

Portbury Parish Council

MINUTES

Minutes of the meeting held 9th January 2024

Present:

Councillors: Cllr Mr Campbell Cllr Mr Lanham Cllr Mr Chilcott
Cllr Mr Penn Cllr Mr Cheek

Chairman: Cllr Mrs Cowlard

Clerk: Minutes taken by Mrs Dawn Drower – Clerk

Representatives:

Others

Meeting commenced at 7.30pm

No	Item	Action
PC/0124/01	Declaration of Interest by Members – Cllr Mr Lanham declared an interest in the planning application 23/P/1900/FUL – Elm Tree Business Park.	
PC/0124/02	Apologies received – No apologies.	
PC/0124/03	Minutes of PPC's monthly meeting held on the 5th of December 2023 were presented. Cllr Mrs Cowlard asked if the street light at Hillside has been reported. Clerk Mrs Drower commented that it has been reported to NSC. Cllr Mrs Cowlard commented that all other action points from the November meeting were covered under the agenda. The minutes were: Proposed Cllr Mr Campbell Seconded Cllr Mr Cheek	WC

	Resolved that: Minutes were agreed by all.	
PC/0124/04	<p>Finance (a) Payments for authorisation – As per schedule presented prior to meeting. Clerk Mrs Drower commented that all payments were in line with the finance sheets. Clerk Mrs Drower went over the bank account balances and figures on the finance sheets.</p> <p>There are five payments for authorisation – Clerk December administration and expenses, K&E (lengthsman) December maintenance, Village Hall rent, David James balance of rent for playing field.</p> <p>RESOLVED that: The payments as scheduled in the Finance Report were approved.</p> <p>Proposed Cllr Mr Chilcott Seconded Cllr Mr Penn</p> <p>Agreed by all Cllrs.</p>	<p>DD</p> <p>DD</p>
PC/0124/05	<p>Crime and Disorder (a) Crime Stats – none reported. (b) Local crime – none reported.</p>	WC/DD
PC/0124/06	<p>Planning Applications received: (a) 21/P/0474/MOD – Land at Moor Farm – Deed of variation to modify mortgagee exclusions Clause – no update. (b) 22/P/0130/FUL – Racecourse Farm – retrospective planning for change of use from agricultural to light industrial use, alterations to external appearance of building, insert 2 No mezzanine floors – refused. (c) 23/P/2213/LDP – The Barn, Portbury Lane – Cert of Lawful Development for proposed installation of 40 solar panels to provide energy to dwelling – refused. (d) 23/P/1900/FUL – Elm Tree Business Park – Replacement of existing commercial buildings with 2 new buildings – Cllr Mr Lanham commented that 12 residents have commented on the planning portal, all objecting, not to the redevelopment but to the size. Cllr Mr Cheek commented that the application includes lots of business classes. Currently the businesses cannot operate on weekends, and residents want this to continue. Residents are concerned about the amount and size of the proposed new units.</p>	DD/SC

	<p>Cllr Mrs Cowlard commented that the rural setting and lane hosts the Avon Cycle track, walkers and there is a bridle path alongside.</p> <p>Cllr Mr Chilcott commented that he is concerned about the amount of parking spaces proposed and the traffic this may produce, and also the integrity of the bridges.</p> <p>Cllr Mr Cheek commented that even if the size of the proposed Business Park was reduced, this would still leave a traffic problem, including the size of the vehicles.</p> <p>Cllr Mr Lanham commented that the development will be impacting on the curtilage of a listed building.</p> <p>Cllr Mrs Cowlard commented that the traffic model the developer has used is incorrect and doesn't properly assess the traffic that is likely to be generated.</p> <p>Clerk Mrs Drower commented that the area is designated a low light area, and the new Business Park could contravene this.</p> <p>Cllr Mrs Cowlard commented that Sheepway is also designated a wildlife corridor.</p> <p>Cllr Mr Lanham commented that the drainage from the development could be a concern, even though they developer has included a catchment tank.</p> <p>Clerk Mrs Drower commented that there is concern about hazardous materials entering the water course.</p> <p>Clerk Mrs Drower will list the comments made and put them on the planning portal tomorrow.</p> <p>(e)23/P/2005/FUH – 2 Mill Lane - relocation of existing building to facilitate the proposed erection of a two-storey side extension. traffic.</p> <p>Cllrs agreed to make no comment.</p> <p>(f)23/P/2601/FUL – Shipway Gate Farm – proposed change of use of land from agricultural to dog walking field.</p> <p>Cllrs agreed to make no comment.</p> <p>(g)23/P/2658/FUL – 56 Caswell Lane – Removal of holiday use and allow use of property as residential.</p> <p>Cllrs agreed to make no comment.</p> <p>(h)Enforcement notices – Racecourse Farm – NSC are deciding on the next course of action.</p>	<p style="text-align: center;">DD</p>
<p>PC/0124/07</p>	<p>Maintenance</p> <p>(a)Lengthsman – Cllr Mrs Cowlard commented that Kevin has got a bigger digger now, so can help with the ditches.</p>	<p style="text-align: center;">WC/DD</p>
<p>PC/0124/08</p>	<p>Council Administration/Correspondence</p> <p>(a)PPC and Social Media – Cllr Mr Campbell has now set up the PPC Facebook page. It will be purely for information with comments switched off.</p> <p>(b)Traffic scheme – Cllr Mr Penn commented that he still hasn't heard from Hannah Young, so no further update.</p>	<p style="text-align: center;">CC</p> <p style="text-align: center;">SP</p>

