

**MINUTES OF THE 139TH ORDINARY MEETING OF
PORTISHEAD & NORTH WESTON TOWN COUNCIL
HELD AT THE FOLK HALL, HIGH STREET, PORTISHEAD
ON WEDNESDAY 10TH NOVEMBER 2004**

PRESENT Councillor Mrs Lord – in the Chair

Councillors Mrs Bickley, Brown*, J H Clark, J S Clark, Mrs Cruse, Gething, Miss Griffiths*, Johnston, Mrs Mason, Miers, J McMurray, Pasley, Rigby, Terry, Walters

Mrs P Rendle – Clerk of the Council
Mr Penska – NSC Liaison Officer

*Councillor Miss Griffiths left the meeting at 9.00pm during consideration of Planning Application No. 04/P/2537/PDT. Councillor Brown left the meeting at 9.25pm during consideration of Planning Application No. 04/P/0576/CN1. (Minute No. 1176 refers).

APOLOGIES Councillors Daws and A McMurray

Before commencing the formal business of the meeting Councillor Mrs Lord informed members that Councillor Daws was unwell and was expecting to be admitted to hospital within the next few days. The Clerk was asked to forward the Council's best wishes to Councillor Daws.

1167 PUBLIC PARTICIPATION

Standing Orders were suspended to allow members of the public to address the Council.

Zara Ford, Clinic Director of Walnut Grove Clinic, introduced herself as one of the bidders for the former Portishead Primary School Site. Ms Ford confirmed that if she was successful in securing the site it was her intention to develop the site as a state of the art NHS Health Centre, in partnership with the Primary Care Trust, and Complementary Therapy Clinic. The facility would be unique in the United Kingdom and would offer the best available proactive healthcare for the people of Portishead, including rehabilitation after accident or injury and health education. In referring to the site earmarked for the new Health Centre at the Portishead Quays District Centre, Ms Ford stated that she had been unable to come to an agreement with Crest, the landowners, which had led to her seeking a site elsewhere. Ms Ford acknowledged that an alternative bid for the site, submitted by the Church of Jesus Christ of Latter Day Saints, was higher, but pointed out that she had been led to believe that the needs of the community would be put before monetary gain. Ms Ford urged the Council to support her project and bid.

In answering a question from Councillor Brown, Ms Ford confirmed that she proposed to lease the Health Centre building to the Primary Care Trust.

Tonia Carless, a resident of 3 Ivor Terrace, Newlands Hill, introduced herself as another of the bidders for the school site and outlined her plans for a Museum Park and all-age Activity Centre. She confirmed that it was proposed to retain and enhance the existing school building as a museum facility, with a pre-school group, community garden and adult education centre also being established in due course. It was also intended to retain the existing school playing field as an open space. Another major part of the bid was the enhancement of the green axis running from Battery Point and the Lake Grounds in the north of the Town to North Weston in the south, which could be opened up to encourage walking and cycling. The Museum Park would form the central spine of the green axis. Ms Carless confirmed that a 149-name petition in support of her proposals had recently been handed to North Somerset Council.

Mr Ken Smith, a resident of 57 Down Road, expressed concern about the new developments taking place in the Town.

In reply, Councillors Brown and Walters reminded Mr Smith that planning policy was controlled by central government and not the local council.

Standing Orders were resumed.

1168 DECLARATIONS OF INTEREST

Councillor Mrs Bickley

- Personal interest Minute No. 1177 (RW586) Portishead Community Safety Local Action Team
Reason – Secretary of Portishead Community Safety Local Action Team

Councillor J McMurray

- Personal interest in the Grant Application submitted by Victim Support Avonvale
Reason – Volunteer worker (witness service)
- Personal interest in Application No. 04/P/2474/O – Creation of separate dwelling at Blacknore House, 86 Nore Road, Portishead
Reason – acquainted with owner

Councillor Miers

- Personal interest in the Grant Application submitted by Portishead in Bloom
Reason – Member of Portishead in Bloom Committee

Councillor Pasley

- Personal interest in Planning Application No. 04/P/2474/O – Creation of separate dwelling at Blacknore House, 86 Nore Road, Portishead
Reason – acquainted with owner
- Personal interest in the Grant Application submitted by North Somerset Citizens Advice Bureau
Reason – Trustee of North Somerset Citizens Advice Bureau
- Personal interest in Minute No. 1177 (RW586) Portishead Community Safety Local Action Team
Reason – Member of Portishead Community Safety Local Action Team

Councillor Rigby

- Personal interest in Planning Application No. 04/P/2474/O – Creation of separate dwelling at Blacknore House, 86 Nore Road, Portishead
Reason – acquainted with owner

Councillor Walters

- Personal interest in Planning Application No. 04/P/2474/O – Creation of separate dwelling at Blacknore House, 86 Nore Road, Portishead
Reason – acquainted with owner

Declaration by members who serve on both the Town and District Council

Councillors Brown, J H Clark, Gething, Terry and Walters stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

1169 CONFIRMATION OF MINUTES

RESOLVED that the Minutes of the 138th Ordinary Meeting of Portishead and North Weston Town Council held on 13th October 2004 be confirmed as correct.

