

**MINUTES OF THE 307<sup>th</sup> ORDINARY MEETING OF  
PORTISHEAD TOWN COUNCIL  
10<sup>th</sup> OCTOBER 2018 7.30pm**

**PRESENT**

Councillor: Cllr. Mitchell – in the Chair

Councillors: - \*Burden, Cameron, M. Cruse, R. Cruse, Huffadine-Cooper, Koops, Lord, Mason, Pasley, Oyns and Terry

Mrs. J. Duffy, Clerk, RFO & Proper Officer to the Council and two members of the press

There were 37 members of the public present.

**3070 APOLOGIES** (Agenda item 1.)

There were two apologies for absence; Councillor Cottrell and Clark

**3071 DECLARATIONS OF INTEREST** (Agenda item 2.)

There were 5 declarations of interest recorded in the Declaration of Interest Register.

Councillor M. Cruse declared a personal interest in agenda item 9 as he owns property in Portishead High Street.

Councillor S. Mason declared a personal interest in agenda item 10 as she is acquainted with a neighbour of planning application 18/P/4215/FUH.

Councillors Oyns and Pasley stated that any views they expressed on matters to also be considered at North Somerset Council (NSC) 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.

Cllr. Pasley stated that he will leave the meeting before agenda item .12 is discussed as it falls within his Executive Member portfolio at NSC.

Cllr. Burden declared an interest with granted dispensation to allow him to enter into discussions about the possible purchase or long-term lease of land in Portishead. The dispensation allows Cllr. Burden to participate in discussions but not vote on such matters. This dispensation has been applied to agenda item .12.

**3072 PUBLIC PARTICIPATION** (Agenda item .3)

There were 9 members of the public in attendance who addressed the meeting:

- Mr. Paul Gardner spoke about public participation and the Council engaging with the public. He called for a Parish Meeting to be held within the next 28 days and presented a petition signed by Portishead electors.
- Mr. Caritas Charles spoke about his aspirations for the Town Vision.
- Mr. Geoff Hardman congratulated the Portishead Gymnastics Team and also Portishead in Bloom on their recent successes. He spoke about the ability to address items during public participation, which are not on the agenda. He commented on a number of recent planning applications and finally requested that the Town Council rescinds its recent change to public participation within its Standing Orders.
- Mrs. Janet Davey commented on the publicity for the WW1 Centenary Concert. She asked if the people on the Town Vision Steering group are aware of the £2.3m S.106 money available to Portishead and that a large amount is due to be given back to developers in May 2019 if unspent? Are they also aware of the £1.2m which has yet to be received? If these have not been included in the proposals for the Town, why not? Shop keepers are still waiting to find out the outcome of a survey completed in 2014. She spoke about public participation at Council meetings.

*Cllr. Pasley responded to Mrs Davey regarding the S.106 funds. He will write back to Mrs Davey via the North Somerset Times. He also offered to respond to anyone who writes to him with regard to S.106 funds.*

*Cllr. Mitchell offered to meet with Mrs. Davey to explain the S.106 funds.*

- Mrs. Bev Lansdale asked if the Town Council is going to invite EDF Energy to attend a Town Council meeting to discuss radioactive waste being dumped in the Severn Estuary?
- Mrs Annette Hennessy commented that she is still awaiting responses to questions raised about the Portishead Residents Annual Meeting. She spoke about public participation and Standing Orders.

*Clerks note: Cllr. Burden arrived at the meeting at 8.04pm.*

*Cllr. Koops responded to Mrs Hennessy and explained that she used her discretionary powers to allow the public to speak.*

- Mr. Johnathan Mock spoke about his family's connection with WW 1 and commented that we honour them in more than stone and brass, that we honour them with our actions.
- Mr Ken Smith spoke about the state of the pavements in the High Street. Pavements in Weston are beautiful. Portishead not so good. He referred to democracy and the changes in Standing Orders with regard to public participation. He commented on the recent announcement that NSC and

BaNES will be working together on a housing project. He felt it should be affordable homes.

- Mrs. Sandy Tebbutt thanked the Clerk for finding a place for the drinking water fountain. Following 20 years of research her book on the First World War is now at the printers. She hopes it will be available at the Centenary Concert, 4<sup>th</sup> November 2018, 2.30 pm at Somerset Hall.

These minutes summarise what was said during public participation and were views expressed by the speaker, not the Town Council.