	<p>Cllr Mr Penn has emailed Liam Fox to see if he can help move things forward.</p> <p>(c)Speedwatch and weight limit – update – Cllr Mr Penn commented that just before Christmas he met with John Hunter to assess the sites, but due to time restrictions was only able to look at one site. But apparently because there is a missing 20mph sign on the left of Mill Lane coming into the village, and until this is sorted we cannot do any Speedwatch.</p> <p>Cllr Mr Penn will contact David Bailey to find out the cost of the new sign and when it can be erected.</p> <p>(d)Priors Wood - management plan – Cllr Mr Chilcott commented that the walk around Priors Wood with AWT was extremely interesting and reassuring. The clear felling is not nearly as drastic as it appears from the report we received. AWT explained that the wood has too much tree cover and not enough biodiversity. The works won't start for at least a year until they have finished the works at Goblin Coombe. AWT are planning to do some walks and talks to explain to residents the plan.</p> <p>(e)Bank compensation and Village projects – Clerk Mrs Drower will now post this on our new Facebook page.</p> <p>(f)Streetlighting – Cllr Mr Chilcott commented that residents have asked whether a streetlight can be installed towards the end of Station Road. Cllr Mrs Cowlard will have a look and review the situation. Clerk Mrs Drower has had a call from a resident of Elm Tree Park who had a nasty fall at the bus stop by the Business Park. She fell in the dark, and now feels too unsafe to use the bust stop in the dark. There are no lights by the bus stop, and she requested that one be installed. Cllr Mr Lanham will go and have a look and see what can be done.</p> <p>(g)Reporting incidents online i.e. parking on pavements – Cllr Mrs Cowlard has had several complaints from residents about cars parking on the pavements including on drop kerbs. Cllr Mr Chilcott commented that we could post a link on our Facebook page for residents to report to the police themselves.</p> <p>(h)Christmas tree location and lighting 2024 – Cllr Mr Chilcott commented that several residents have suggested planting a permanent Christmas tree. Cllr Mrs Cowlard commented that we have discussed this in the past.</p> <p>Clerk Mrs Drower will ask the residents on Facebook and whether we could use the £400 compensation for this. PPC will take some advice on a suitable slow growing tree.</p> <p>Cllr Mrs Cowlard commented that we need to replace the tree lights for next year.</p> <p>(i)Flooding around village – action plan? – Cllr Mr Campbell suggested contacting NSC for their advice. Cllr</p>	<p>SP</p> <p>DD</p> <p>DD/WC/KL</p> <p>DD</p> <p>DD</p>
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	<p>Mr Chilcott commented that some drains around the Village are unadopted and so never get cleared.</p> <p>Cllr Mr Cheek commented that all the flood water ends up at the Village Hall and the water has nowhere to go and suggested a catchment pond. Other catchment ponds have been filled in by land owners.</p> <p>Cllr Mr Campbell commented that we could ask an expert for advice.</p> <p>Clerk Mrs Drower suggested asking Roger Fox who is a resident and used to be on the drainage board. Cllr Mr Lanham will speak to him.</p> <p>Cllr Mr Cheek suggested contacting Newcombe Estates to see if we can dig a ditch along the side of their field below the Village Hall car park.</p> <p>Cllr Mr Campbell suggested having a single agenda item meeting on the flooding, looking at maps of the area, for a possible solution.</p> <p>(j)ALCA response re PPC communications – Clerk Mrs Drower has circulated ALCA’s response re using WhatsApp. We will put his on the agenda for next meeting for discussion.</p> <p>(k)The Orchard, Church Lane TPO – Cllr Mrs Cowlard commented that she received a call from the new owner to ask if the PPC would oppose the TPO. Cllr Mrs Cowlard responded that it has nothing to do with PPC and so we would make no comment.</p> <p>(l)To do List – nothing discussed.</p>	<p>ALL</p> <p>DD</p>
PC/0124/09	<p>Sheepway – Blocked drain and leaking drain (reported). Clerk Mrs Drower has reported the blocked/leaking drains. Cllr Mr Lanham raised concerns over recent flooding at Sheepway.</p>	
PC/0124/10	<p>Allotments update – No issues</p>	

Meeting finished at 9.50 p.m.

Portbury Parish Council Adcroft House, 15 Roath Road, Portishead, BS20 6AW

The next meeting is on Tuesday February 6th at 7.30pm in the Village Hall