1170 DISPOSAL OF FORMER PORTISHEAD PRIMARY SCHOOL SITE, SLADE ROAD, PORTISHEAD

Because of the public interest in this matter consideration of this item was brought forward and dealt with separately from the remainder of the Planning Committee report (Minute No. 1176).

Members were informed that the NSC Executive at their meeting on Tuesday 9th November had referred the decision on the disposal of the former school site to the 23rd November meeting of the District Council. It was noted that the officer's report to the Executive had recommended that the site be sold to the Church of Jesus Christ of Latter Day Saints, the highest bidder. The officer's report also stated that the General Disposal Consent (2003) Order allowed local authorities to dispose of properties at less than best consideration if there were economic, social or environmental circumstances for doing so. It would still however be necessary for the Council to have regard to tests set under European Commission State Aid Rules.

A full discussion ensued with the following comments being made in particular –

- NSC's decision must be the right one for the community.
- Questionable whether European Commission State Aid Rules applied in this case. A barrister's opinion may be required.
- The site must not be disposed of until firm plans for the new Harbourside surgery have come forward.
- The benefit to the town must outweigh any financial consideration.

RESOLVED that

1. No decision on disposing of this site should be made until firm plans for the new Harbourside surgery have come forward.
2. The Town Council consider that the Health Centre/Complementary Therapy Health Centre option will provide the most community benefit.

The Clerk was asked to forward the Town Council's comments to the Chief Executive and to copy the letter to all North Somerset Councillors in time for the meeting on 23rd November.

Councillor Terry abstained from voting on this matter and asked that this be recorded.

1171 NORTH SOMERSET CITIZENS ADVICE BUREAU

Members were informed that due to unavoidable circumstances the planned presentation by Ms Anne Richards, Bureau Director, had been deferred until the 8th December meeting of the Town Council. It was therefore

RESOLVED that further consideration of the Application for a Grant from North Somerset Citizens Advice Bureau be deferred until the 8th December meeting of the Town Council.

1172 NORTH SOMERSET COUNCIL – CONSULTATION ON THE NORTH SOMERSET TOWN AND PARISH COUNCIL CHARTER (PART ONE)

Members were informed that in line with Government policy, North Somerset Council were looking at the potential for Town and Parish Councils to take a more active role in managing additional responsibilities in their area. As the first step, it was intended to produce a Town and Parish Council Charter in two parts. Part One, now being consulted on, set out the ways in which the Council would work with all the Town and Parish Councils; Part Two, which was still to be drafted, would set out the additional responsibilities which could be delegated to Councils which had been accredited under the Quality Town and Parish Council Scheme.

Members noted that much of the Part One Charter included areas where co-operation currently exists: local council elections, the Parish Liaison Officer Scheme, Parish Voice, consultation on certain documents and strategies, and practical support on matters such as printing and training. New areas included in the document covered: sustainability, consultation and strategy development, service contracts, information and communication, community life and further practical support.

RESOLVED that

1. The Town Council welcome the opportunity to comment on the document.
2. The Town Council consider codifying the working relationships between Town and Parish Councils is a very good idea.

3. The list of aims under 'Sustainability' should be reconsidered. Although we appreciate that nothing is indicated about orders of priority, most residents would not expect to see lifelong learning opportunities at the head of the list.
4. The Town Council consider that consultation on service contracts should be directly with all local councils and not ALCA. Not all councils are represented at each ALCA meeting and therefore some elements important for the area could be missed.
5. No details are given about the method of circulation of North Somerset Life to members of the public. Some commitment to delivery to all dwellings should be given.
6. The Town Council welcome the opportunity to benefit from the advantageous rates negotiated by NSC in procurement contracts, but again, consider that negotiation should be directly with all councils, not through ALCA.
7. The Town Council consider that Town and Parish Councils should be consulted at the earliest opportunity when a development is planned so that they can have input into how any s106 funding could be used to benefit their area.

The Chairman then introduced Mr Richard Penska, the Town Council's NSC Liaison Officer, and welcomed him to his first meeting of the Town Council. Mr Penska confirmed that he would attend Town Council meetings whenever possible and invited members to contact him direct with any matters of concern.

1173 2004/2005 APPLICATIONS FOR GRANTS

Members received a report from the Grants Working Party detailing the 2004/2005 applications for grants.

