

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD AT 7.30PM
IN CROSS TREE CENTRE ON 13 AUGUST 2013

PRESENT – Cllrs. Robinson (Chairman), Sage, Thompson, Law, Delmas, Pratt, Mrs Moon & Ambrose (from 8.03).

IN ATTENDANCE – D/Cllr. Bob Cook, Liaison Officer Mike Rees & PCSO Jason Robbie.

APOLOGIES – Cllrs. Sheppard, Mrs Shaw, King & D/Cllr. Charles Cave.

PUBLIC – Mr & Mrs Mackendrick (Cedar Court, Wraxall), Tony Tavener, Bill Frappell & Hayden Grove.

DECLARATIONS OF INTEREST – 168c Cllr Pratt, 166d Cllr. Mrs Moon (Neighbour)

162 MINUTES – Minutes of the meeting held 13 August 2013 were agreed and signed.

163 CRIME FIGURES - PCSO Jason Robbie gave the crime figures – 5 crimes between 10/7 & 9/8.

Three thefts of meat from Budgens – 2 persons (2 of the thefts were this month)

Theft from a horse in Cuckoo Lane.

Two thefts from Noah's Ark Zoo Farm.

Cllr. Sage mentioned the theft of a tractor from Mr Bird, Failand Hill House, (But that is not in our parish).

D/Cllr. Cook mentioned that the Police can't undertake the training for Speed Watch in Long Ashton. PCSO Robbie said that Failand Speed Watch was 'up and running'. Tabards had been donated free of charge. £150 given by NSC. They have held 3 practice sessions. Next week there is 'Force wide' Speed Watch sessions.

D/Cllrs. Cook commented that he was impressed by Police attending each Wraxall & Failand PC meeting.

Cllr. Robinson advised that the Council Connect button on our Web site is not now working. He will get this rectified.

164 Queries for Liaison Officer – Nil.

EXTRA – Notified in time but just after the Agenda had gone to Notice Boards.

ALLOTMENTS – Tony Tavener asked if the PC would support residents requiring allotments. Haydn Grove (The Grove) has one in Long Ashton but is having to leave as parishioners come first in allocations. When asked, he mentioned the field behind his house as a possible venue although he had not asked the land owner. Cllr. Sage said that Long Ashton has nothing to do with the running of allotments and asked if it was something we would wish to take on. Tyntesfield had said they would be providing allotments but have since decided not to pursue this. However Cllr. Thompson felt that we should 'sound them out'. PC have only had 5 requests in the last 14 years. An attempt to find some suitable land had been unsuccessful. Cllr. Law asked what the demand is now. Mr Tavener said 'several'. Proposed that 'This PC supports, in principle, allotments in Wraxall'. Voting 7 for.

HIGHWAY MAINTENANCE ISSUES – Tony Tavener mentioned the Road Sweeping, state of the roads, the Cross Tree and link road.

Road Sweeping. No regular sweeping of Bristol Road now – Lack of funds.

Pot Holes – Cllr. Mrs Moon spoke about the state of the B3128. D/Cllr. Cook said that he would follow up these issues.

Cllr. Law felt that we should address the Cross Tree. 2nd by Cllr. Ambrose. Voting All.

166 PLANNING & ENVIRONMENT

- I APPLICATION 13/P/1380/F – Proposed dwelling within the garden of The Laurels for Mrs G Courtney, The Laurels, Lodge Lane, Wraxall.

Cllr. Law reported that the neighbours were unhappy about the location of the proposed dwelling. He felt that it could be brought back nearer the existing property. No trees of any consequence are to be taken down. At the moment the proposed dwelling window would overlook the neighbouring property causing loss of light and view to the East. Cllr.

Ambrose asked what the current situation is regarding building in the garden. D/Cllr. Cook said that it is not straight forward.

MEETING CLOSED

Stuart MacKendrick was then allowed to address the meeting for 3 minutes. He voiced his concerns re forward of the building line, size, bulk, detriment to adjacent properties, overbearing and unsympathetic. He also stated that there is much land to the side of the existing property and, if it were sited there, no trees would need to be felled.

MWWTING OPENED

Cllrs. Law & Delmas believe that the proposal should be re-sited. At the moment it is forward of the building line.

Proposal – To object to the proposed new building. NOT to support. Recommend considering re-positioning a house to a more appropriate position on the site, retaining mature trees. Voting 7 for the proposal, 1 Abstention.

165 ISSUES

a GE Oil & Gas – PA 12/2202 revisited. The Planning Application stated the square metreage before and after which showed that the old portakabin would be taken down and a new larger portakabin installed.

