



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 www.portishead.gov.uk

**Summons & Notice for the Planning Advisory Committee
Wednesday 5th July 2023 at 7.30pm**

Thursday 29th June 2023

To: All Members of the Portishead Town Council Planning Advisory Committee
Councillors Johnston, Aldridge, Preston, Blackmore, Dowling, Cartwright, Whitfield, Snaden

Dear Councillor

You are summoned to a meeting of the Portishead Town Council Planning Advisory Committee in the Eve Wigan room (top floor – lift available) at The Folk Hall, 95 High Street, on Wednesday 5th July 2023 at 7.30pm. The meeting will consider the items set out below.

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

Yours sincerely

W. Coulter

Wendy Coulter-Woodman
Town 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
- To attend in person:
 - Residents are welcome to join the meeting in person at the Folk Hall, Portishead
 - Please book in advance by emailing enquiries@portishead.gov.uk
 - Those attending the meeting are welcome to continue to wear face masks.
- 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

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Agenda

1. Chairman's welcome (Chairman)

2. Apologies for absence (Deputy Clerk)

To receive, and consider for acceptance, apologies for absence (LGA1972 s85)

3. Declaration of Councillors' interests and requests for dispensations (exemptions) (Chairman)

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk (Localism Act 2011 s29-34)

4. To receive the Chairman's report:

4.1 Portishead Plan

4.2 PCAA Bristol Airport – planning application 23/P/1039/AOC to discharge conditions 20, 25, 23, 24

4.3 Electric Vehicle (EV) Charging Points

4.4 North Somerset Council Parking Restrictions Process

4.5 Response from NSC regarding West Hill and Brunel parking restrictions

4.6 Urgent road closure West Hill 14-16 June

4.7 Street Trading Licence – Lake Grounds – Somerset Street Food Festival

5. Public participation relating to meeting agenda items

If you would prefer to submit questions in advance, please email deputyclerk@portishead.gov.uk

6. To consider and approve the Minutes of the last meeting:

6.1 Recommendation: for members to consider and approve the Minutes of the committee meeting held on 7th June 2023 as a true record – attached.

6.2 Recommendation: for the Chairman to sign the Minutes.

7. The following planning applications will be considered:

| Reference | Address | Summary |
|---------------|---|--|
| 23/P/1003/FUL | The Boat Yard, Newfoundland Way, BS20 7DF | Proposed erection of a two-storey pitched roof boat shed building to replace the existing structure. |
| 23/P/1125/FUL | St Joseph's Catholic Primary, Bristol Road, BS20 6QB | Application to remove condition 5 (Construction Method Statement submission) and to discharge condition 4 (Travel Plan requirement) attached to planning permission 20/P/0088/FUL (provision of new modular building to provide a early years nursery on the site of St Joseph's Catholic Primary School) as construction has been undertaken, and is complete |
| 23/P/1149/FUL | Land Adjacent To 301 Charlcombe Park, Down Road, BS20 8LD | Removal of section of grassy bank to create 4no. additional car parking spaces |

| Reference | Address | Summary |
|---------------|----------------------------------|---|
| 23/P/1156/FUH | 8 Riverleaze, BS20 8EA | Proposed erection of a single storey front extension to create an accessible entrance and wet room serving an accessible bedroom and a side extension to create lift enclosure suitable for a wheelchair. Proposed erection of a single storey rear extension. Conversion of existing garage/store space into a multi-use room. |
| 23/P/1219/FUH | Way Side, Quarry Road, BS20 6AY | Proposed addition of parking space and erection of rebuilding of masonry wall, with the erection of new access steps to house |
| 23/P/1237/FUH | 5 South Avenue, BS20 7EP | Proposed loft conversion with 1no. flat roof dormer on the West elevation. |
| 23/P/1179/FUH | 72 Eastcliff, BS20 7AD | Retrospective application for the installation of 6 no. rooflights in main house and 2 No.rooflights in garage/outbuilding. |
| 23/P/1253/FUH | 87 Hillside Road, BS20 8LJ | Retrospective planning approval for amenity works to front garden which have partially started. Proposed erection of a single storey rear extension and side garage roof extension. Altering external appearance of existing dwelling including render, roof tiles and cladding |
| 23/P/1105/FUH | Westways, Battery Lane, BS20 7JD | Proposed erection of a external decking in the garden. |