RESOLVED that

- (i) The grants detailed on the schedule attached to and forming part of these minutes be APPROVED.
- (ii) In accordance with its powers under Section 137 of the Local Government Act 1972 the Council approves the following expenditure which, in their opinion, is in the interests of the area and will benefit the area in a manner commensurate with the expenditure –
 - Portishead Community First Responders (Avon Ambulance Service Volunteers) – Grant of £500 towards equipment.
 - Victim Support Avonvale (North Woodspring) – Grant of £250 towards training costs
- (iii) The following be recommended for inclusion in the 2005/2006 budget –

- £580 – The Town Council's share of funding towards the Neighbourhood Watch District Manager Post
- £5,000 – Portishead Community Transport and Dial a Ride service
- £500 – 2005 North Somerset Arts Week

(iv) Councillor Mrs Jean Lord be nominated as the Town Council's representative on the Nailsea and District Community Transport Management Committee

1174 FINANCIAL REPORT FOR THE SIX MONTHS TO 30TH SEPTEMBER 2004

Members received the financial report for the six months to 30th September 2004. It was noted that the General Fund was projected to stand at approximately £70,000 at the year-end.

The Clerk was thanked for preparing the financial report.

1175 SCHEDULE OF PAYMENTS AND BANK RECONCILIATION/CASH STATEMENT FOR THE MONTH OF OCTOBER 2004

RESOLVED that the Schedule of Payments and Bank Reconciliation/Cash Statement for the month of October 2004 be APPROVED.

1176 PLANNING COMMITTEE

Councillor Mrs Bickley, Chairman of the Planning Committee, presented the report of the Committee meeting held on 6th November 2004, with the exception of the item relating to the disposal of the former Portishead Primary School Site, Slade Road, which had been considered earlier in the meeting (Minute No. 1170 refers).

RESOLVED that the report and recommendations thereon be APPROVED, subject to the following –

PHASE 1, AREA 2, PERSIMMON 4, THE ASHLANDS, PORTISHEAD QUAYS, PORTISHEAD

Add to recommendation for REFUSAL

The Town Council are disappointed in the low number of 'Eco' homes in this development.

04/P/0576/CN1 ASYLUM SEEKERS SCREENING CENTRE, UNIT D, PORTISHEAD OFFICE PARK

Members noted that the Appeal against North Somerset Council's decision to refuse planning permission for the above application would be considered at a Public Inquiry to be held at the Somerset Hall from 4th to 7th January 2005.

Whilst some members supported the Planning Committee recommendation that the Town Council provide a written submission only, other members commented that as this was such an important issue for the Town, the Council should be formally represented at the Inquiry. In any event, individual councillors would be able to make their own submissions.

RESOLVED that

1. The Town Council submit a written statement to the Inquiry, signed by the Chairman.
2. The Town Council be represented at the Inquiry by the Chairman who will offer to make a verbal statement on behalf of the Town Council.

The report of the Committee meeting held on 6th November 2004 is attached to and forms part of these minutes.

1177 RECREATION AND WORKS COMMITTEE

Councillor Mrs Cruse, Chairman of the Recreation and Works Committee, presented the report of the Committee meeting held on 27th October 2004.

RESOLVED that the report and recommendations thereon be APPROVED, subject to the following –

PORTISHEAD COMMUNITY SAFETY LOCAL ACTION TEAM

Add – Councillor Terry offered his personal support to the Local Action Team.

The report of the Committee meeting held on 27th October 2004 is attached to and forms part of these minutes.

1178 MATTERS THE CHAIRMAN PUT BEFORE THE COUNCIL

North Somerset Freight Strategy – Response to “Recommended Routes for Larger Vehicles” Report

North Somerset Council Liaison Officer Scheme – Following the departure of Mr Jon Thompson, NSC have now appointed Mr Richard Penska as the Town Council’s liaison officer.

Portishead Quays Masterplan – Presentation to members 22nd November 2004, 7.30pm, Reynolds Room

Portishead Conservation Area Group – Councillors invited to join winter working parties.

Portishead Christmas Lights Committee – Switch-on 5.30pm 29th November 2004.

NJC for Local Government Services – Details of new National Agreement on Pay and Conditions of Service expected shortly.

The following items were circulated for information –

NSC Highways Services Newsletter – September 2004
NSC Housing Stock Transfer – 2nd Briefing Note
Portishead Quays Public Art Group – 28.9.2004
North Somerset Fairer Trade – 7.10.2004
Redcliffe Bay Hall Man.Cttee – 4.10.2004
dematters – October 2004
Portishead Primary School Travel Plan Project – 8.10.2004
ALCA – 5.10.2004

There being no further business the Chairman closed the meeting at 9.55pm

..... Chairman

8th December 2004