

Portbury Parish Council

MINUTES

Minutes of the meeting held 4th October 2011
Village Hall, High Street, Portbury

Present:

Councillors: Cllr Weeks Cllr Marshall Cllr Tarr Cllr Young (left at 8.30pm)

Chairman: Cllr Cooke

Clerk: Cllr Meek (Minutes taken by Sara Thompson)

Others: Mandy Bishop - NSC
 Les Summerfield – Footpaths and Planning Officer
 Brian Weekes
 Mr R Ball
 PC Clarke (arrived at 7.33 left at 7.47pm)
 Two members of the public

Meeting commenced at 7.30pm

Apologies received from Mr John

No	Item	Action																												
PC/10/01	Minutes of September's meeting held 06.09.11 signed as a true record of proceedings. Proposed: Cllr Weekes Seconded: Cllr Young All in favour .																													
PC/10/02	<u>(a) Payments for Authorisation</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;"><u>Nett</u></th> <th style="text-align: right;"><u>VAT</u></th> <th style="text-align: right;"><u>Gross</u></th> </tr> </thead> <tbody> <tr> <td>PBS – Administration/Coordinator October 11</td> <td style="text-align: right;">795.00</td> <td style="text-align: right;">159.00</td> <td style="text-align: right;">954.00</td> </tr> <tr> <td>Brian Weekes – Maintenance Sept 11</td> <td style="text-align: right;">189.00</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">189.00</td> </tr> <tr> <td>David James – Playing Field Lease 01.10 to 31.12.11</td> <td style="text-align: right;">212.50</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">212.50</td> </tr> <tr> <td>Bristol Water</td> <td style="text-align: right;">25.20</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">25.20</td> </tr> <tr> <td colspan="4">Additional item for authorisation;</td> </tr> <tr> <td>SSE lighting maintenance 2nd quarter</td> <td style="text-align: right;">43.88</td> <td style="text-align: right;">8.78</td> <td style="text-align: right;">52.66</td> </tr> </tbody> </table>		<u>Nett</u>	<u>VAT</u>	<u>Gross</u>	PBS – Administration/Coordinator October 11	795.00	159.00	954.00	Brian Weekes – Maintenance Sept 11	189.00	0.00	189.00	David James – Playing Field Lease 01.10 to 31.12.11	212.50	0.00	212.50	Bristol Water	25.20	0.00	25.20	Additional item for authorisation;				SSE lighting maintenance 2 nd quarter	43.88	8.78	52.66	
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	<p>Proposed: Cllr Meek Seconded: Cllr Cooke All in favour</p> <p>(b) Donation Request – CAB. A donation request has been received from CAB. As many residents have no doubt contacted this charity for advice, the Council are pleased to make a donation of £50. Cheque to be presented for signing at PPC’s November meeting.</p> <p>Proposed: Cllr Weeks Seconded: Cllr Tarr All in favour</p>	
PC/10/03	<p>Crime and Disorder</p> <p>(a) PC Clarke updated the Council with regard to September’s crime figures;</p> <ol style="list-style-type: none"> 1. Bike Stolen from Station Road 2. Sheepway – A projectile had been thrown at a runner from a moving vehicle <p>(b) Cllr Weekes drew the Council’s attention to the number of parked vehicles along Caswell Lane when matches are being played at the rugby club. At this location the lane is narrow and cyclists are being forced to dismount in order to allow oncoming traffic through. PC Clarke and colleagues will review the situation</p> <p>(c) Dog fouling continues to be a problem within the village. Owners are reminded that it is not only selfish but an offence not to clear up after their dog. Extra signs will be placed at the newly install kissing gate, Mill Close.</p> <p>(d) Failand Lane – Another drain cover has been stolen and a replacement is required as soon as possible as the location of an open drain is considered to be dangerous to road users.</p>	<p>JC</p> <p>MB</p>
PC/10/04	Parish Plan and Website – Nothing new to report	
PC/10/05	<p>Planning</p> <p>(a) Applications received</p> <p>11/P/1678/F Batsford, Failand Lane, Wraxall, Erection of a two storey side extension following demolition of existing conservatory. After discussion the following submission was prepared post meeting (05.10.11) , as agreed by all councillors;</p> <p>On considering this application PPC would make reference to; 11/P/0324/F Single storey – extension following demolition of existing conservatory and 10/P/0951/F - playroom/office over garage.</p> <p>Critical to this application is the fact that when approving 11/P/0324/F it was conditioned, in line with officer recommendations that <i>‘no further extension to the dwelling shall be carried out’</i>. PPC’s recommendations for refusal of 11/P/0324/F were based on the removal of a conservatory that may not have had planning permission and the raised roof line increasing building mass within Green Belt.</p> <p>While accepting the arguments referring to the conservatory, this current application exacerbates the concern over increased floor area and the breaching of condition 3 as laid down in the approval for 11/P/0324/F.</p>	

PPC note that an officer dealing with application 1131/89 deemed it necessary to recommend that no further development was appropriate following the erection of a Lounge, kitchen and garage extension approved 24th January 1990.

