

Portbury Parish Council

MINUTES

Minutes of the meeting held 2nd October 2018
Village Hall, High Street, Portbury

Present:

Councillors: Cllr Mr Coles Cllr Mrs Cowlard Cllr Romanski
Cllr Mrs Coles Cllr Lanham

Chairman: Cllr Phipps

Clerk: Minutes taken by Dawn Drower - Clerk

Representatives: Alex Hearn - NSC

Others: 1 members of general public

Meeting commenced at 7.30pm

No	Item	Action
	Standing orders were suspended for members of the general public to comment. Mrs Marshall asked if she could be reimbursed for the cost of flowers bought for the village as the Parish Office does not hold petty cash. A cheque was duly authorised for her.	
PC/10/01	Declaration of Interest by Members – None were declared.	
PC/10/02	Apologies received – Cllr Longstaff and Mr Summerfield	
PC/10/03	Minutes of PPC’s monthly meeting held 4th September 2018 Cllr Mr Coles did not feel that the minutes reflected the meeting and asked for an amendment to be made to the section when allotments were discussed. Minutes to be amended. Resolved that: Minutes would be amended in line with Cllr Mr Coles request.	ALL DD
PC/10/04	Chairman’s report	

	<p>Prior to the meeting Cllr Phipps had circulated a report for review to councillors. Cllr Phipps commented on finance and planning. All are covered in the relevant sections.</p> <p>Cllr Phipps added two items to the report not covered on the agenda. Cllr Phipps commented that at the last meeting there was a request by a member of the general public that the Chair's Report to be circulated to the general public prior to the meeting. Cllr Phipps commented that he had considered this and explained that there would be practical difficulties doing this as we do not have currently a quick and easy means of uploading documents to the website, this usually takes a few days. Additionally the report is only produced once the agenda has been finalised and circulated. Cllr Phipps commented that whilst we could email the report, we do not have a circulation list that covers 100% of our residents. Likewise using Facebook only reaches a section of our community. Cllr Phipps commented that the Chairs Report is written to brief councillors rather than give any direction, although recommendations on planning from my own research may be given. Cllr Phipps commented that there is no problem in principle of publicising the report in advance, and the most inclusive way would be via the website. At the moment we cannot achieve this before the meeting happens. Cllr Phipps commented that we will be looking at altering/improving the website to allow the Clerk simpler access to upload files. We will bring this forward as a future agenda item.</p> <p>Cllr Phipps commented that the equipment used to mount the Christmas tree each year has disappeared. Cllr Phipps asked councillors if they would authorise a replacement, probably to be made up by Kevin Weekes. All cllrs agreed.</p> <p>Cllr Phipps introduced Alex Hearn from NSC who will be our new liaison officer with NSC. All councillors offered Alex a warm welcome.</p>	<p>ALL</p>
<p>PC/10/05</p>	<p>Finance (a) Payments for authorisation – As per attached schedule</p> <p>RESOLVED that: The payments as scheduled were approved.</p> <p>(b) Free reserve budget proposals – Cllr Phipps commented that he has put the reserve spend proposals in order of importance from the forms returned to him, but as he had had a poor response this could be subject to change.</p>	<p>ALL</p> <p>ALL</p>

<p>PC/10/06</p>	<p>Crime and Disorder (a) Neighbourhood Watch – Cllr Phipps commented that there had been no reported crime from our PSCO Hayley Hembury, which is good news. There was a Facebook report about a van spotted fly tipping by the rugby club. Clerk Mrs Drower offered to report and had asked for some further information.</p>	
<p>PC/10/07</p>	<p>Planning (a) Applications received: 18/P/3995/OUT – Oakham Farm – Erection of an agricultural dwelling. Cllr Phipps commented that this is an important application for development within the green belt. The proposed development sits on Failand Lane, opposite an existing dwelling near to the footpath that descends from Oakham Farm. It is a small bungalow for the owner/proprietor of Oakham Treasures so that he may retire from the business and offer the existing farmhouse as living accommodation for the new manager of the leisure facility. An exemption is claimed for retiring farm owners who should not be required to move from their farm location, case law is quoted. PPC have no knowledge or expertise as to the exemption and whether it is valid or not. The site is in the green belt, with no prior evidence of any building or use on the site. As such it falls outside of current planning policy, despite it being of modest size or impact. The applicant has proposed that the ownership of the freehold will always be tied to Oakham Farm. Whilst there is sympathy for retiring farm owners, this is a more severe problem in remote areas of the countryside. There are several options for securing property in close proximity to Oakham Farm. Cllr Phipps directed the planning exemption question to Alex Hearn – NSC, who is going to look into for PPC. Alex Hearn commented that green belt policy is quite clear cut but there are exemptions. Planning can be about precedent, but if you as Cllrs think it appropriate, NSC would take that into consideration. Alex Hearn commented as to why it is only an outline application in green belt, and it perhaps might be prudent to ask for some more details. Cllr Romanski was concerned that perhaps this is just a precursor for future developments. Cllr Phipps commented that perhaps the owner could move into Portbury as its not far away. Cllr Lanham commented that as it is green belt, we would certainly want more details.</p>	

