



## **Portishead Town Council**

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 [www.portishead.gov.uk](http://www.portishead.gov.uk)

### **Minutes of Planning Advisory Committee Wednesday 2<sup>nd</sup> August 2023 at 7.30pm Hybrid Meeting**

#### **Committee Members Present:**

Councillors Johnston, Preston, Dowling, Whitfield

#### **Officers present:**

S Sherborne (Deputy Clerk, Minutes)

#### **Members of the Public Present:**

3 In person

3 Online

#### **PAG014/08/23 Chairman's welcome:**

The Chairman welcome everyone and introduced members.

#### **PAG015/08/23 Apologies for absence**

In accordance with (LGA1972 s85) apologies were received from Councillors Snaden, Blackmore, Aldridge and Cartwright.

Councillor Johnston proposed and Councillor Preston seconded accepting the apologies and authorising the absences.

Vote: all in favour.

#### **RESOLVED**

The apologies and absences received from Councillors Snaden, Blackmore, Aldridge and Cartwright are accepted and authorised.

#### **PAG016/08/23 Declaration of Councillors' interests and requests for dispensations**

Members were given the opportunity to declare any disclosable pecuniary (financial) and other interests relating to the items on the agenda as required by the council's Code of Conduct, Standing Orders, and Localism Act 2011 (s29-34).

There were no declarations of interest made.

#### **PAG017/08/23 To receive the Chairman's report:**

4.1 Portishead Plan: the referendum took place on 20<sup>th</sup> July. The plan passed in favour (2630 in favour, 366 against). The plan will now go before full Council (North Somerset Council) on 19 September for it to be formally made.

4.2 Pedestrian crossing on Harbour Road between Kestrel Court and footpath to Sainsbury's

(yellow gravel path): this area of roadway was assessed but it didn't trigger requiring a crossing facility.

4.3 Pedestrian crossing over Phoenix Way to Tansy Lane: this site was assessed but it did not trigger requiring a crossing facility.

4.4 Consultation with residents on Brampton Way for highways improvement proposals: Councillor Whitfield confirmed that he and Councillor Aldridge will be meeting to discuss the matter and will bring information back to the next meeting.

4.5 Temporary Closure of Worthington's Walk: three-day closure 9<sup>th</sup> to 11<sup>th</sup> October for essential sewer repairs.

4.6 Parish Councils Airport Association: the next meeting is being held on Zoom on Thursday 12<sup>th</sup> October. Councillor Churchill is the Town Council representative.

4.7 Planning Application 23/P/1179/FUH – 72 Eastcliff, Portishead: this application was returned and no consultation took place. The applicant is expected to re-submit at a later stage.

4.8 TPO1137 Halletts Way Open Space: formal notice for trees registered in this area had been received.

### **PAG018/08/23      Public participation relating to meeting agenda items**

Mr and Mrs Joyce spoke in relation to planning application 22/P/3003/FUL, 33 Beach Road West, BS20 7HX. They referenced the latest revised plans, and they were pleased that some of their concerns (overbearing) had been addressed. However, the two side windows on the top floor should be obscured glass to eliminate overlooking, a condition for use should be placed on the top floor balcony room limiting its use to a bedroom and not a living room thereby reducing the level of use. The level of the floors was debated in that they are not referenced from the same fixed point, so it affects the floor height in relation to the fencing levels on the plans, resulting in an overlooking issue. Councillor Whitfield sought clarification and felt that this could have been left on the plan in error from a previous submission. The size/layout of the basement in relation to the other floors in the building was debated. The neighbours commended the planners and developers for the change they had made in terms of the roof.

Mrs Gunnell spoke in relation to planning application 22/P/3003/FUL, 33 Beach Road West, BS20 7HX. She asked for a condition to be placed on the use of the green roof at the rear for it not to become a terrace/balcony.

Mrs Warde objected to planning application 22/P/3003/FUL, 33 Beach Road West, BS20 7HX. In her opinion it will be out of keeping with the street scene and oversized.

Mr Bull stated that he recently raised the issue of long-term/overnight parking at the Lake Grounds with the Community Matters committee. Councillor Whitfield understood that parking restriction signage has disappeared from site, but the matter is being discussed by North Somerset Council (how to stop and enforce the parking restriction). Councillor Johnston noted that he understood that the Lake Grounds was listed on an online directory for overnight parking and is a matter that will be taken up at the next Lake Grounds Committee meeting.