Accompanying the current application, within the IDOX system, is a copy of a letter from Clifton Design & Draw which infers some form of understanding has been sought with NSC which waives development associated with planning application 10/P/0951/F, increasing the volume of a detached garage for a playroom/office, in preference for being allowed to develop the current proposed plans as laid out in 11/P/1678/F.

PPC would draw your attention to application 10/P/0951/F Delegated officer's report which states; *'The property has previously been extended after 1985. However the garage is located just over 5 metres away from the existing dwelling and therefore cannot be included in the Green Belt calculations.'* As the garage extension formed no part in the overall size of development in the Green Belt then it cannot be factored in as mitigation for an increase in size in the main building as outlined in this application 11/P/1678/F against condition 3 of application 11/P/0324/F. PPC recognise the need for the current condition, restricting further development at this site in line with Green Belt policy, and would recommend that this condition be upheld in the refusal of this application.

Proposal: Object to the above planning application

Proposed: Cllr Weeks

Seconded: Cllr Cooke

All in favour

11/P/1720/F Gordano Rugby Football Club, Installation of floodlighting system Lighting mounted on 4no 15m high columns. After general discussion the following submission was prepared post meeting (05.10.11) , as agreed by all councillors;

Since its conception NSC has shown concern over the environmental impact in a rural location of Gordano RFC, as illustrated by text associated with application 08/P/0047/F.

The overall strategy for this area is to conserve the rural character of the landscape. There are also opportunities to enhance and strengthen the character and this site presents the opportunity to do this.

Initially refused but overturned on appeal historically the club has made every effort to accommodate itself within a difficult location while providing a valuable resource enjoyed by its members and rugby enthusiasts young and old. PPC recognise that lighting is necessary to carry out its winter activities but is also mindful of the club's rural location and the possible effects of lighting on the motorway, Caswell Lane and the adjacent nature reserve of Priors Wood. It is therefore concerned that lighting should be kept to a minimum to provide the necessary facilities. It would like the security of conditions to minimise its usage to that which is practicable for training/playing requirements only, with time restrictions to prevent misuse and the total removal of all existing floodlights.

Planning application 08/P/0047/F contains a statement:

Advice note

3. This permission does not permit the replacement or repositioning of floodlights, nor the display of advertisements.

In line with its Green Belt location, impact on visual amenity and preservation of rural character PPC would request that all advertising materials clearly viewed from the