### **3073 REPORTS TO COUNCIL** (Agenda item .4)

Mr. Jonathan Lewis spoke on behalf of Portishead Christmas Lights. He explained that the donation of £8,000 from the Town Council was put towards 1km LED light strings. They have put Red, White and Blue light strings in the trees along the High Street and Wyndham Way. The grand switch-on will be on 26<sup>th</sup> November.

### **3074 CONFIRMATION OF MINUTES** (Agenda item .5)

The following recommendation was made:

The Minutes of the 306<sup>th</sup> Ordinary Meeting of Portishead Town Council held on 12<sup>th</sup> September 2018 were confirmed as a correct record. The Minutes were duly signed by the Chairman of the meeting.

A vote was taken with all in favour.

### **3075 CLERK'S REPORT** (Agenda item .6)

The Clerk's report had been previously circulated to members.

- **JD30/2018: SCHEDULE OF PAYMENTS AND BANK RECONCILIATION / CASH STATEMENT FOR THE MONTH OF SEPTEMBER 2018**

The Schedule of Payments for the month of September 2018 and bank reconciliation were noted. The Clerk advised that the Bank of England base rate has gone up and the interest rates for the two Monmouthshire Building Society Accounts has increased to 0.35% and 0.4% respectively.

- **JD31/2018: ACTIVITIES/PROJECTS PROGRESS UPDATE**

The activities and project progress report was noted.

- **JD32/2018: RESPONSES TO PUBLIC PARTICIPATION SEPTEMBER 2018**

The responses to public participation were noted.

**3076 TO RECEIVE A VERBAL UPDATE FROM THE WW1 CENTENARY WORKING PARTY – CLLR. CAMERON** (Agenda item .7)

Cllr. Cameron briefed the meeting on the activities of the WW1 Centenary Working Party.

- The Virtual Book of Remembrance continues to be updated and the current version will be used to create the bound hard copy.
- Permission has been granted by Remus to allow the drinking water fountain to be placed in the vicinity of the Piazza on the proviso that any works carried out will be by a reputable and vetted contractor.
- Bristol Water has assessed the area for a new water supply, which may prove too costly. Bristol Water are not prepared to sub-meter the library's water supply.
- An alternative location for the drinking water fountain is against the wall of the Folk Hall lobby.

The following resolution was made:

Portishead Town Council purchases a bronze memorial plaque at a cost of £361 plus VAT to be placed at the location of the drinking water fountain.

Portishead Town Council increases the budget for the drinking water fountain project from £750 to £1,500.

A vote was taken with a majority in favour.

**3077 TO RECEIVE AN UPDATE FROM THE TOWN VISION STEERING GROUP** (Agenda item .8)

The meeting briefly discussed the Town Vision Phase One.

The following resolution was passed:

Portishead Town Council publishes the Town Vision Phase One report and invites comments from the public, which will be passed to the Steering Group who will report to the next Town Council meeting.

A vote was taken with a majority in favour.

**3078 Recreation and Works Committee** (Agenda item .9)

The minutes of the Recreation and Works Committee Meeting held on 26<sup>th</sup> September 2018 had been previously circulated to members.

Cllr. Koops ran through the minutes of the Recreation and Works Committee.

**RW1863 TO RECEIVE AN UPDATE ON THE PRECINCT RESURFACING**

Resolved that:

Portishead Town Council writes to the Chief Executive of London & Cambridge voicing its dismay that NSC is not meeting its obligation with regard to the Precinct surfacing and ask them to apply pressure to NSC as their landlord.

A vote was taken with a majority in favour. Cllrs. Burden, Oyns and Pasley abstained from the vote.

**RW1864 TO DISCUSS THE STATE OF THE LAND ADJOINING THE PAVEMENT OUTSIDE THE SHOPS ON THE HIGH STREET**

The meeting acknowledged that the pavements in the High Street are not in a bad state, the issue lies with the land adjoining the pavement.

**RW1865 TO REVIEW THE ANNUAL RENTAL RATE FOR WESSEX RESERVES FORCES AND CADETS ASSOCIATION (TAVR) ON STATION ROAD**

Resolved that:

Portishead Town Council in line with the Retail Price Index increases the annual rent of the Wessex Reserves Forces and Cadets Association (TAVR) to £112.30 per annum. The rent is to be reviewed again in 2023.

A vote was taken with all in favour.

**RW1866 TO REVIEW THE HIRE FEES FOR THE FOLK HALL, REDCLIFFE BAY HALL AND NORTH WESTON HALL.**

The meeting briefly discussed the report on current room hire fees.

Resolved that:

Portishead Town Council leaves the room hire fees unchanged and reviews the fees again in September 2019.

A vote was taken with a majority in favour.