	<p>Cllr Phipps commented that it would be better on the other side of the farm close to the main buildings and on Portury Lane.</p> <p>The options for response are</p> <ol style="list-style-type: none"> 1) No comment 2) Object in principle to development in the green belt 3) Reserve our position and ask for more details 4) Comment on the proposal and suggest alternatives <p>Councillors agreed to ask for more details and to point out that there are alternative options for achieving a property near to Oakham Farm</p> <p>Cllr Phipps will write a suitable comment to the application 18/P/4101/FUL – Newlyn – erection of 3 bed property – Cllr Phipps commented that this is a repeat of a previous application on the plot adjacent to Newlyn, with modifications. The applicant has responded to the appeal decision notes and has altered the rear layout of the proposed building so as to avoid the proximity of upper floor windows to the next property on Mill Lane. The applicant also includes a chimney, as suggested by PPC on the original application. Cllr Phipps commented that perhaps the building perhaps mirrors too closely the design of Newlyn and perhaps some individual features would make for a better presentation at this landmark position. Another would be to perhaps move the chimney to the west side of the property to make a more visible feature given its landmark position.</p> <p>Cllr Cowlard raised concerns as to how they would access the work there. This however is not a planning matter. Councillors agreed that design comments on the proposal would be registered with the application.</p> <p>18/P/4240/MMA – 21 Mill Lane – variation to raise eaves. Cllrs after discussion decided to make no comment.</p> <p>18/P/4274/CQA – Caswell Farm – change of use of barn to dwelling – After discussion, cllrs decided to make no comment.</p> <p>(b)Enforcement action – Oakham Farm – The owner has written to PPC and suggested that the caravan park and sign are covered by planning exemption. Cllr Phipps will discuss with NSC.</p>	<p style="text-align: center;">MP</p> <p style="text-align: center;">MP</p> <p style="text-align: center;">MP</p>
<p>PC/10/08</p>	<p>Maintenance</p> <p>(a) Lengthsman – Cllr Cowlard commented that there appears to be a duplication of work between Glendale and the village lengthsman, particularly the emptying of bins Clerk Mrs Drower to contact Glendale for a schedule of their works.</p> <p>Cllr Mr Coles reported that along Sheepway lots of hedges and brambles need cutting back.</p>	<p style="text-align: center;">DD/WC</p>

	<p>Cllr Mrs Cowlard reported that the footbridge over the Portbury Hundred needs a lot of attention, and the bus stops are a mess.</p> <p>(b) Drains in Portbury and Mill Lane – Cllr Romanski reported that the drains in Portbury and Mill Lane are in need of digging out. Clerk Mrs Drower commented that according to the NSC a dig out is due in October. Clerk Mrs Drower to follow up.</p>	DD
PC/10/09	<p>Council Administration/Correspondence</p> <p>(a) Task monitor – New items for the task monitor were discussed under the section PC/10/08</p> <p>(b) Sign for layby A369 – no overnight sleeping – Cllr Phipps will source a sign for the layby.</p> <p>(c) Clerk advert – Cllr Phipps had previous to the meeting circulated an revised advert for the clerk position. Cllrs were happy with this advert.</p> <p>(d) Photos for website – Clerk Mrs Drower reminded cllrs that a personal photo for the parish website were still outstanding from some cllrs.</p> <p>(e) Community Café – Cllr Phipps has no update as he has not been able to talk to get hold of Mrs Chilcott.</p> <p>(f) Speedwatch update – Cllr Mrs Cowlard reported that everyone has now filled in the online form. Cllr Phipps suggested that Cllr Mrs Cowlard could contact Miles Langdon to join the speedwatch volunteers.</p> <p>(g) Correspondence regarding air pollution. Cllr Phipps reported that a resident had complained about strong burning smells coming from outside into the house. The suggestion was made that perhaps one of the many equestrian units were burning waste. Clerk Mrs Drower commented that there had been no other reports or sightings.</p> <p>After discussion Cllrs felt that given that this was an isolated case there was no justification for any follow up. It may have been that some burning on the small holding at the rear of Priory Road had caused the problem. This was most likely a one-off event. The letter received also alluded to an over provision of equestrian facilities in the area. Cllrs felt that this was a 2 sided problem, in that the extra traffic possibly created actually slows down other cars. Thus, it was decided to simply acknowledge this letter and to monitor.</p>	DD MP TC MP WC DD
PC/10/10	<p>Sheepway issues – Cllr Lanham enquired as to the current status of the enforcement action at Paddock Lakes. Clerk Mrs Drower commented that she had received a response from NSC that the site still has not been visited due to not</p>	

	<p>being able to get hold of the owner, and also a lack of resources at NSC.</p> <p>Alex Hearn will speak to Karen Bartlett to get an update.</p> <p>Cllr Lanham reported that a new bigger sign had been erected outside of Elm Tree Park, and wondered if the necessary planning had been obtained.</p> <p>Cllr Phipps commented that prior to the meeting 2 members of the general public had spoken to him. They informed Cllr Phipps that the site has been sold and that the new owner does not appear to be interested in maintaining the site. Cllr Phipps will write to the new owner about the sign.</p> <p>Cllr Lanham also reported a blocked drain at the Portbury Hundred end of the Sheepway.</p>	<p>AH</p> <p>MP</p> <p>DD</p>
<p>PC/10/11</p>	<p>Allotments –</p> <p>(a) Allotment update – Cllr Mr Coles commented that the skip has now been delivered and a lot of clearance has already taken place. Cllr Mr Coles suggested having a bonfire with some of the rubbish, however Cllr Phipps commented that the council insurance would not cover that.</p> <p>Cllr Mr Coles commented that he is still exploring the removal of the dead trees and has contacted NSC. Cllr Mr Coles also commented that it would be a good idea for PPC to have volunteer tree wardens to inspect trees around the village.</p> <p>Clerk Mrs Drower reported to the council that the owner of the field next to the allotment had called to say that now that the hedge has been removed along the neighbouring border, the remaining fence was not sufficient to keep his cattle in and could get into the allotments. Cllrs commented that the fence was the responsibility of the neighbour. Clerk Mrs Drower will write to the neighbour.</p>	<p>TC</p> <p>DD</p>

Meeting finished at 9.40p.m.

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