8. Late Planning Applications & Consultations:

North Somerset Council's Planning Register for plans registered week commencing 26th June 2023 – to follow - not available when agenda was published:

| Reference | Address | Summary |
|-----------|---------|---------|
|-----------|---------|---------|

9 Consultations:

9.1 Highways Improvements Request Form

An application has been received from a resident of Brampton Way asking for restricted parking on the main road, yellow lines, signage, speed bumps and planters on Brampton Way between the High Street and Exeter Road. In the resident's opinion the road has become a car park extension for the school making the road extremely busy and causing the road to effectively become a one way slalom.

Recommendation

To support the proposal for highways improvements to restrict parking on the main Brampton Way road (High Street to Exeter Road between the two areas marked below) by introducing yellow lines, signage, speed bumps and planters (like those on the side streets) and to process the Highways Improvements request form via Ward District Councillors and North Somerset Council.



9.2 Portishead Public Space Protection Orders – 2023

North Somerset Council is currently consulting on its orders. Orders were introduced in North Somerset in October 2017 and are part of the Anti-Social Behaviour, Crime and Policing Act 2014. Orders are reviewed every three years; the last review took place in 2020. In the consultation the council is proposing changes to area-wide orders including whether it should:

- impose a limit on how many dogs can be walked at any one time and
- expand its powers to be able to confiscate intoxicating substances and associated paraphernalia.

There are three proposals relevant to Portishead, a link to the proposal and location map is provided:

PHD02 – Portishead Promenade – all dogs on leads

<https://n-somerset.inconsult.uk/gf2.ti/-/1513442/168771013.1/PDF/-/PHD-02%20-%20Portishead%20Promenade%20-%20dogs%20on%20leads%20-%20for%20Adobe%20Pro.pdf>

PHD03 – Portishead Marina – all dogs on leads to include Lockside Square

<https://n-somerset.inconsult.uk/gf2.ti/-/1513442/168771077.1/PDF/-/PHD-03%20-%20Portishead%20Marina%20-%20dogs%20on%20leads.pdf>

PHD06 – Portishead Sports field – no dogs

<https://n-somerset.inconsult.uk/gf2.ti/-/1513442/168771173.1/PDF/-/PHD-06%20-%20Portishead%20Sports%20Field%20-%20no%20dogs%20-%20for%20Adobe%20Pro.pdf>

The consultation closes on 9th July 2023. To respond go to:

<https://n-somerset.inconsult.uk/PSPO2023/view?objectID=8904067> where you will find a series of questions.

9.3 Advisory Disabled Parking Bay Application – Ref: 10516736 – Severn Road

An application has been made to North Somerset Council for the provision of an Advisory Disabled Parking Bay on Severn Road. The consultation request was only received 28/06/23. A report will follow once a site visit has been undertaken.

Recommendation

To consider the report and respond to North Somerset Council.