Mr Bob Bull understood that a bus lane had been earmarked for the A369 Markham Road and potentially the Portbury Hundred. He asked the council's stance on this when consulted? Councillor Whitfield confirmed that North Somerset Council is investigating and are not likely to meet to discuss the matter before September 2023. The scheme has been deferred until January 2024.

**PAG019/08/23 To consider and approve the Minutes of the last meeting:**

Members considered the Minutes of the committee meeting held on 5<sup>th</sup> July 2023. Councillor Preston proposed and Councillor Whitfield seconded that the Minutes of the meeting held on 5<sup>th</sup> July be agreed by councillors and signed by the Chairman as a true record.

Vote: all in favour

**RESOLVED**

That the Minutes of the meeting held on 5<sup>th</sup> July 2023 be signed by the Chairman as a true record.

**PAG020/08/23 The following planning applications will be considered:**

Reference	Address	Summary
22/P/3003/FUL	33 Beach Road West, BS20 7HX	<p>Demolition of the existing dwelling and erection of a new replacement dwelling altered access and associated car parking and refuse storage.</p> <p>The meeting understood that amended plans had been submitted on 30/06/23. The Case Officer had been liaising with the District Councillor (Snaden), who is not available for this evenings meeting.</p> <p>Some of the objections previously submitted by neighbouring properties had been addressed/impact reduced. It was felt that there were still some inaccuracies in the plans albeit minor. The neighbours commended the planners and developers for the change they had made in terms of the roof.</p> <p>Councillor Whitfield proposed no objection subject to:</p> <ul style="list-style-type: none"><li>• both side windows on the top floor bathrooms being fitted with obscured glass.</li><li>• a restriction is placed on the top floor balcony adjoining room for it to be used only as a bedroom to lessen the use of the room.</li><li>• confusion on reference/levels on the floor plans, latest plan is creating an overlooking issues, asks to return to previous lower level and reduce each level by 20cm (to 6835).</li><li>• basement level is wider than the rest of the house by 0.5m either side, is this an error?</li><li>• condition placed on the green roof that it is not to be used as a terrace.</li></ul> <p>Councillor Dowling seconded the proposal. Vote: all in favour.</p> <p><b>RESOLVED</b></p> <p>No objection subject to:</p> <ul style="list-style-type: none"><li>• both side windows on the top floor bathrooms being fitted with obscured glass.</li><li>• a restriction is placed on the top floor balcony adjoining room for it to be used only as a bedroom to lessen the use of the room.</li><li>• confusion on reference/levels on the floor plans, latest plan is creating an overlooking</li></ul>

Reference	Address	Summary
		<p>issues, asks to return to previous lower level and reduce each level by 20cm (to 6835).</p> <ul style="list-style-type: none"> <li>• basement level is wider than the rest of the house by 0.5m either side, is this an error?</li> <li>• condition placed on the green roof that it is not to be used as a terrace.</li> </ul>
23/P/1253/FUH	87 Hillside Road, BS20 8LJ	<p>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.</p> <p>The meeting noted that updated plans had been received from North Somerset Council most recently, which had been circulated to members ahead of the meeting. A discussion took place regarding the development being quite sizeable, the Portishead Plan, in particular policy PWH2 and the need for residents to be able to extend their properties. Councillor Johnston proposed and Councillor Dowling seconded the proposal of no objection. Vote: all in favour.</p> <p><b>RESOLVED</b> No objection.</p>
23/P/1263/FUL	Petersfield Elderly, Persons Home, Church Road South, BS20 6PU	<p>Demolition of existing care home and erection of 38no. retirement living apartments, including communal facilities, access, car parking and landscaping.</p> <p>The meeting understood that this is within a conservation area. It looks a very similar build to Churchill's other developments. A discussion took place about parking onsite, aging populations and homes for the younger generation. The comments made on behalf of North Somerset Council's Conservation and Heritage team; that the development will cause levels of harm to nearby properties within the conservation area.</p> <p>Councillor Dowling proposed and Councillor Preston seconded objecting on the grounds that the development may cause harm to the properties within the conservation area – as noted in the comments made online by North Somerset Council's Conservation and Heritage team.</p> <p>Vote: all in favour.</p> <p><b>RESOLVED</b> Objects on the grounds that the development may cause harm to the properties within the conservation area – as noted in the comments made online by North Somerset Council's Conservation and Heritage team.</p>

