

Portishead Town Council

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

Tel: 01275 847078 www.portishead.gov.uk



Planning Advisory Committee

Wednesday 5th March 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 5th March 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
26 February 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

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 February 2025 be approved as a correct record and signed by the Chair

5. To receive the Chair's report:

The following heritage assets have 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 distinctness. Planning applications for development submitted on places on the list receive additional scrutiny around the heritage and significance of the site and area.

- Original 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; and
- Down House, Down Road.

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
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
25/P/0220/FUH	8 Folio Drive BS20 7FU	Proposed creation of a detached outbuilding/office.

Reference	Address	Summary
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.
25/P/0245/NMA	16 Hillcrest Road BS20 8HS	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.
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.
25/P/0005/LDP	27 Roath Road BS20 6AW	Certificate of lawful development for the proposed erection of a single-story side extension, following demolition of the existing conservatory.
25/P/0306/ELA	Land Off Sanderling Place (to Rear Of 4 Sanderling Place)	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 > THIS S NOT A PLANNING 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.
25/P/0232/FUH	4 Conference Avenue BS20 7LF	Proposed erection of a new first floor side extension over the existing lounge.
25/P/0322/AOC	Azure Merchant Square	Request to discharge condition numbers 4 (CMP) and 5 (CEMP) on application 24/P/1587/FUL
25/P/0324/AOC	Galatea A Mizzen Court Portishead	Request to discharge condition number 5 (CEMP) on application 24/P/1462/FUL
25/P/0355/FUH	76 Pembroke Road BS20 8HF	Proposed Attic conversion with a flat roof rear dormer.

8. Planning Consultations:

8.1 Planning Reform for Major Infrastructure Projects

The government has 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...](#)

9. Late Planning Applications & Consultations:

9.1 Late Planning Applications - North Somerset Council's Planning Register for plans registered week commencing 3rd March

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.
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.
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.
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.
25/P/0388/FUH	11 Highlands Road BS20 6LS	Proposed erection of a replacement detached double garage.

Reference	Address	Summary
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.
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.

10. For information only:

10.1 North Somerset Council Decisions – information only:

Planning 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

11. Date of the next meeting:

Wednesday 2nd April 2025 at 7.30pm