10. For information only:

10.1 Planning applications not requiring consultation:

| Reference | Address | Summary |
|---------------|-------------------------------|--|
| 23/P/1026/TPO | 4A Woodside Gardens, BS20 8EQ | There are 14 dead cypress trees, that need to be felled and will be replaced like for like. 3 beech trees & 3 oak trees to have dead removed only. 6 Holly trees to be removed |

10.2 North Somerset Council Decisions – information only:

| Planning Application No. | Address | Decision |
|--------------------------|--|-----------------------------|
| 23/P/0721/FUH | 22 Wren Gardens Portishead BS20 7PQ | Approved |
| 23/P/0717/CM2A | First Floor 56 High Street Portishead BS20 6EL | Refused |
| 23/P/0658/TPO | 43 Sally Hill Portishead North Somerset BS20 7BH | Approved |
| 23/P/0593/FUH | 117B High Street Portishead North Somerset BS20 6PT | Approved |
| 23/P/0584/LBC | 117B High Street Portishead North Somerset BS20 6PT | Approved |
| 23/P/0346/CM2A | 32 High Street Portishead BS20 6EN | Prior approval granted |
| 23/P/0281/FUH | 3 Lilys Orchard Portishead North Somerset BS20 6DS | Approved |
| 23/P/0242/FUH | 258 Down Road Portishead North Somerset BS20 8HY | Approved |
| 22/P/2930/TPO | 72 Nore Road Portishead North Somerset BS20 8DU | Withdrawn by applicant |
| 23/P/0705/FUL | First Floor 56 High Street Portishead BS20 6EL | Approved |
| 23/P/0677/TPO | 49 Nore Road Portishead Bristol BS20 6JY | Approved |
| 23/P/0626/FUL | Unit 1A Harbour Road Trading Estate Portishead BS20 7BL | Approved |
| 23/P/0897/AOC | 1 Seaview Road Portishead BS20 8HJ | Approved |
| 23/P/0867/LDP | 35 Cadbury Road Portishead BS20 6QF | Approved (lawful) |
| 23/P/0801/TPO | 1 Pier Close Portishead North Somerset BS20 7BU | Withdrawn by applicant |
| 23/P/0121/FUH | 257 Down Road Portishead North Somerset BS20 8HY | Approved |
| 22/P/2973/AOC | Land To The South Of 6 Harmony Drive Portishead North Somerset | Approved |
| 23/P/0881/FUH | 9 The Martins Portishead BS20 7LY | Approved |
| 23/P/0646/FUH | 6 Beechwood Road Portishead North Somerset BS20 8EP | Withdrawn by applicant |
| 23/P/1013/HHPA | 16 Mulberry Avenue, BS20 7LG | Prior approval not required |
| 23/P/0455/FUH | 10 Capenor Close, BS20 6RH | Approved |
| 23/P/0710/MMA | Tallis House, Woodlands Road, BS20 7HF | Approved |

11. Miscellaneous for members information:

- 11.1** An updated list and progress report for enforcement cases had previously been circulated to PAG members on 23/06/23 for information. The information is not to be shared outside of the Town Council.

12 Matters for next meeting:

- 12.1 Late Planning Applications and Consultations

13. Date of the next meeting:

Wednesday 2nd August 2023 at 7.30pm



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078
www.portishead.gov.uk

**Minutes of Planning Advisory Committee
Wednesday 7th June 2023 at 7.30pm
Hybrid Meeting**

Attending in person: Councillors Johnston, Churchill, Blackmore, Dowling, Cartwright, Whitfield, Snaden

Absent with apologies: Councillor Aldridge, Councillor Preston

Staff in attendance: Sherborne (Deputy Clerk),
Pertemps Cassandra Eyles (Minute Taker)

Public: 1 in person, 2 online.

PAG/01/06/23 Chairman's welcome

Councillor Johnston welcomed everyone to the June PAG meeting. There are no fire drills planned but the fire exits are *points out for those in attendance*

PAG/02//06/23 Apologies for absence

In accordance with (LGA1972 s85) apologies had been received from Councillors Aldridge and Preston.

Councillor Johnston proposed accepting and approving the absence of Councillors Aldridge and Preston. Councillor Whitfield seconded the proposal.

Vote: All in favour

RESOLVED

To accept and approve the absence of Councillors Aldridge and Preston on the grounds that prior commitments had been made.