	<p>motorway and internally, be removed.</p> <p>08/P/0047/F is heavily conditioned to include landscape measures within the considerable earthworks now carried out. PPC are not aware of the existence of any landscape plan and would question whether landscaping of any form has been carried out. The proposal by K Carlton, landscape officer lays out suggested planting on the newly formed banks within the re-graded site and the car park extension;</p> <p><i>Mitigating planting can assist in reducing prominence of the site in the long term..... The overall strategy for this area is to conserve the rural character of the landscape. There are also opportunities to enhance and strengthen the character and this site presents the opportunity to do this. Whilst the boundary with the motorway has some vegetation on its embankment, the screening and wildlife value can be significantly improved by planting a native shrub and tree belt on the bank to be formed within the re-graded site..... <u>If a suitable level of planting can be secured, I would not object to this proposal.</u></i></p> <p>The conditions are very much a part of the approval given Reasons for approval <i>The proposals <u>with the safeguards as conditioned</u>.....</i></p> <p>Therefore PPC would like to see compliance with conditions 8,9,&10 of application 08/P/0047, to illustrate the clubs willingness to uphold planning regulations before granting any further permissions.</p> <p>The above comment will be posted as an 'observation' on NSC's Planning Portal.</p> <p>11P/1749/F Racecourse Farm, Portbury. Change of use of existing stables to 3 holiday flats and 2 office units. At the time of the meeting the application had not been fully reviewed. However, as the application would raise similar concerns to plans which had been previously recommended for refusal, the Council remain of the same opinion that the property is not suitable for this type of development and would comment accordingly. Cllr Weekes would prepare a response for Council's review.</p> <p>(b) Motor Cycles Caswell Hill – Having recently written to NSC regarding the ongoing concerns that PPC have, a reply has been received which the Council feels does not give a full response to all elements of environmental disruption. At any one event, several negative factors can occur; noise, dust, parking issues etc but unfortunately it appears that each factor is monitored individually and not as a whole.</p> <p>Mandy Bishop NSC has kindly offered to approach the event organisers to make them aware of residents' concerns. PPC will also advise Mandy of the details of the next event being hosted.</p> <p>(c) Bristol Port Company – Les Summerfield had recently attended the liaison meeting on behalf of the Council and advised the following;</p> <ol style="list-style-type: none"> 1. Due to the current economic climate, the development of the deep water dock has been put on hold. 2. Nothing new to report regarding the proposed Bio-mass plant. 3. National Grid have yet to contact the Port Authority to advise them of how they will be 	<p>PBS</p> <p>RW</p> <p>MB</p>
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	<p>installing the Hinkley C power lines across the dock area.</p> <p>4. The Bristol Port Authority are seeking to change the use of the existing coal storage yards to accommodate biomass pellet fuel instead. The Authority anticipates imports being in the region of 7,000,000 tons per year with distribution to other sites via road and rail. It is hoped that this will not have a detrimental effect to passenger trains should the Portishead/Bristol railway link be reinstated.</p> <p>(d) Bridleway – Holford House. A resident of Sheepway requested permission to address the Council. He felt that the proposed installation of the new gate would have little effect on the misuse of the bridle path unless the second gate was also adapted to prevent motor cycles easily passing through. Cllr Cooke requested that he sent details through to the Council who would then forward them to NSC for review and comment.</p>	PC
PC/10/06	<p>Parish Coordinator/Task Monitor</p> <p>(a) Nothing new to report</p>	
PC/10/07	<p>Correspondence Summary</p> <p>(a) Part night lighting - NSC are currently phasing in the scheme, with roads in Portbury already being effected.</p> <p>(b) Newcombe Estates – Playing field ROW path improvement. Newcombe Estates have given permission for path improvements to be made.</p> <p>(c) NSC – Bus survey acknowledgement. Good feedback as been received from NSC regarding the detailed bus survey that PPC submitted.</p>	
PC/10/08	<p>Maintenance</p> <p>(a) Allotments – Cllrs Meek and Young to visit the allotments to see how the tiding of the area is progressing and also to isolate the water supply to prevent damage/leaks during the winter months.</p> <p>(b) Lamp post – Sheepway Bus Shelter side of footbridge. The light is being obstructed by overgrowth and a request will be made to have the tree cut back.</p> <p>(c) Community payback scheme – Rubbish clearance from beneath Tarr Bridge, Sheepway. An access path has now been cleared to the site and the team to remove the waste had been booked for 23rd October 2011.</p> <p>(d) Footbridge – Horse Fouling. As with owners who allow the dogs to foul in public areas but do not clear up, horse riders are also reminded that they are not the only people to use the footbridge and consideration should be made to others.</p>	JM/SY MB
PC/10/09	<p>Transport and Traffic</p> <p>(a) Footpath re-routing Jct 19 – A resident has contacted the Council regarding the re-routing of the footpath (High Street to Services). The Council consider the proposed rerouting, by means of using an existing sub standard path, to be unsatisfactory and will</p>	LS

	<p>therefore request that NSC/Services consider upgrading a well used permissive pathway to footpath status.</p> <p>(b) Footbridge light – Additional safety fixing. PBS to follow up email sent to NSC regarding the excessive movement in the newly installed light.</p>	PBS
PC/10/10	<p>Community Reports – St Mary’s Church/School and Village Hall</p> <p>(a) Residents associated with the new play area wish to move the existing goal posts on the playing field closer to the play equipment so that better use of them can be made; this would be done at their cost. The Council have no objection but would request that Brian Weekes assess the suitability of the new location and also inspects the goal posts when they have been installed.</p>	BW
PC/10/11	<p>AOB</p> <p>(a) Councillor vacancy – Three candidates had been interviewed and a decision would be made when Cllr Cooke (Chair of the Interviewing Panel) returned from his holiday week commencing 17.10.11.</p> <p>(b) A reservation had been made at The Priory, 15.12.11, for the Council’s Christmas meal.</p> <p>(d) PSC was in the process of purchasing a banner to advertise the community café and had asked the Council for a donation. After a short discussion it was agreed that the Council were unable to do so on this occasion (Cllr Meek declared an Interest).</p>	
PC/09/12	Date and time of next meeting – 1st November 2011 at 7.30pm	

Meeting finished at 9.20pm
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