Reference	Address	Summary
23/P/1358/FUH	254 Down Road Portishead BS20 8HY	<p>Proposed erection of a Partial one/two storey side extension following demolition of existing conservatory, including replacement of front-facing external door. Proposed replacement of rear terrace with new patio doors below and 2no. patio doors above, replacing existing windows and door. Demolition and replacement of existing front porch and removal of rear external stairway. Proposed roof extension at the South-West elevation and enlargement of existing rear dormers. Installation of 1no. roof light at the North-East elevation and replacement of all existing windows with new. Landscaping alterations and creation of an in-ground pool to the rear of the dwelling.</p> <p>The meeting noted that the plans do not show the location of the swimming pool and there are no proposals for the disposal of the spoil. The Chairman had visited the site. There were neutral comments online, but these appeared to be objections including those relating to the narrow access. The comments from North Somerset Council's Highways and Transport division were taken onboard: <i>Given the confined area of the local highway network and the volume of material that may need to be removed/brought to site a suitable site appropriate level Construction Management Statement should be submitted to North Somerset Council for approval prior to commencement of work on site. This should include details of site deliveries and storage of materials, managing any complaints arising from the works, maintaining access to neighbouring properties, communication to neighbouring properties before construction, car parking for operatives/visitors to site, times of operation and highways safety measures such as wheel washing facilities to prevent mud/detritus entering the highway.</i></p> <p>Councillor Whitfield proposed and Councillor Johnston seconded objecting on the grounds that there is no Construction Management Statement approved by North Somerset Council and the swimming pool is not shown on the plan. Vote: all agreed.</p> <p><b>RESOLVED</b> Objects on the grounds that there is no Construction Management Statement approved by North Somerset Council and the swimming pool is not shown on the plan.</p>

Reference	Address	Summary
23/P/1419/CM2A	First Floor, 9 And 10 The Precinct, High Street, BS20 6AH	<p>Prior Approval for the change of use of the first-floor offices to 2no. residential dwellings.</p> <p>The meeting noted the proposed changes to the fenestration (style of windows) from the existing distinctive style will alter the nature and architectural style of the Precinct.</p> <p>Councillor Johnston proposed and Councillor Dowling seconded objecting on the grounds that the fenestration will change the ambience and style of architectural significance of the Precinct.</p> <p>Vote: all in favour.</p> <p><b>RESOLVED</b></p> <p>Objects on the grounds that the fenestration will change the ambience and style of architectural significance of the Precinct.</p> <p><i>Clerk note: The Precinct opened to the public in 1972.</i></p>
23/P/1451/FUH	51 Woodhill Road, BS20 7EY	<p>Proposed alteration to front boundary wall and creation of off-road parking. Erection of new fencing and gate.</p> <p>The meeting noted that it is within a conservation area, would result in there being no front garden and be out of keeping with the street scene.</p> <p>Councillor Johnston proposed and Councillor Dowling seconded the proposal to object on the grounds that it is within a conservation area, the loss of a front garden will be out of keeping with the street scene and the property already has off street parking at the rear of the property.</p> <p>Vote all in favour.</p> <p><b>RESOLVED</b></p> <p>Object on the grounds that it is within a conservation area, the loss of a front garden will be out of keeping with the street scene and the property already has off street parking at the rear of the property.</p>
23/P/1478/AOC	Mirage, 21 Harbour Road, BS20 7AJ	<p>Request to discharge condition number 4 (construction Phase Plan, Construction Environmental Management Plan &amp; Site Management Waste Plan) from application 22/P/2534/FUL.</p> <p>The meeting discussed this essential work that will not affect the look of the building.</p> <p>Councillor Johnston proposed and Councillor Whitfield seconded no objection.</p> <p>Vote: all in favour.</p> <p><b>RESOLVED</b></p> <p>No objection.</p>
23/P/1511/FUH	78 Down Road, BS20 8DA	<p>Demolition of existing garage and erection of single storey rear extension.</p> <p>The meeting was aware that other properties on the road had been similarly developed.</p>

Reference	Address	Summary
		Councillor Johnston proposed and Councillor Whitfield seconded no objection. Vote: all in favour. <b>RESOLVED</b> No objection.
23/P/1514/FUH	276 Down Road, BS20 8HZ	Proposed erection of single storey detached garage to the east elevation. The Chairman had visited site and spoke to the immediate neighbour who had no objection. Councillor Johnston proposed and Councillor Whitfield seconded the proposal of no objection. Vote all in favour. <b>RESOLVED</b> No objection.