PAG/03/06/23 Declaration of Councillors' interests and requests for dispensations (exemptions)

There were no members who declared an interest relating to the business of the meeting and any dispensation requests from the Clerk in accordance with the (Localism Act 2011 s29-34). None declared.

PAG/04/06/23 To receive the Chairman's report:

4.1 Time limit on parking bays by Brunel Court. PTC (Portishead Town Council) received a response from NSC (North Somerset Council) to advise that they would add the request for the change to the current parking time limit to its file.

A resident online states the last local group waited 4 years for an answer on this issue and feels this is inappropriate and it should be sooner moving forward. The Chair was unfamiliar with previous issues. The Deputy Clerk will write back to North Somerset Council asking for clarity on previous issues.

Chair asks for AOB online. None given.

4.2 Reinstating double yellow lines on the corner of West Hill (outside number 78). NSC has asked for photographic evidence of vehicles being parked outside of 78 West Hill to support the request for double yellow lines.

Mr Hardman a resident:

- raised parking concerns around 1st Flat, 56 High St, stating the previous council rejected change of use and because of this he would withhold an objection due to parking concerns, location and access/egress issues plus concerns that approving one may lead to further approvals.
- Raised his concern about the building opposite Subway not being fulfilled as promised. Councillor Johnston replies that future plans for development/changes will be put forward in further meetings as these issues can be discussed at the correct meetings to ensure accurate objections and points are said in the right consultations. In his opinion discussing parking concerns opens a can of worms.

Councillor Whitfield proposes postponement of the parking discussion to the next relevant meeting, Councillor Cartwright is seconding.

4.3 Planning workshop 29th June 2023 for PAG members. Ask if there are any PAG members that wish to take part in the online workshop, so that Sharon can book you a space. None declared.

4.4 The format of PAG meeting numbers will be changed immediately from June 2023. The new format will be PAG (Planning Advisory Group) / 01 (Minute number) / 06 (month) / 23 (year).

4.5 The next meeting of the PCAA (Parish Council Airport Association) is due to be held on 15th June 2023. Final agenda items will be published on Sunday 11th June. Your PTC representative is Councillor Churchill, who automatically receives correspondence directly.

PAG/05/06/23 Public participation relating to meeting agenda items

Mr Geoff Hardman a resident states the wording of this needs to be amended because it sounds as if the public can put forward agenda items but in real terms it means the council can only discuss what council puts on the agenda. In his opinion this is an outdated regime and asks the chair if he is allowed to put his own agenda points forward. Councillor Johnston states he is not sure as without a set agenda meetings could go on for a long time. He asked Mr Hardman to submit his agenda points to the council in advance. Councillor Whitfield states public participation is at chairman’s discretion and makes it clear today’s meeting is for planning only. MOP states he does indeed have planning points today. The Deputy Clerk confirmed that only agenda items are discussed, and that residents should put requests to the Clerks ahead of the meeting. Mr Hardman acknowledged this process.

PAG/06/06/23 To consider and approve the Minutes of the last meeting:

Members considered the Minutes of the meeting held on 3rd May. Councillor Johnston proposed and Councillor Dowling seconded that the Minutes of the meeting held on 3rd May 2023 are agreed and signed by the Chairman as a true record.

RESOLVED

That the Minutes of the Planning Advisory Group meeting held on 3rd May 2023 be signed by the Chairman as a true record.

PAG/07/06/23 The following planning applications will be considered:

| Reference | Address | Summary |
|---------------|---------------------------|--|
| 23/P/0710/MMA | Tallis House, BS20 7HF | Variation of conditions 2 (approved plans), condition 3 (approved materials) to approval 19/P/1710/FUH (Roof alterations to existing dwelling, construction of a raised parking area and a garage) to allow steepening of pitch of central lantern, omission of green roof in favour of grey membrane over main accommodation, relocation of wood burner flue on east elevation, omission of grey plastic cladding for upper floor walls in favour of grey render, minor alterations to fenestration detailing, omission of single door on ground floor east elevation in favour of window. Removal of ground floor bathroom window, 1st floor window and top floor toilet window on west elevation. Provision of steel railings to front entrance steps and amendment of access to west elevation balcony providing glass balustrade infill in place of access (retrospective) Councillor Johnston proposed approval. |