CAR PARK – Cllrs. are still not satisfied that it will be of a temporary nature. Huge site works have been undertaken over several weeks. Clerk to write again to David Turner.

b GOWAN CROFT – Cllr. Sage said that a reasonable property had been turned down. Permission was given for a new house but he did not build it. We have been given misinformation by an enforcement officer that what had been built as a garage was Permitted Development. It was proposed that a letter be send to Chris Nolan stating that earlier information given, re permitted development , appears to put the PC in a difficult position. Voting 5 for, 1 against, 1 abstention.

c COMMUNITY RESILIENCE – E modules are coming out. Cllrs. Law & Delmas handed in the amended Emergency Plan. The amended plan for Failand is not yet ready.

d PYLONS – Dr Neumann’s report has been sent to all the relevant bodies and a letter has been received back from Peter Bryant (NG). Report has also been sent to PC’s on the pylon route.

Cllr. Ambrose said that Dr Fox has tabled an amendment to the 1987 Electricity Act, trying to open up the environment. It has gone to the House of Lords.

Cllr. A said that more work would have to be done on it.

Every hi-tec. job generates 16 other jobs.

Two bills from Dr. Neumann . Clerk asked to pay them together to save one bank fee.

Voting – Five for the proposal .

e BROADBAND – Postponed to next meeting.

f RURAL FAIR SHARE CAMPAIGN .

Forms for collecting signatures were handed to Cllrs. Ambrose, Sage & Delmas.

g PLAY AREA SAFETY REPORT Cllr Sage has read this. All risks are Low. More bark was mentioned but this had been done since the report. There is a nut missing on a piece of equipment. Cllr. Sage will rectify. Wooden platforms (Zip wire & logs) need wood preservative. Brambles – If they are cut down to a reasonable level Cllr. Law will keep them down. (Landscape Services to be asked to cut them back – Not to use Brushwood killer as per their quote)

h WEB SITE – Expand & Hits. Postpone until next meeting.

I NSC RENEWABLE & LOW CARBON ENERGY SPD – Draft out for copy. Nothing further.

166 PLANNING & ENVIRONMENT

a RELAXATION OF PLANNING PERMISSION – Cllr. Robinson will forward details to Clerk for onward transmission to Cllrs.

*b APPLICATION 13/P/1064/F – Retrospective application for the conversion of a redundant barn into holiday accommodation for Mr R Palmer, West Hill House, West Hill, Wraxall
RECOMMENDATION – Cllrs. consider it would be in the interests of the applicant to have NSC planners visit the site and assure themselves as to the acceptability of the works complying with 2006 approval and, if acceptable, Cllrs. support the retrospective application as being beneficial to the development and no adverse impact on Green Belt and neighbours.*

c APPLICATION 13/P/1169/F – Demolition of existing bungalow and erection of new chalet bungalow including external works for Mr C Densley, 55 Clevedon Road, Failand.

RECOMMENDATION - Wraxall and Failand Parish Council has again considered this application and notes the repositioning of the garage and its roof configuration.

We also note that in a consultative initial response to the

application, the case officer Steve Sims makes reference to the possible impact of the proposed new house build on neighbouring properties at no.53 Clevedon Rd and no.4 Owen Drive. There is no mention of the possible impact of the garage on Nos.8 and 10, Jubilee Drive!

The councillors who looked at this application have great concern that the repositioning of the garage may not be quite what the neighbour, Mr Peace at no.8, Jubilee Drive has agreed with the applicant and therefore suggest that the case officer addresses this particular issue.

This council is minded to approve this application, however would like to see the re-positioning of the garage so that it does not adversely impact on the property in Jubilee Drive.

- d APPLICATION 13/P/1262/HHPA – Prior approval request for the erection of a single storey rear extension that would
- 1) extend the rear wall of the original house by 4.8m
 - 2) have a maximum height of 4 m
 - 3) have eaves that are 2.5m high
- for Mr & Mrs Powell, 14, Sixty Acres Close, Failand

RECOMMENDATION – No objections from neighbours other than a concern from the residents of No. 16 who feel that there should be no window on their side (south side). There is none shown on the plan but Cllrs. suggested that the residents write to NSC to express their view and concern.

- e APPLICATION 13/P/1279/F & 13/P/1280/LB – Demolition of small portion of modern courtyard retaining walls and landscape features and the development of a single storey swimming pool building on the site for Mr D Ord, Wraxall Court, Wraxall Hill, Wraxall.

RECOMMENDATION – Support.

- f APPLICATION 13/P/1236/LB – Replacement of three first floor windows, with double glazed timber windows for Mr D Hyman, The Coach House, Oxhouse Lane, Failand.

RECOMMENDATION – Support.