**PAG021/08/23 Late Planning Applications & Consultations:**

**North Somerset Council's Planning Register for plans registered week commencing 24<sup>th</sup>**

**July 2023** – the following applications were received on 31/07/23 and were not available when the agenda was published:

Reference	Address	Summary
23/P/1550/FUH	36 Lindsey Close, BS20 8RR	Demolition of existing front porch and proposed erection of an enlarged front porch extension Members considered the application. Councillor Whitfield proposed and Councillor Dowling seconded the proposal of no objection. Vote: all in favour. <b>RESOLVED</b> No objection.
23/P/1586/TPO	Clarence House, Greystoke BC, BS20 6PY	T1 Ash tree reduce sub stem growing towards Clarence House by 2 metres. T2 Magnolia tree cut back crown from Clarence House to leave a clearance of 1 metre. The meeting noted that the Town Council was not a statutory consultee and as such the application was not further discussed.
23/P/1605/TPO	Overseas, Little Halt, BS20 8JL	T - 1 Sycamore raise crown by removing lateral limbs to give clearance approx 5.5 mtrs from ground level to base of crown. The meeting noted that the Town Council was not a statutory consultee and as such the application was not further discussed.
23/P/1606/TPO	8 Manor Close, BS20 8NX	T - 1 Oak crown reduction by up to 2.5 mtrs. The meeting noted that the Town Council was not a statutory consultee and as such the application was not further discussed.
23/P/1611/AOC	317 Nore Road, BS20 8EN	Request to discharge condition numbers 6 (Construction method statement) and 6 (Drainage Strategy) from application 21/P/3336/FUH The meeting noted the interesting report online relating to storm water and a soakaway under the drive.

		<p>Councillor Johnston proposed and Councillor Whitfield seconded the proposal of no objection.  Vote: all in favour.  <b>RESOLVED</b>  No objection.</p>
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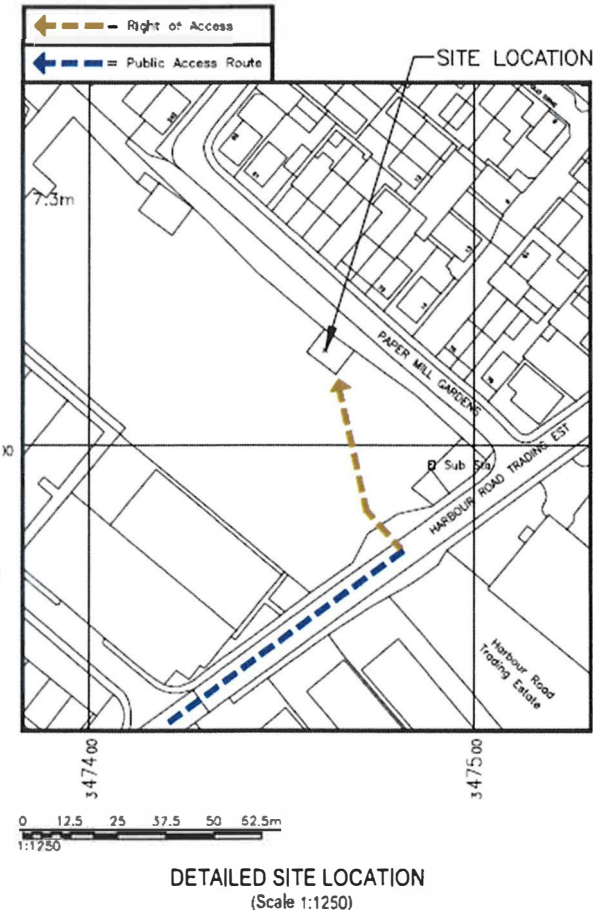
**PAG022/08/23 Consultations:**

**9.1 Proposed Base Station upgrade at CS129160\_23 / VF 39333 – Hydrex Training Yard, Harbour Road Trading Estate, Portishead, Bristol, BS20 7AT**

The meeting noted that the Town Council is being consulted by Maxema on proposals to upgrade the base station at Hydrex on Harbour Road. The works required to the site include the replacement of the existing 15m lattic tower with a new 20m tower, accommodating 6 new antennas, 2 microwave dishes and RRU's, the replacement of ground-based equipment cabinets, along with minor ancillary works. Maxema require comments before week commencing 7<sup>th</sup> August at which time, they will submit an application to the local planning authority, noting that it has consulted with Portishead Town Council.

