

PORTBURY PARISH COUNCIL



Portbury Parish Council Meeting 6th August 2019

Chairman's Report

Planning – for item 7

Bristol Port Company – future plans for Shipway Farm

At a recent liaison meeting with our contact at the Port Company we were advised that plans were being drawn up to extend the Portbury dock estate into Shipway Farm. This development has been likely ever since the Port Company bought the farm some time ago.

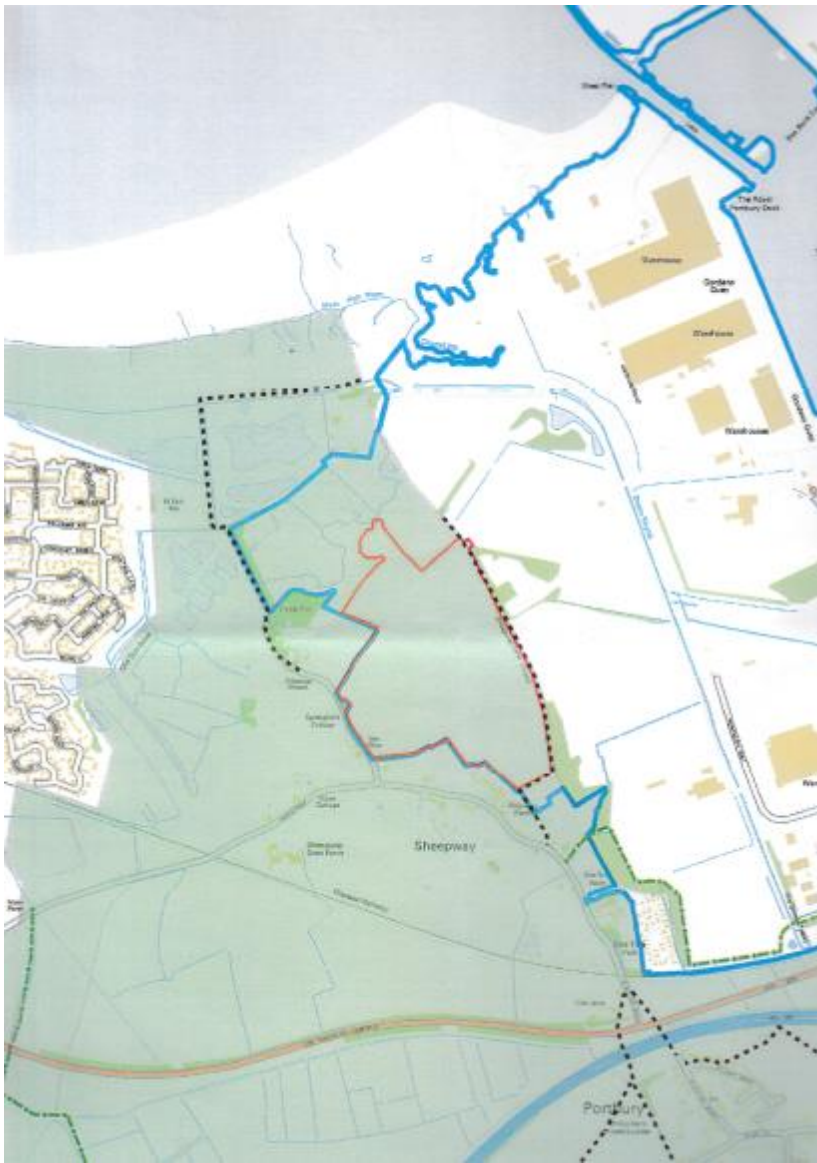
Some details of the proposed use of the land were outlined to Cllr Romanski and myself, which show that the land would be used for further car storage. Whilst the site is reasonably well screened by hedgerows there would inevitably be a high level of light pollution if the design of the area simply followed the pattern of the other storage areas.

Several stages must be undergone before this proposal can be considered in any way. Firstly, Central Government will need to rule as to whether this application can be dealt with by the local authority- NSC. Given that this is a National Infrastructure asset it may be decided by a “central” body.

Secondly a ruling will be needed on whether the land can be taken out of green belt. NSC would be most likely to rule against this, Central Government may take a different view.

Thirdly there would have to be an in-depth environmental impact assessment.

The areas involved in the possible plan for this site are shown below. Councillors will have the opportunity at the Council meeting to discuss the potential impact of this proposal if it were to go ahead, and to consider our position and strategy going forward.



Port company land is edged in blue.
Green belt is shaded green.
The proposed extent of car storage is outlined in red.