**RW1867 TO DISCUSS SLADE ROAD PLAY AREA.**

The comment was made that the Town Council owned Slade Road play area is being confused with the Downside land owned by NSC, which under the Sites and Policy Plan has been earmarked for housing.

A request was made to include affordable housing in any discussions with NSC including the allocation of S.106 monies. that affordable housing could be considered at the site and section s.106 is used towards it. The meeting also discussed achieving 'community gain' for the Town Council site, for example upgraded play facilities.

Resolved that:

Portishead Town Council holds discussions with NSC over the possible future of the Slade Road land in conjunction with the proposed development of Downside.

The following councillors offered to sit in on discussions with NSC; M. Cruse, Lord and Koops.

A vote was taken with a majority in favour. Councillors Burden, Oyns and Pasley abstained from the vote.

#### **RW1870 TO DISCUSS PORTISHEAD FOOTBALL CLUB**

*Clerk's note: The following has been minutes in a non-confidential way.*

Resolved that:

Portishead Town Council acknowledges that Portishead Football Club have complied with the information required to receive a 90% reduction in their annual rental fee.

A working party made up of Cllrs. Burden, Terry, R. Cruse and Koops will meet to discuss the lease held by Portishead Town Football Club, prior to arranging a meeting with representatives of the Club.

A vote was taken with a majority in favour.

The minutes of the Recreation and Works Committee held on 26<sup>th</sup> September 2018 are confirmed as a true record of the meeting and form part of these minutes.

#### **3079 PLANNING AND REGULATORY COMMITTEE (Agenda item .10)**

The minutes of the Planning and Regulatory Committee Meeting held on 3<sup>rd</sup> October 2018 had been previously circulated to members.

Cllr. Burden ran through the minutes of the Planning and Regulatory Committee.

**PL661 SECTION 2 – PLANNING MATTERS (RECOMMENDATIONS TO TOWN COUNCIL)**

**5. OTHER PLANNING MATTERS**

**5.1 LATE PLANNING APPLICATIONS & CONSULTATIONS**

**18/P/2927/FUH 4 TEAL WAY, PORTISHEAD, BS20 7EF**

Construction of a canopy constructed of timber joists with a lightweight engineered tile roof

Resolved that:

No objection, subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**18/P/4014/OUT 103 HIGH STREET, PORTISHEAD, BS20 6PT**

Outline application for the demolition of one dwelling house (retrospective) and erection of one new detached dwelling with all matters reserved for subsequent approval.

Resolved that:

No objection, subject to compliance with North Somerset Council's parking standards as the site has an awkward entrance to navigate.

A vote was taken with majority in favour.

**18/P/4155/FUH 27 ALBERT ROAD, PORTISHEAD, BS20 6PP**

Single storey rear extension and alteration to first floor rear fenestration.

Resolved that:

No objection, subject to no valid objection from neighbours.

A vote was taken with a majority in favour

**18/P/4258/FUH 59 NIGHTINGALE RISE, PORTISHEAD, BS20 8LN**

Proposed first floor side extension

Resolved that:

No objection, subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**18/P/4315/FUH 59 COMBE AVENUE, PORTISHEAD, BS20 6JX**

Demolition of existing porch and construction of new porch & altered entrance.  
Alterations to existing elevations including new partial cladding.

Resolved that:

No objection, subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**18/P/4328/FUH 67 WOODHILL ROAD, PORTISHEAD, BS20 7HA**

Proposed single storey rear extension and balcony, together with change in cladding material to front elevation and associated fabric upgrade works.

Resolved that:

No objection, subject to no valid objection from neighbours and compliance with North Somerset Council's parking standards.

A vote was taken with a majority in favour.

**18/P/4365/NMA 2 SOUTH AVENUE, PORTISHEAD, BS20 7EP**

Non-material amendment to 17/P/0801/F (Proposed single and two storey rear extension, front porch and loft conversion) to allow a first-floor window to be added to the south elevation and to omit all rooflights from the loft conversion

Resolved that:

No objection, subject to no valid objection from neighbours.

A vote was taken with a majority in favour.

**18/P/4361/TPO 1 BEACH ROAD WEST, PORTISHEAD, BS20 7HR**

Magnolia - crown raise over path and road by 2.5m and cut back from building by 1m

Resolved that:

The proposed works on the magnolia look to be too draconian and will damage a tree of high amenity value.

A vote was taken with a majority in favour.

**18/P/4388/TRCA 1 BEACH ROAD WEST, PORTISHEAD, BS20 7HR**

Plum - crown raise over road and path by 2.5m, reduce from road side only to clear junction by 2m

Resolved that:

No objection.
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A vote was taken with a majority in favour.