| Reference | Address | Summary |
|---------------|--|--|
| | | Councillor Whitfield seconded the proposal. Vote: all in favour RESOLVED No objection |
| 23/P/0881/FUH | 9 The Martins, BS20 7LY | Proposed erection of a single storey side extension. Councillor Dowling proposed approval Councillor Whitfield seconded the proposal. Vote: all in favour RESOLVED No objection |
| 23/P/0897/AOC | 1 Seaview Road, BS20 8HJ | Request to discharge condition 4 (Construction Method Statement) from application no. 22/P/2037/FUH MOP questions the start time of work. Chair confirms 0730. MOP if this complies with condition 4, Chair confirms it does. Councillor Whitfield proposed approval. Councillor Snaden seconded the proposal. Vote: all in favour RESOLVED No objection |
| 23/P/0678/SJA | Unit 5 Middle Bridge Business Park, BS20 6PN | Prior Approval for the installation of 49no.PV solar panel modules onto 3 sides of the pitched roof of the building. Councillor Snaden proposed approval. Councillor Whitfield seconded the proposal. Vote: all in favour RESOLVED No objection |
| 23/P/0937/FUH | 21 Capenor Close, BS20 6RH | Proposed demolition of existing access stairs and part boundary wall/planted area. Creation of off-street parking with permeable hard standing (3m x 6m), EV charging point and dropped kerb. Proposed erection of 'GreenLiving' wall (1.5m tall) with integrated irrigation and external lighting. Councillor Cartwright proposed approval. Councillor Snaden seconded the proposal. Vote: all in favour RESOLVED No objection. |
| 23/P/0954/FUL | 19 High Street, BS20 6AB | Retrospective application for the relocation of exiting air conditioning unit to the rear elevation, repainting of window surrounds and internal reconfiguration and redecoration. Councillor Dowling proposed approval Councillor Snaden seconded the proposal. Vote: all in favour |

| Reference | Address | Summary |
|---------------|-----------------------------|---|
| | | <p>Chair explains this in retrospect with Cllr Whitfield observing it would not have been rejected anyway. All agree this is a business need.</p> <p>RESOLVED No objections.</p> |
| 23/P/0964/ADV | 19 High Street, BS20 6AB | <p>Retrospective application for 1 no. external illuminated fascia sign and 1 no. external illuminated projecting sign.</p> <p>Councillor Dowling proposed approval Councillor Snaden seconded the proposal. Vote: all in favour</p> <p>Chair explains this in retrospect with Councillor Whitfield observing it would not have been rejected anyway. All agree this is a business need.</p> <p>RESOLVED No objections.</p> |
| 23/P/1009/FUH | 87 Phoenix Way, BS20 7FG | <p>Proposed installation of electric vehicle (EV) charging point.</p> <p>Chair clarifies proposed location with photos to the table Councillor Whitfield explains most of the time the car is at work or out and explains the car is proposing to be parked blocking owners' own garage and gate but not compromising access more than it already is.</p> <p>Councillor Blackmore has concerns there is marked parking opposite proposed charging point and therefore charging could be in garage</p> <p>Councillor Dowling says charging could run under the gate – asks table if further look should be had with no confirmed reply.</p> <p>Chair asks Councillor Whitfield if vehicles could get round the charging point, he explains it is narrow but where cars currently park it would be ok. Councillor Whitfield further states without the vehicle being there, there is already an access issue. Chair does not object – Councillor Whitfield states we could not find a real planning reason to object – Councillor Blackmore notes tenants know it is not technically their land hence application.</p> <p>Councillor Cartwright asks if PTC can find out how many electric charging points are in situ as this would be useful to know moving forward for further applications.</p> |

