

**MINUTES OF THE 133RD ORDINARY MEETING OF
PORTISHEAD & NORTH WESTON TOWN COUNCIL
HELD AT THE FOLK HALL, HIGH STREET, PORTISHEAD
ON WEDNESDAY 12TH MAY 2004**

PRESENT Councillor Daws – in the Chair

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

*left the meeting at 8.55pm

Mrs P Rendle – Clerk of the Council

APOLOGIES Councillors J McMurray, Terry

Before commencing the formal business of the meeting the Chairman outlined the emergency evacuation procedure and informed members that this information would be included on future agenda papers.

1114 PUBLIC PARTICIPATION

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

Mrs Janet Black of 49 Woodhill Road, drew members attention to a recent press report which cited Chorleywood in Hertfordshire as the happiest town in the country because it had “wonderful open spaces and tree lined streets”. She compared Chorleywood with Portishead and expressed concern that similar areas in the town were under threat from developers, giving as examples the planning application for land at 40 Woodhill Road (04/P/0839/F), the recent application for 14 houses on Woodlands Road and the proposal to convert the boathouse at the Lake Grounds into a restaurant. She pointed out that the residents depended on the Town Council to look after their concerns and urged members to resist these developments and also oppose any further commercialisation of the Lake Grounds.

Mr Alan Leaker of 47 Combe Avenue and representing residents of Combe Avenue and Combe Fields, reiterated the comments he made to the Planning Committee on 8th May in respect of Planning Application No. 04/P/0817/RM - New house on land adjacent to 43 Combe Avenue. He referred to the many letters of objection and a petition that had been submitted and drew members attention in particular to the overbearing effect this development would have on neighbouring properties and the proposed style which was considered to be out of keeping with the surrounding area. He urged the Council to uphold the Planning Committee’s recommendation that the application be refused.

Mr Stephen Howe of 105A High Street, speaking of behalf of his neighbours, also reiterated the comments he made to the Planning Committee in respect of Planning Application No. 04/P/0804/F – New development of 24 homes for elderly and the

young on land to the rear of 115 High Street. He highlighted in particular the insufficient off-street parking and the design and appearance which he considered to be out of keeping with the Conservation Area status. He also considered that the proposed development would be detrimental to the amenity of the adjoining residents and was also an over-development of the site. He urged the Council to uphold the Planning Committee's recommendation that the application be refused.

Mr Williamson, the applicant for Planning Application No. 04/P/0804/F – New development of 24 homes for elderly and the young on land to the rear of 115 High Street – outlined the ethos behind the scheme, confirmed that it would be eco-friendly, particularly in its use of geo-thermal heating, and sustainable. He hoped the Council would support the application.

Mr Humphreys of 1 The Knoll, reiterated the comments he made to the Planning Committee on 8th May in respect of Planning Application No. 04/P/0839 – erection of a dwelling and formation of vehicular access on land at 48 Woodhill Road, Portishead – highlighting in particular the loss of trees and highway safety. He urged the Council to uphold the Planning Committee's recommendation that the application be refused.

Standing Orders were resumed.

1115 DECLARATIONS OF INTEREST

Councillor Mrs Cruse

- Personal Interest in Planning Application 04/P/1103/F –High Street Motors, High Street, Portishead – Demolition of existing buildings and redevelopment to provide thirteen flats, thirteen parking spaces and boundary works.
Reason – Acquainted with site owner

Councillor Rigby

- Personal Interest in Planning Application 04/P/1103/F –High Street Motors, High Street, Portishead – Demolition of existing buildings and redevelopment to provide thirteen flats, thirteen parking spaces and boundary works.
Reason – Premises visible from home address

Councillor Walters

- Personal Interest in Planning Application 04/P/1103/F –High Street Motors, High Street, Portishead – Demolition of existing buildings and redevelopment to provide thirteen flats, thirteen parking spaces and boundary works.
Reason – Owner of nearby property.

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

Councillors Daws, Brown, J H Clark, Gething 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.

1116 CONFIRMATION OF MINUTES

RESOLVED that the Minutes of the 12th Annual Meeting of Portishead and North Weston Town Council held on 5th May 2004 be confirmed as correct.

RESOLVED that the Minutes of the 132nd Ordinary Meeting of Portishead and North Weston Town Council held on 7th April 2004 be confirmed as correct.

1117 CABSTAND IMPROVEMENT WORKS

The Chairman introduced Mr Michael Schneider and Mr Colin Chandler, North Somerset Council Highway Engineers, and invited them to update members on the Cabstand Improvement Works.