**Site Location:**

**Site Photograph:**



The meeting noted that the location is near an industrial site.  
Councillor Johnston proposed and Councillor Whitfield seconded the proposal of no objection.  
Vote: all in favour.  
**RESOLVED**  
No objection.



**PAG023/08/23 North Somerset Council – Road Traffic Regulation Act 1984 – Section 14(1) Final Notice (3) of Temporary Traffic Regulation Order for Sheepway, Portbury, North Somerset – SW23.24-008**

The meeting noted that a temporary prohibition of use by Vehicles Order 2023 has been made by North Somerset Council for a duration of 5 days with effect from 4<sup>th</sup> September 2023. This is to enable work outside of # 60 Sheepway (The Thatched Cottage) by Bristol Water to replace a lead service pipe. Any comments from Portishead Town Council would be required in writing to North Somerset Council no later than Tuesday 8<sup>th</sup> August 2023.

Councillor Dowling proposed and Councillor Whitfield seconded the proposal of no objection.

Vote: all in favour

**RESOLVED**

No objection

**PAG023/08/23 For information only:**

**10.1 Planning applications not requiring consultation:**

The meeting noted the following applications that did not requiring consultation.

Reference	Address	Summary
23/P/1216/TPO	3 Sally Hill, BS20 7BH	Lime Tree - Lift lowest limbs by 2 meters
23/P/1267/TPO	1 Newlands View, Newlands Hill, BS20 6AZ	T - 1 Sycamore crown lift to 2.7 mtrs

**10.2 North Somerset Council Decisions – information only:**

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

Planning Application No.	Address	Decision
23/P/1009/FUH	87 Phoenix Way Portishead BS20 7FG	Approved
23/P/0988/LDP	51 Nore Road Portishead North Somerset BS20 6JY	Approved (lawful)
23/P/0964/ADV	19 High Street Portishead North Somerset BS20 6AB	Approved
23/P/0954/FUL	19 High Street Portishead BS20 6AB	Approved
23/P/0937/FUH	21 Capenor Close Portishead BS20 6RH	Approved
23/P/0707/FUH	137 Nore Road Portishead North Somerset BS20 8DX	Approved
23/P/0678/SJA	Unit 5 Middle Bridge Business Park Bristol Road Portishead BS20 6PN	Prior approval not required
22/P/3051/FUH	9 Norewood Grove Portishead BS20 8DL	Approved
23/P/1296/TEN	Rooftop Site Hanover House Friary Road Portishead BS20 6LP	PN Reg 5 (Tel) Noted (unconditional)
23/P/1095/LDP	105 Nightingale Rise Portishead North Somerset BS20 8LX	Approve (lawful)

23/P/1051/LDP	28 Slade Road Portishead North Somerset BS20 6BS	Approve (lawful)
23/P/1053/FUH	4 Sanderling Place Portishead BS20 7NW	Approve (lawful)
23/P/1048/FUH	28 Slade Road Portishead BS20 6BS	Approve
23/P/1026/TPO	4A Woodside Gardens Portishead North Somerset BS20 8EQ	Split decision
23/P/0919/TPO	4A Woodside Gardens Portishead North Somerset BS20 8EQ	Approve
23/P/0579/FUH	12 Northfield Road Portishead BS20 8LE	Withdrawn by applicant
23/P/1070/FUH	9 South Avenue Portishead BS20 7EP	Approved

**PAG024/08/23 Correspondence received by the office:**

The meeting noted that the Minutes of the PCAA ordinary meeting held on 15<sup>th</sup> June 2023 are available on request from the council office.

**PAG025/08/23 Matters for next meeting:**

Late Planning Applications and Consultations would be included on next month's meeting agenda.

**PAG026/08/23 Date of the next meeting:**

The date of the next meeting is Wednesday 6<sup>th</sup> September 2023 at 7.30pm

Meeting closed: 20:35

Signed: .....

Dated: 06.09.2023

Councillor Mike Johnston