7(b) – 2c Priory Road – planning proposal

We have been asked to give a view about a potential proposal to convert the garage of 2(c) Priory Road to a Granny Flat. Councillors have received a copy of the letter received from the Resident. Cllrs are invited to consider the idea, with due reference to the part of the Neighbourhood plan that deals with the principle of converting garages.

7 (c) Affordable Housing approach.

We have received an unsolicited approach from a developer offering to assist in providing a scheme of 100% affordable housing. Through questionnaires we have identified a desire for affordable housing within any development in Portbury in the future 25-year plan, but we have not concluded that this should be affordable only development. The developer, Winsley White, has offered to carry out a housing need survey, this would be useful in determining more accurately what would be appropriate for Portbury.

There is a need to acknowledge the approach received and to provide a reply. Councillors are asked to consider whether to seek a housing need survey at this time.

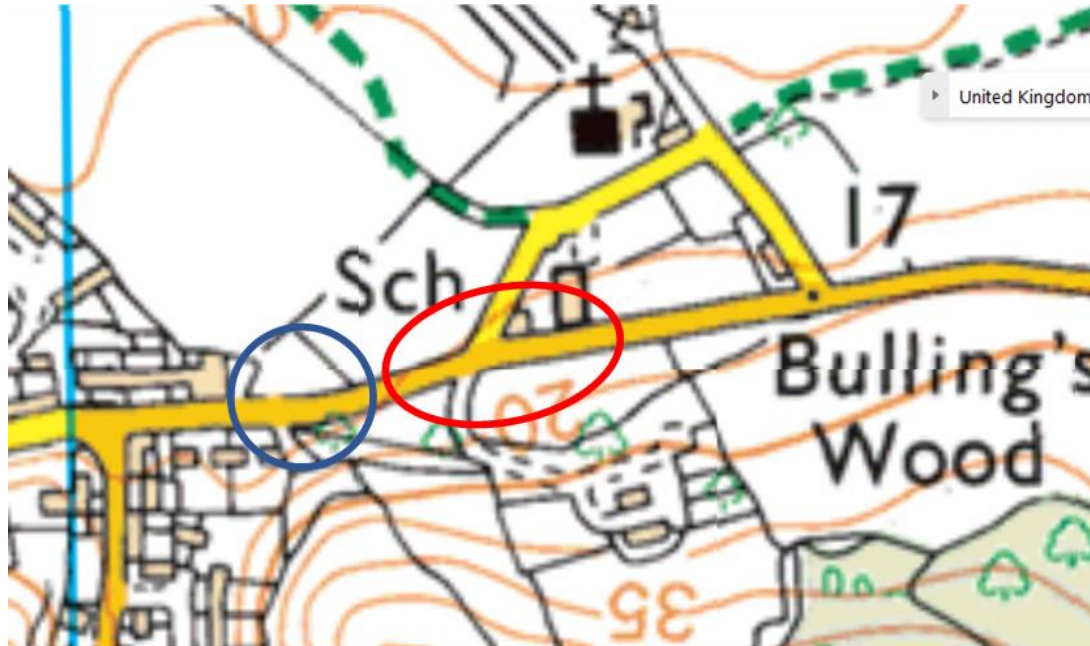
9(b) Sheepway Noticeboard – the current noticeboard at Moor Gate is no longer updated by the local volunteer resident. Currently the noticeboard is updated when needed by me. At present the board shows the schedule of meetings and the QR code for accessing the website, in line with what has been posted on the Village Green Board. Details of the Parish election and results were also posted as required.

The board at Moor Gate is located on a verge where there is no footpath and it is not in a convenient position for anyone wishing to read it. Furthermore, it faces almost directly due south and so notices become bleached and unreadable over time. Given the advances that we have made in making our information accessible via the web it is questionable as to whether maintaining a board at Sheepway is necessary any longer. The same might be said of the board on the green.

Councillors are asked to consider the option of dispensing with the board at Sheepway and what communication, if any, should precede this action.

9(c) – Village Gateways – update

Cllr Cooke and I have been looking at potential locations for a possible gateway on the High Street. No conclusion has yet been reached. Below is an attempt at showing what a gateway might look like in the identified possible locations. Any comments that Cllrs have would be welcomed at this stage.











