

	<p>questionnaire, as it important to identify their needs and concerns.</p> <p>(b) The website is working well and is regularly updated.</p>	
<p>PC/08/05</p>	<p>Planning (a) Applications – Granted/Withdrawn/Refused 10/P/0754/F – Russet Chapel. Change of use from workshop to holiday cottage Granted</p> <p>10/P/1162F - 38 The Finches Erection of single storey rear extension. No objection – all in favour</p> <p>10/P/1163/RM - Reserved matters The Ashlands Landscaping matters No objection – all in favour</p> <p>10/P/1238/NMA - 27 Caswell Lane Application for NMA to planning permission 10/P/0241/F. Cllr Weekes declared an interest. No objection – all in favour</p> <p>10/P/ 1239/NMA Willow Barn Application for NMA to planning permission 07/P/0763/F No objection – all in favour</p> <p>10//P/1243 Racecourse Farm Change of use of existing stables to 5 dwellings The application is outside any village boundaries in countryside classified as Green Belt. The site consists of an agricultural/equestrian holding believed to be of some 45 acres, currently utilised for 2 rented accommodations (authorised under certificate of lawful use) equestrian liveries and the original farmhouse.</p> <p>PPC would argue there are no special circumstances for a departure from Green Belt policy and that the plan represents a proliferation of development in the Green Belt. Nor is it representative of agricultural diversification in that it is believed to be a replacement for the previous equestrian business and is therefore contrary to the criteria in NSRLP Policy RD/1 in that this does not provide long term certainty to the agricultural business and is of little benefit, if any, to the local community.</p> <p>PPC does not believe that the proposed housing meets the criteria for affordable housing as laid out in NSRLP Policy H/5 in that it is not adjacent or within a settlement boundary. No mention is made of how this development will meet the criteria of affordable housing obligations and regulations as set out in NSRLP guideline 8.51. Nor are there local facilities to support such housing.</p> <p>In NSRLP guideline 6.16 the council expresses the view that conversion for holiday accommodation can help the rural economy and benefit the local community whilst residential conversion does little to help it and can harm the character and setting of some buildings. PPC find the reasoning for not pursuing conversion to holiday accommodation (letter to PPC, appendix 1) inconclusive. That some already exist does not preclude a further need.</p> <p>It is mentioned in Appendix 1, letter to PPC, that the hazardous nature of the road adjacent to the property has created dangers for the horse riders brave enough to utilise the road for riding. PPC agree with the applicant about the dangers of Portbury Lane and the road adjacent to Race Course Farm is a notorious accident black spot. We therefore submit on safety grounds that this is a wholly inappropriate location for 5 additional residential or holiday accommodation units.</p>	<p>Noted</p> <p>ldox</p> <p>ldox</p> <p>ldox</p> <p>ldox</p>

	<p>Notes on application. a. There would appear to be an anomaly with regard to the agricultural holding declaration on the application form. b. There appears to be an absence on the drawings of where and how the energy saving technology will be provided.</p> <p>Object to above application</p> <p>Proposed: Cllr Meek Seconded: Cllr Cooke All in favour</p> <p>10/P/1244 39 Caswell Lane Erection of single storey side extension. Cllr Weekes declared an interest and left the room.</p> <p>The agent cites a previous application submitted in 2009 which was refused by NSC on the basis of disproportionate addition in size of the original dwelling. This application requests permission for a reduced development and explains why it now satisfies a planning regulation "guideline" of less than +50%. This application states that the current development consists of 119 sq metre (including outbuildings). The proposed total site development is stated as +47.5% larger, which infers that it will be approx 175 sq metres, and demolition of outbuildings were carried out to arrive at this figure. PPC are unclear whether outbuilding demolition is permitted as an offset in these calculations because if not the dwelling would be +82% larger than the original. Notwithstanding this technicality, PPC acknowledge that the proposed extension is now a smaller single storey construction and is visually more balanced and in keeping with the adjacent semi-detached property. It is also recognised that the property is set in substantial grounds. Furthermore, PPC also understand that the +50% is a planning guideline and should be considered in conjunction with the other discussed criteria. On that basis, PPC on balance recommend a "no objection" to this application and request conditions are applied to control future site development – All in favour</p> <p>(b) National Grid meeting debrief 22.07.10. Cllr Summerfield attended the meeting on the council's behalf. No new information to report back, the National Grid remain adamant that the underground/sea routing is not an option to be considered.</p>	<p>ldox</p> <p>ldox</p>
<p>PC/08/06</p>	<p>Parish Coordinator/Task Monitor Footbridge lighting – Cllr Summerfield is currently arranging a meeting with the HA so that this item can be moved forward.</p>	
<p>PC/08/07</p>	<p>Correspondence Summary (a) Carelink publications – noted (b) Chapel Field Nursery. The council had been approached by a Portbury resident who asked if the nursery was fully compliant with planning regulations. As the council were unable to confirm, the enquiry was forwarded to NSC for their consideration. Meantime the proprietors of the nursery have written to PPC expressing their concern, as they feel they are being 'constantly victimised'. PPC will respond to their letter advising them of the council's practice when dealing with this type of enquiry and to assure them that they have been treated no differently to any other resident.</p>	
<p>PC/08/08</p>	<p>Maintenance No outstanding Issues</p>	

<p>PC/08/09</p>	<p>Transport and Traffic</p> <p>Cllr Cooke gave an update regarding Junction 19 and the outcome of the public consultation process. Both the Councillors and the members of the public present at the meeting have grave concerns about the plans.</p> <p>The main concerns are: No right turn out of the High Street onto the A369 The removal of one of the two left turn lanes onto the A369 The traffic flows shown by the computer models The route of the cycle lane through/by the lay by.</p> <p>Cllr Cooke requested that the concerns from both Councillors and public are either sent to him by e-mail or a note through his door, he will then collate the replies and forward to NSC.</p> <p><i>Post meeting notes:</i></p> <p><i>A site meeting has been arranged between Cllr Summerfield and Colin Chandler – NSC - to discuss both the cycle track route and any changes to road sign locations – Monday 16th August 4.00pm.</i></p> <p><i>Cllr Cooke has e-mailed Cllr Ashton regarding the removal of one left turn lane.</i></p>	
<p>PC/08/10</p>	<p>St Mary's School and Church</p>	
<p>PC/08/11</p>	<p>AOB – Discussed after July's Minutes approval. (a) Andrea Ireland, Portbury Social Club, updated the council re. the club's fund raising initiatives with regard to refurbishing of the hall. The Club committee is confident that they will be able to achieve their goal and would appreciate any financial assistance that the council could offer.</p> <p>Andrea was pleased to advise that, after inspection, there were no major structural issues with the hall but floor joists and ceilings would need to be replaced. It was hoped that the refurbishment could be completed within 2 – 3 weeks from commencement.</p> <p>Two refurbishment quotations are outstanding – on receipt, Andrea will return to the council to request an official donation.</p>	
<p>PC/08/12</p>	<p>Date and time of next meeting – 7th September 2010 commencing at 7.30pm</p>	

Meeting finished at 10.05pm
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