted that the government had released a working paper outlining proposed reforms to streamline the consenting process for Nationally Significant Infrastructure Projects (NSIPs). The paper is part of a wider effort to accelerate development and ensure the UK's planning system supports critical infrastructure and clean energy goals. [Read more...](#)

PAG 257/02/25 Late Planning Applications & Consultations:

Reference	Address	Summary
25/P/0253/HHPA	28 Albert Road BS20 6PP	Prior approval request for the erection of a flat-roof, Single storey rear extension and covered rear porch that would 1) extend beyond the rear wall of the original house by 4.25 metres, 2) have a maximum height of 3.2 metres and 3) have eaves that are 3.2 metres high. RESOLVED: That Portishead Town Council raises no objection to this application provided there are no material objections submitted by neighbours.
25/P/0332/FUH	8 Highlands Road BS20 6LS	Proposed erection of a single storey rear/side extension, first floor side extension and the creation of a terrace above existing rear flat roof. RESOLVED: That Portishead Town Council raises no objection to this application.

Reference	Address	Summary
25/P/0381/FUH	410 Nore Road BS20 8HA	Demolition of the existing raised decking to the rear and erection of a new two-storey rear extension. RESOLVED: That Portishead Town Council raises no objection to this application. (Councillor Cartwright abstained from voting on this matter)
25/P/0386/FUH	364A Nore Road BS20 8EY	Demolition of the existing conservatory and proposed erection of a single storey rear extension with flat roof over to serve as a balcony. RESOLVED: That Portishead Town Council raises no objection to is application provided there are no material objections submitted by neighbours.
25/P/0388/FUH	11 Highlands Road BS20 6LS	Proposed erection of a replacement detached double garage. RESOLVED: That Portishead Town Council raises no objection to this application.
25/P/0398/FUH	5 Manor Close BS20 8NX	Proposed replacement of 3no. windows with new to the first floor and replacement of 1no. window and door with 1no. new window to the ground floor North elevation. RESOLVED: That Portishead Town Council raises no objection to is application provided there are no material objections submitted by neighbours.
25/P/0404/LDP	Glen Orchy BS20 7JA	Certificate of lawful development for the proposed installation of a new (two light) window in the west elevation (wall) of the dwelling. RESOLVED: That consideration of this matter be deferred to the next meeting
25/P/0405/LDP	Glen Orchy BS20 7JA	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. RESOLVED: That consideration of this matter be deferred to the next meeting

PAG 258/02/25 North Somerset Council Decisions:

The PAG noted the following applications determined by North Somerset Council since the last meeting:

Application No.	Address	Decision
24/P/2703/FUH	23 Victoria Square BS20 6AQ	Approved
24/P/2667/ADV	St Peters Hospice, Old Mill Road BS20 7BX	Approved
24/P/2643/FUH	25 Spring Rise BS20 6RE	Approved
24/P/2609/FUH	2 Woodhill Road BS20 7ET	Approved
24/P/2267/FUH	4 Harmony Drive BS20 8DH	Approved
24/P/1941/FUL	69 South Road Portishead	Approved

PAG 259/02/25 **Date of the next meeting:**
Wednesday 2nd April 2025 at 7.30pm