- g APPLICATION 13/P/1321/LDE – Application for certificate of lawfulness for the existing use of annex as a separate dwelling for Mr AWH Porter re Hillside Nursery, West Hill, Wraxall.

RECOMMENDATION – Please see the Minutes of the Extraordinary Meeting held 27.8.13

- h APPLICATION 13/P/1324/F – Application to remove condition No. 3 (occupation of dwelling limited to a person employed in agriculture) attached to planning permission 1199/86 (erection of dwelling and double garage) for Mr AWH Porter re Hillside Nursery, West Hill, Wraxall.

RECOMMENDATION – Please see the Minutes of the Extraordinary Meeting held 27.8.13

- I APPLICATION 13/P/1326/LUP – Application for certificate of lawfulness to confirm the proposed occupation of the dwelling by persons not employed in the agricultural industry does not breach any planning control for Mr AWH Porter re Hillside Nursery, West Hill, Wraxall.

RECOMMENDATION – Please see the Minutes of the Extraordinary Meeting held 27.8.13

- J APPLICATION 13/P/1334/LB – Application for Listed Building consent to replace existing concrete roof tiles with reclaimed clay ‘double roman’ tiles; together with the replacement of uPVC guttering with cast iron guttering and an additional 2no.roof lights of similar size to existing.

Minor alterations, to provide modern living accommodation by forming new bathroom. Enlargement of opening between dining room and kitchen. Relocation of existing boiler, into utility area at rear of property, for Mr A Norris, Belmont Lodge, Belmont Hill, Wraxall.

RECOMMENDATION –No objections if applicant conforms to Grade ii listing requirements

- K APPLICATION 13/P/1356/F – Erection of a front entrance porch for Mr S Coller, 14 Manor Way, Failand

RECOMMENDATION – Support.

- L APPLICATION 13/P/1380/F – Proposed dwelling within the garden of The Laurels for Mrs G Courtney, The Laurels, Lodge Lane, Wraxall.

RECOMMENDATION – See 166 on page 2.

- m *Clerk reported on decisions made by North Somerset Council on Planning Applications previously considered by this Parish Council.*

167 HIGHWAYS & TRANSPORTATION

Items were for information only. Noted.

168 PROW

- a PADDOCK – diversion confirmed.
- b WALK TO SCHOOL - Cllr Pratt will speak to Hugh Vowles who has concerns – He would prefer we go around his field rather than across.
- c ROW – LA2/27, part of LA2/28 (Backwell) and part of LA20/54(Wraxall & Failand) Queen’s Diamond Jubilee Riverside Walk – Order Confirmed.

Objection received – referred to Secretary of State – Inspector appointed by SOS and the order was subsequently confirmed.

Proposal – To extend the next phase of Riverside Walk and reorganisation of LA20/51; LA20/43;9/9;9/8.

d Creation of Bridleway LA20/34 and LA20/93 Tyntesfield.

169 MEETINGS

- a ALCA Liaison Meeting – 15.7.2013. No report.
- b COMMUNITY RESILIENCE 17.7.2013. No report.
- c EARTHLIGHT training 24.7.2013. Cllr. Robinson attended the training and said that he would be happy to train other Cllrs.

170 CORRESPONDENCE

- a ROAD SWEEPING, Bristol Road, Wraxall. – Mentioned earlier.
- b FAILAND HALL BOOKLET – Editor would like a photograph of PC in session. Set for PC meeting on September 10 in FVH.
- c UK2 have, at our request, cancelled the e-mail address wraxallandfailand.org.uk

171 FINANCE

- a PAY SETTLEMENT.- 1% CONFIRMED for Clerks, Asst. Clerks and RFO's.
- b ACCOUNTS FOR PAYMENT- Approved.

Chq. No	Payee	Description	Amount
2313	NSC	Emptying Dog Bins (four weekly)	19.20
2315	Intouch crm	Web – monthly fee – July	35.99
2316	Play Safety (ROSPA)	Ann. Inspection Mill. Green	78.00
2317	Landscape Services	Grass Maintenance July	238.68
2318	Intouch crm	Web – Monthly fee – August	35.99
2319	NSC	Emptying Dog Bins (four weekly)	19.20
2320	Mrs F Shattock	Reimburse – Waitrose 1.69 June, Waitrose 1.69 July, Talktalk 34.85, Stamps 3x12x1st 21.60 Viking office equip Envs, Rubber Bands, Tippex, Post it notes, Diary, Paper	198.11
2321	Mrs F Shattock	Salary – July +1% inc. back to April	

172 CHAIRMANS URGENT BUSINESS - Nil

173 BUSINESS FOR NEXT MEETING – 165 e & 165 h