| Reference | Address | Summary |
|---------------|---------------------------------|---|
| | | <p>In person MOP raises concerns of the narrow roads and by approving this we are setting a precedent for other roads. Cllr Whitfield shows Hardman the photos which leads to table approval.</p> <p>Councillor Whitfield proposed approval Councillor Cartwright seconded the proposal. Vote: all in favour RESOLVED No objection</p> |
| 23/P/1033/FUH | 18 Rodmoor Road, BS20 7JE | <p>Proposed erection of replacement front raised decking to form double garage and store room beneath.</p> <p>Councillor Dowling proposed approval providing neighbours concerns around privacy and height are addressed Councillor Whitfield seconded the proposal. Vote: all in favour RESOLVED No objection</p> |
| 23/P/0579/FUH | 12 Northfield Road, BS20 8LE | <p>Proposed erection of raised decking to the North Elevation.</p> <p>Councillor Cartwright proposed approval Councillor Snaden seconded the proposal Vote: all in favour RESOLVED No objection</p> |
| 23/P/1048/FUH | 28 Slade Road, BS20 6BS | <p>Proposed erection of a loft conversion with small side dormer.</p> <p>Councillor Snaden proposed approval Councillor Dowling seconded the proposal. Vote: all in favour RESOLVED No objection</p> |
| 23/P/1053/FUH | 4 Sanderling Place, BS20 7NW | <p>Proposed erection of a single storey extension.</p> <p>Chair and Cllr Whitfield found plans difficult to determine but not an issue.</p> <p>Councillor Whitfield proposed approval Councillor Blackmore seconded the proposal. Vote: all in favour RESOLVED No objection</p> |
| 23/P/1070/FUH | 9 South Avenue, BS20 7EP | <p>Proposed erection of a 1st floor side extension and alterations to the ground floor</p> <p>Councillor Johnston passes around an image of the proposal. Councillor Whitfield states the door on image is different from others in the street but could not find previous house plans to formally confirm this.</p> |

| Reference | Address | Summary |
|-----------|---------|--|
| | | <p>He queried the loss of the garage to the property. If it is not, they are losing a garage and that needs to be noted. Chair queries parking – Cllr Whitfield not an issue as their drive is for at least 2 cars anyway.</p> <p>Councillor Whitfield proposed approval Councillor Blackmore seconded the proposal. Vote: 6 in favour, Chair abstains</p> <p>RESOLVED No objection</p> |

PAG/08/06/23 Late Planning Applications & Consultations:
North Somerset Council’s Planning Register for plans registered week commencing 29th May 2023 – the following planning applications were received after the PAG agenda had been published. Members considered the applications.

| Reference | Address | Summary |
|---------------|--------------------------------|--|
| 23/P/0801/TPO | PIER CLOSE, BS20 7BU | <p>Tree No.966 - Common Lime (Tilia x europaea) - Mature - >20 - 450 - 600 - Part of linear group - Remove major dead wood in crown.</p> <p>The meeting noted that PTC is not a statutory consultee so there is no need to further discuss the application. The Town Council will make no comment.</p> |
| 23/P/1095/LDP | 105 NIGHTINGALE RISE, BS20 8LX | <p>Certificate of lawful development for the proposed erection of a single storey rear extension.</p> <p>The meeting noted that PTC is not a statutory consultee so there is no need to further discuss the application. The Town Council will make no comment.</p> |
| 23/P/1105/FUH | WESTWAYS, BS20 7JD | <p>Proposed erection of external decking in the garden. Councillors Whitfield and Johnston checked online for the plans but the web page said “no results returned.” Councillor Whitfield can only find a plan from 1962.</p> <p>The Deputy Clerk confirms the address is correct and checks live time with no result and states it came just in this week and there is a chance it is not loaded online yet.</p> <p>Councillor Blackmore looks and finds planning for Beechside Battery Lane dated 28/04/2, not Westways.</p> <p>Councillor Johnston proposed time extension Councillor Whitfield seconded the proposal Vote: all in favour of time extension</p> <p>RESOLVED No objection</p> |
| 23/P/1134/LDP | 26 SOUTH ROAD, BS20 7DW | <p>Certificate of lawful development for the proposed erection of a rear dormer to facilitate a loft conversion. Chair notes that PTC is not a statutory consultee so there is no need to further discuss the application.</p> |

