

**DRAFT MINUTES OF THE WRAXALL & FAILAND PARISH COUNCIL MEETING
HELD TUESDAY 10 FEBRUARY 2015 AT 7.30PM IN CROSS TREE CENTRE,
WRAXALL.**

PRESENT – Cllrs Robinson (Chairman), Ambrose (Vice Chairman), Pratt, Malpas, King, Mrs Moon, Sage, Sheppard & Delmas.

IN ATTENDANCE D/Cllr Cave, Simon Beck, Clerk.

PUBLIC – Five.

APOLOGIES – D/Cllr. Cook – Unwell, Cllr. Law – Holiday, Cllr. Thompson – Unwell.

DECLARATIONS OF INTEREST – Nil

Cllr. Ambrose thanked the Clerk for continuing to keep the office going whilst recovering from two eye operations.

12 MINUTES - Minutes of the meeting held 13 January 2015 were agreed and signed.

13 CRIME FIGURES – Report submitted by Avon & Somerset Constabulary stated 3 crimes since last meeting – 1 Dwelling burglary in Wraxall – 1 possession of Cannabis – 1 Theft from non-dwelling premises.

A councillor, as part of Farm Watch, advised that residents are urged to make efforts to guard their property as thieves are known to be in surrounding areas.

14 ISSUES

a **ALLOTMENTS** – Oral report from Simon Beck who took questions. He said that it would take time to impliment the proposed allotments if approved. Thanks were expressed to Hugh Vowles who had offered a plot of land for possible Allotments. It is immediately behind the Village Club. Cllr. Ambrose undertook to consult the Club re. access. The Questionnaire could be distributed when we know if allotments are allowed.

17 PROW

a **WRAXALL VILLAGE WALK** – Taken out of order for the public's sake. The referendum has been re-worded and can go out together with a map, rather than a plan, after it has been send to Cllrs. for agreement. The red line on the map showing the Village Walk goes around the Village Club. Draft produced by Cllr. Mrs Moon, with some minor amendments, was considered acceptable (by 7-2).

CHAIR OFFERED TO CLOSE THE MEETING BUT NONE OF THE PUBLIC WISHED TO SPEAK. There was a query as to whether the questionnaire, re Allotments, and the referendum, re Village Walk should go out together. It was felt that the referendum could go out now.

b **RIVERSIDE WALK** – Cllr. Pratt had stated that the Riverside Walk is proposed to be 3m from the river bank for North Somerset Agricultural Society (NSAS) land. That is used to legally define the route of the Riverside Walk for Hugh Vowles' and Chris Wyatt's land. The plan is indicative but not definite as the river can move.

MEETING CLOSED 8.08pm.

Sheila Dixon said that NSAS would prefer the route of the Riverside Walk to be on the south side of the river as there was a large wood to go through on the north side.

Cllr. Pratt said that the land on the south side was not available. The north route would move the footpath from straight across the show ground. He said that NSAS had been supportive of the north route about 6 years ago. Cllr. Robinson asked if he and Cllr. Pratt, and 1 other, could attend the next NSAS committee. Sheila Dixon said they would be welcome.

MEETING OPENED 8.12pm

15 PLANNING & ENVIRONMENT

e APPLICATION 15/P/0135/F & 15/P/0136/LB – Full & Listed building consent for New door opening to the rear at ground floor level. Removal of existing steel external staircase, replacing it with a new external staircase. External landscaping changes for Loungers Ltd, re Battleaxes Inn, Bristol Road, Wraxall.

Taken out of order for public's sake.

MEETING CLOSED 8.15pm – Dominic Smart of 37, The Grove, addressed the Council.

He explained that his property is directly behind the Battle Axes car park. He said that, because the pub was focussing on Weddings and Events there will be more noise. There is often music beyond midnight even now. The indications are that it will be earlier and later with outdoor catering. They are overlooked as the boundary hedge has been reduced to 2m height, a few months ago, from the 6m which still shows on the P/A. By using some of the Car Parking space for events there is already an impact on parking in The Grove.

MEETING OPENED 8.25pm

Cllrs. were supportive re the proposed building work being in sympathy with the existing building and with Tyntesfield but were very concerned that noise and lack of privacy would impact on the lives of surrounding residents.

It was suggested that NSC do not act effectively when a noise nuisance is reported and that there should be a legally binding condition on the pub.

RECOMMENDATION – SUPPORT (6) with a condition such that the noise level is specified to be at acceptable level (defined in dB) at the boundary of the pub so not to cause a nuisance to residents.