**NOTICE OF REVIEW OF POLLING DISTRICTS AND POLLING PLACES 2018**

Resolved that:

Portishead Town Council responds – no comment.
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A vote was taken with a majority in favour.

**5.2 HIGHWAYS UPDATE & PARKING**

**5.3. ROAD SPEED REVIEW**

Resolved that:

For members of the Speed Review Working Party to meet to discuss the gyratory in order to respond to David Bailey and for Portishead Town Council to write to Mr. Nick Gough of PACT to see if he would consider coming along to contribute to the meeting regarding the gyratory.
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A vote was taken with a majority in favour.

**5.4 PLANNING POLICY (ISSUES & OPTIONS)**

Link to the Local Plan <http://apps.n-somerset.gov.uk/cairo/docs/doc28898.pdf>

Resolved that:

That an extra Planning Committee meeting be held on Wednesday 21 <sup>st</sup> November 2018 at the Folk Hall purely to discuss the Town Council's response to the consultation along with members of the public.
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That a link to the Issues & Options consultation be made available on Portishead Town Council's website.
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A vote was taken with a majority in favour.

## 5.5 SHALE GAS EXPLORATION

Resolved that:

Portishead Town Council responds giving its objection to Shale Gas Exploration (fracking) being given permitted development rights.

A vote was taken with a majority in favour.

## 5.6 PARKING FOR FUTURE SOAPBOX DERBY, EAT AND RUNNING FESTIVALS

The meeting briefly discussed if there has been any evaluation of the parking issues effecting the various events. The meeting noted issues with parking on Kilkenny Fields and difficulties encountered by residents on side roads in the vicinity of the events.

Resolved that:

The matter be deferred until January 2019.

A vote was taken with a majority in favour.

The minutes of the Planning and Regulatory Committee held on 3<sup>rd</sup> October 2018 are confirmed as a true record of the meeting and form part of these minutes.

### 3080 ITEMS FOR THE NEXT MEETING (Agenda item .11)

There were no items suggested for the agenda.

#### CONFIDENTIAL ITEMS – EXEMPT ITEMS

The following resolution was passed –

“Pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 (as extended by s100 of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that its consideration would involve the disclosure of exempt information as defined in Part 1”

*Clerk's note: The press and public left the meeting. Cllr. Oyns also left the meeting 9.25pm.*

### 3081 CONFIRMATION OF MINUTES OF AN EXTRAORDINARY MEETING OF THE TOWN COUNCIL ON 26<sup>TH</sup> SEPTEMBER 2018 (Agenda item .13)

Resolved that:

Minutes of a Full Council Meeting 10/10/18

The Minutes of an Extra-ordinary Meeting of Portishead Town Council held on 26<sup>th</sup> September 2018 were confirmed as a correct record. The Minutes were duly signed by the Chairman of the meeting.

A vote was taken with all in favour.

**3082 TO RECEIVE REPORTS FROM THE RECRUITMENT WORKING PARTY (Agenda item .14)**

The meeting briefly discussed the two reports from the Recruitment Working Party.

Resolved that:

The Recruitment Working Party requests that they work within the parameters outlined in their reports, and produce a model with more evidence for the November Town Council meeting.

A vote was taken with a majority in favour. Cllr. M. Cruse thanked the Working Party for all their hard work.

*Clerk's note: Cllr. Pasley left the meeting at 9.30pm*

**3083 TO DISCUSS THE TERMS FOR VALUING THE LAND AT STATION ROAD/HORATIO HOUSE (Agenda item .12)**

The meeting discussed the terms for valuing the land at Station Road/Horatio House.

Resolved that:

Portishead Town Council writes to the District Valuer requesting that the land at Station Road/Horatio House is valued on the basis that it is amenity land, with the condition of a restriction on Transfer (overage clause) that if the site was to be sold for future development North Somerset Council would receive 100% uplift in value.

The rental valuation is based on the following agreed lease terms:

1. Term 10 years
2. Use-restrictive to current use as garden land
3. The tenant would be responsible for maintaining the site excluding the paved walkways which will remain the responsibility of the Landlord
4. Five year rent review (restricting basis to garden land use)
5. The land can be sub-let to Portishead in Bloom

Following the receipt of the valuation an Extra-ordinary meeting will be called to discuss next steps.

A vote was taken with all in favour.

There being no other business the Chairman closed the meeting at 9.43pm.

..... Chairman

14<sup>th</sup> November 2018