| | | |
|--|--|--|
| | | The Town Council will make no comment. |
|--|--|--|

PAG/09/06/23 Consultations:

9.1 Advisory Disabled Parking Bay Application – 10515448 - Brendon Road

The meeting noted that an application had been made to North Somerset Council for the provision of an Advisory Disabled Parking Bay on Brendon Road. A report compiled by Councillor Johnston and the Deputy Clerk following a site visit was considered.

Councillor Blackmore proposed approval.
Councillor Cartwright seconded the proposal.
Vote: all favour

RESOLVED

No objection to the provision of an Advisory Disabled Parking Bay on Brendon Road.

9.2 Town and Country Planning Act 1990 Appeal Under Section 78

Appeal Reference: APP/DO121/W/22/3308912
28-30 High Street, Portishead, North Somerset
Planning Application 22/P/1652/FUL

The meeting noted that an appeal had been made to the Planning Inspectorate against North Somerset Council's decision to refuse to grant planning permission.

Councillor Johnston was aware that this objection is extensive and many pages long and includes pedestrian safety, access and egress concerns, lack of space due to Workmans Club. It was noted there are 3 flats above the property which would remove vehicular access. No bedrooms on ground floor as per compliance. No risk of flooding and a full formal traffic analysis should be done. A further neighbours objection – lack of privacy and concern for over development – was noted.

The meeting understood that Portishead Town Council had previously objected to planning application 22/P/1652/FUL following its committee meeting on 03/08/22. Portishead Town Council's comment will be forwarded to the Inspector, but it has the option to make further comments, modify or withdraw its previous representations before 8th June 2023.

A discussion took place regarding the Town Council's previous comments and whether there was a need to make any modifications. It noted the recommendation to uphold its current response and take no further action.

Councillor Whitfield proposed maintaining objection (upholding its current response and taking no further action. Councillor Snaden seconded the proposal.
Vote: unanimous objection

RESOLVED

To take no further action and uphold the Town Council's original comments.

PAG/10/06/23 For information only:

10.1 Planning applications not requiring consultation:

The meeting noted that the Town Council is not a statutory consultee in respect to the following planning applications, so no further discussion took place.

| Reference | Address | Summary |
|----------------|--|---|
| 23/P/0862/TPO | 3A Woodside Gardens, BS20 8EQ | T - 1 Beech reduce crown by 3-4 mtrs. Reduce eastern lateral extension by 2-3 mtrs. T - 2 Beech reduce crown by 3-4 mtrs. Reduce eastern lateral extension by 2 mtrs over driveway. T - 3 Beech crown lift to 3 mtrs and remove low secondary lateral over garage roof extending to north to provide a 2-3 mtr clearance. T - 4 Beech reduce height by 2-3 mtrs all over. |
| 23/P/0919/TPO | 4A Woodside Gardens Portishead North Somerset BS20 8EQ | No tree pruning or root pruning. As advised by Tree Officer Jason Cox via email on 6th January 2023, this application is for the installation of 14 ground screws within the RPA of T3 & T4 - mature beech trees covered by TPO. An Arboricultural Method Statement is provided to support this application and guide the construction process. The installation of the ground screws has the potential to adversely affect TPO'ed trees, therefore a suitably qualified arboricultural consultant has assessed the proposals, advised on suitable foundations and provided a method statement for the construction of a summerhouse. |
| 23/P/0988/LDP | 51 Nore Road, BS20 6JY | Certificate of lawful development for external insulation and re-rendering of external walls, extending the roofline in certain areas to cover the new insulation boarding and removal and replacement of guttering and downpipes. |
| 23/P/1013/HHPA | 16 Mulberry Avenue, BS20 7LG | 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 4.30 metres; 2) have a maximum height of 3.40 metres and 3) have eaves that are 2.60 metres high. |
| 23/P/1051/LDP | 28 Slade Road, BS20 6BS | Certificate of lawful development for a proposed Loft conversion with 1no. rear dormer. |