9(e) – War memorial update

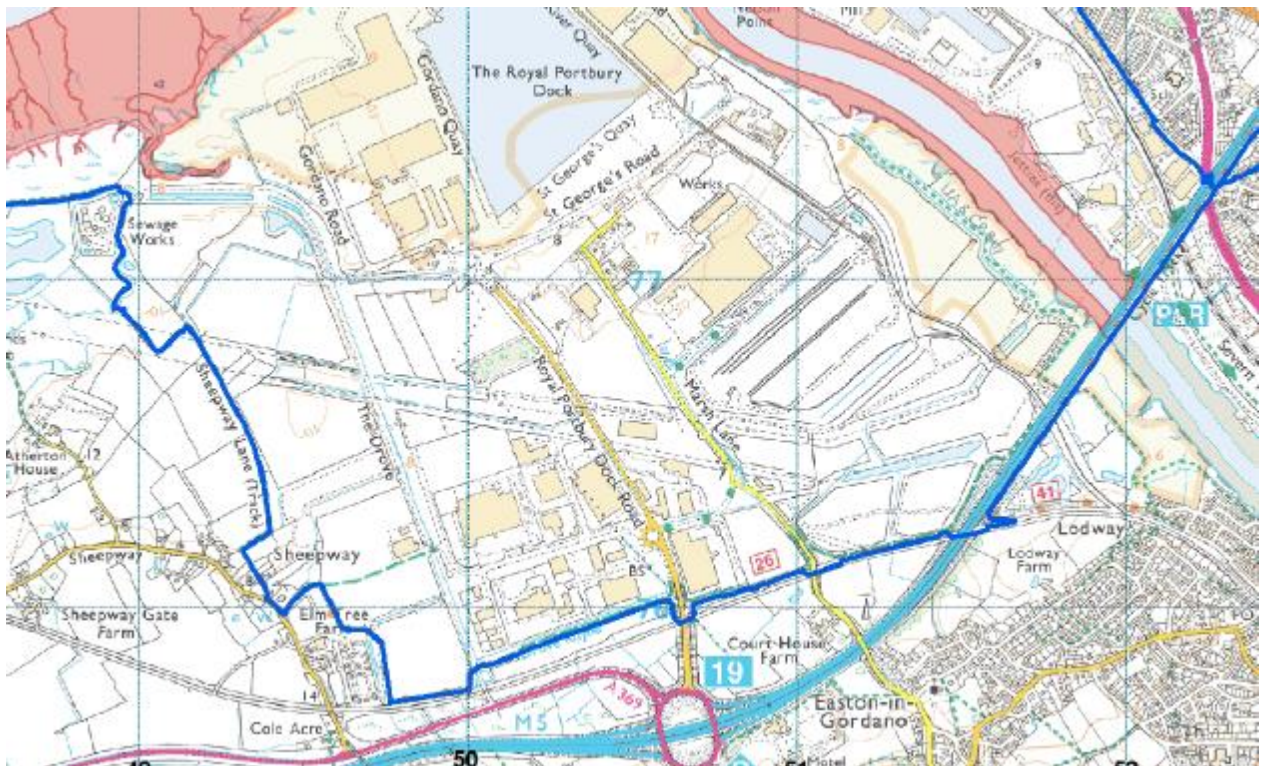
At the liaison meeting with the Port Company the offer of labour to help in the repair of the memorial was discussed. We await feedback from the person responsible for the labour that would be used for the work.

9(g) - Tesco Bags of Help Grant

We have received confirmation that the grant from Tesco under the Bags of Help Scheme can be used to fund the purchase of the shed at the allotments, with any surplus going towards other upgrading work carried out there. As part of the “Community” nature of the awards we have indicated that the Volunteer Group will be based at the allotments, and thus the equipment received from NSC will be stored there, in an additional shed if necessary.

9(k) – Round Britain Coast Path – update.

The report on the investigation into forming this path is now available, [see here](#). The option to direct the route through Portbury has not been taken up, as was expected. The route will skirt around the Port Company site – see below.



There are clarifications needed on the interaction of the path with the proposed Portishead Railway Project, Mr Summerfield, our footpaths officer is dealing with this. An overview of the Project and the representation processes can be found [here](#). Representations and objections must be received by the 19th of September.

9(n) – Website accessibility regulations

We must now comply with regulations that apply to the accessibility of information via websites. This looks at first sight to be a daunting prospect but might in fact be achievable with relatively few tweaks. Government advice is available [here](#) .

It may be necessary to make our web data readable by apps designed for the visually impaired, this needs examination. We may also need to make the facility available for people to receive a large format copy of papers on request.

Any modifications need to be in place by 23rd September 2020. We will examine this further and consult our web site provider as necessary.