Members noted that the improvement works were necessary to provide a more efficient road connection to the new developments at Portishead Quays and to eliminate the current dangerous road junctions off Wyndham Way – Old Mill Road, High Street and Cabstand. Mr Schneider detailed the works that would take place, including –

- Realignment and narrowing of Wyndham Way (dual-carriageway town-bound, single carriageway out-bound)
- Light controlled junctions and pedestrian crossings at High Street, Cabstand, Wyndham Way. The lights would use the latest technology, enabling them to be linked to each other and phased according to traffic movements.
- Priority change at Harbour Road/Station Road and extension of 20mph zone

Mr Chandler confirmed that the works were expected to commence in early July and would last for approximately 40 weeks. At various times during that period it would be necessary to close Cabstand completely and temporary diversions would be in place, out-bound traffic being directed towards the new Vale Distributor Road (Harbour Road/Quays Avenue).

In answering questions from Councillors and members of the public, Mr Schneider and Mr Chandler confirmed that –

- The contractors would be working 8am-6pm Monday-Friday, 8am- 1pm Saturday.
- Businesses in the area had been fully consulted and NSC were working closely with them to ensure that deliveries etc. would not be affected.
- It would be possible to put temporary no parking restrictions on roads used for temporary diversions to help with congestion.
- Consideration would be given to providing the Town Council and residents with progress reports.
- Discussions about temporary diversions were taking place with the bus company.
- A number of parking spaces on Station Road (opposite Fire Station) would be lost.
- Fire Service would be able to “over-ride” traffic signals.
- If there was a fault with the traffic light monitoring system it would revert to a default setting.

Mr Schneider also outlined the procedure for developer contributions (S106) and confirmed that funding would shortly be coming forward for works to the A369/J19. He offered to update the Council on this matter in due course.

On behalf of the Council the Chairman thanked Mr Schneider and Mr Chandler for attending the meeting.

The meeting was adjourned at 9.00pm

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The meeting reconvened at 9.05pm

1118 SCHEDULE OF PAYMENTS AND BANK RECONCILIATION/CASH STATEMENT FOR THE MONTH OF APRIL 2004

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

1119 PLANNING COMMITTEE

Councillor Mrs Bickley, Chairman of the Planning Committee, presented the report of the Committee meeting held on 8th May 2004.

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

04/P/1088/F WALNUT GROVE CLINIC, SLADE ROAD, PORTISHEAD

Extensions to existing clinic to create 2 additional treatment rooms, disabled access toilet and gymnasium.

Recommendation amended to

Noted that there will be a loss of three parking spaces. The schedule to policy T/6(2nd Deposit Plan) would imply that more parking needs to be provided.

Recommend REFUSAL for the above reasons.

APPOINTMENT OF VICE-CHAIRMAN OF PLANNING COMMITTEE

Whilst there were no members of the Council able to take on the role of Vice-Chairman of the Committee, Councillor Johnston agreed to stand in for Councillor Mrs Bickley during her absence from 27th May to 2nd June.

NORTH SOMERSET REPLACEMENT LOCAL PLAN SECOND DEPOSIT DRAFT

Recommendation 3 – Amenity Areas in Portishead and North Weston – to be referred to the Recreation and Works Committee for further consideration.

The report of the Committee meeting held on 8th May 2004 is attached to and forms part of these minutes.

On a proposal from Councillor Mrs Mason, members thanked Councillor Mrs Daisy Bickley and the Assistant Clerk, Mrs Rachel Tranter for their hard work in dealing with the unprecedented number of planning applications during the previous month.

1120 MATTERS THE CHAIRMAN PUT BEFORE THE COUNCIL

Correspondence – Letters of thanks for grants awarded received from MS Therapy Centre and Portishead Music Festival.

Greater Bristol Strategic Transport Study – GOSW confirmed communication strategy still being finalised and TC request to be formally consulted noted.

Royal National Institute of the Blind – Roadshow being held at Folk Hall on 19.5.2004.

Local Transport Plan Programme – NSC confirmed Portishead schemes to be reviewed shortly.

The following items were circulated for information –

Portishead Heritage Rail Project – 19.4.2004

Portishead Quays Public Art Steering Group – 16.3.2004

Portishead Tourism Group – 23.3.2004

NSC Highways Services Newsletter – March 2004

There being no further business the Chairman closed the meeting at 9.35pm

..... Chairman

9th June 2004