10.2 North Somerset Council Decisions – information only:

The meeting noted the following decisions made by North Somerset Council.

| Planning Application No. | Address | Decision |
|--------------------------|-------------------------------|-----------|
| 23/P/0569/TPO | 4A WOODSIDE GARDENS, BS20 8EQ | WITHDRAWN |
| 23/P/0389/TPO | 72 NORE ROAD, BS20 8DU | REFUSE |

| | | |
|----------------|---|--------------------------|
| 23/P/0577/TRCA | LAND CHURCH ROAD SOUTH, PORTISHEAD | APPROVED |
| 23/P/0357/TPO | 3 BEECHWOOD DRIVE, BS20 8ES | REFUSE |
| 23/P/0552/TPO | 7A DOWN ROAD, PORTISHEAD | APPROVED |
| 22/P/2528/FUH | 93 HILLSIDE ROAD, BS20 8LJ | APPROVED |
| 23/P/0770/NMA | 2 RODMOOR ROAD, BS20 7HZ | APPROVED |
| 23/P/0632/HHPA | 27 EXETER ROAD, BS20 6YE | APPROVAL NOT REQUIRED |
| 23/P/0560/FUH | 3 MULBERRY AVENUE, BS20 7LG | APPROVED |
| 23/P/0421/FUH | 1 BRENDON ROAD, BS20 6DJ | APPROVED |
| 22/P/3052/MMA | REAR OF 62 HIGH STREET, BS20 6EH | APPROVED |
| 23/P/0816/AOC | 33A WOODHILL ROAD, BS20 7EY | APPROVED |
| 23/P/0761/AOC | 33A WOODHILL ROAD, BS20 7EY | APPROVED |
| 23/P/0654/ADV | UNITS 3-4 PORTISHEAD BUSINESS PARK OLD MILL ROAD, BS20 7BX | APPROVED |
| 23/P/0586/LDP | 28 SLADE ROAD, BS20 6BS | REFUSED |
| 23/P/0538/FUH | 8 GUILLEMOT ROAD, BS20 7PH | APPROVED |
| 23/P/0334/FUH | 13 WOODHILL ROAD, BS20 7EU | APPROVED |
| 23/P/0335/LBC | 13 WOODHILL ROAD, BS20 7EU | APPROVED |
| 23/P/0178/FUH | 70 HILLSIDE ROAD, BS20 8JR | APPROVED |
| 23/P/0058/FUH | 35 BEECHWOOD ROAD, BS20 8ER | APPROVED |
| 23/P/0748/HHPA | 4 MENDIP ROAD, BS20 6DA | APPROVAL NOT REQUIRED |
| 23/P/0254/FUH | 10 RALEIGH RISE, BS20 6LA | APPROVED |

PAG/11/06/23 Miscellaneous for members information:

Councillor Dowling as Vice-Chair would be chairing the next committee meeting as Councillor Johnston has given his apologies.

Clerk note: 3 members of the public join the meeting at 20:15 but confirm they have no points of objection or contribution to items on the agenda.

PAG/12/06/23 Matters for next meeting:

12.1 Late Planning Applications and Consultations

PAG/13/06/23 Date of the next meeting:

Wednesday 5th July 2023 at 7.30pm. Cllr Johnston closes the meeting at 20:18