



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.
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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 visited 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

Vice Chairman: *Martin Dowling* Councillor Martin Dowling
(signed electronically for security reasons)

Dated: 05/07/23