14 ISSUES

- b PYLONS – A report was given on the Planning Inspectors preliminary meeting. Cllr. Pratt said that he would be attending all the meetings regarding this issue.
- c GEOG – Noise, Privacy and Litter. Clerk spoke to the Managing Director's PA who said that GEOG already did litter picks in various areas. Clerk undertook to ask P/A when the next pick is scheduled and if they educate their work force re litter. Larger Refuse Bin to be purchased for the Tower House Lane, 'lay-by'.
- d STANDING ORDERS – Cllrs. Ambrose & Malpas will agree the draft proposals before the next meeting and the resulting draft Standing Orders will be circulated.
- e PICNIC TABLE – Cllrs. Robinson & Delmas and clerk to meet to agree this matter.
- f QUIET LANES – It is understood that NSC Executive Member for Highways, Cllr. Ap Rees, does not wish to have any further proliferation of signage on NSC land so all Quiet Lanes signage must be on private land. D/Cllr. Cave undertook to pursue this with Cllr. Ap Rees.

15 PLANNING & ENVIRONMENT

a APPLICATION 14/P/2748/NMA & 14/P/2749/LB - Non material amendment to planning permission 11/P/1245/F (Change of use and alteration to 2 no traditional stone agricultural buildings to create 3 no dwellings and 3 no work units together with associated landscaping works including the reinstatement of a walled garden. Removal of units E,F and G and restriction on units H, J and K to ensure use for non-livestock agricultural purposes) to allow alterations to internal layout, of dwelling (Unit B), replacement of door with window to Bedroom 2 and replacement of window with door to utility room for Ms C Wyatt, Birdcombe Farm, Tower House Lane, Wraxall.
RECOMMENDATION – SUPPORT.

b APPLICATION 15/P/0029/RM – Reserved matters application for the approval of the final appearance layout and scale of proposed farm managers dwelling following outline approval on 14/P/0065/O for Mr M Hill, Charlton Park Farm, Charlton Drive. Wraxall.

RECOMMENDATION - We consider that this is an inappropriately situated development and recommend REFUSAL .

c APPLICATION 15/P/0036/F – Change of use of the barn and land from personal equestrian, to mixed use agricultural & personal equestrian. Change the carriage doors to glass doors with additional roof lights. Provision of overnight parking (part retrospective) for Mr & Mrs Stables, re Barn & Land at Failand Hill Farm, Horse Race Lane. Failand.

This open field has turned into a market garden and is very visible from Horse Race Lane and from the footpath.

RECOMMENDATION – SUPPORT with the condition that it is not for residential use, subject to being used overnight on occasions for agricultural purposes (eg sheep lambing).

d APPLICATION 15/P/0133/PDD – Prior notification of proposed demolition of existing chalet bungalow and attached dwelling for AWH Porter re Hillside Nursery, West Hill, Wraxall.
RECOMMENDATION – SUPPORT.

e APPLICATION 15/P/0135/F & 15/P/0136/LB – Full & Listed building consent for New door opening to the rear at ground floor level. Removal of existing steel external staircase, replacing it with a new external staircase. External landscaping changes for Loungers Ltd, re Battleaxes Inn, Bristol Road, Wraxall. See above.

f APPLICATION 15/P/0177/MMA – Variation of Condition 2 of planning permission 14/P/1171/F (Erection of 3 detached chalet style bungalows with associated double garages together with provision of new access drives and landscaping following demolition of existing commercial and residential buildings and removal of hard standing and ancillary structures) to allow the addition of basement storage space to Plot 1 for AWH Porter re Hillside Nursery, West Hill, Wraxall.
RECOMMENDATION – SUPPORT.

g APPLICATION 15/P/0212/ADV – Display of 4 no. non-illuminated free standing signs and 1 no. banner sign for The Belmont Estate, Belmont Hill, Wraxall.
The signs which were objected to have been taken down. The application is non-specific as to where the proposed signs are to be placed. Already there are signs at Clifton Lodge and a banner sign at the bottom of Belmont Hill. More details required of the type of proposed signs and where they are to be erected. Decision deferred.

h Decisions made by NSC on P/A's previously considered by this PC.

14/P/2627/F – Variation of conditions 5 & 6 of PP 14/P/0110/F (Formation of a soil planting base to enable the reversion of Racecourse Quarry back to woodland) to state that all material shall be in accordance with the recovery operation as approved by the Environment Agency ref. EPR/BB 3903MN and specified in the relevant Racecourse Quarry Recovery Plan Version 1.2. and the relevant Environmental Permit.
CONSENT GRANTED.

14/P/2526/TPO – T1 Oak Tree – pollard to height of 12 feet T2 Birch Tree – reduce crown of 80 feet height. CONSENT GRANTED.

i CALL FOR SITES – West of England Joint Strategic Planning Strategy – Housing & Economic Land Availability. Proposed sites & board locations for housing & economic development should be submitted by 6 March 2015. No action.

CALL FOR SITES – West of England Joint Strategic Planning Strategy – Housing & Economic Land Availability Assessment CPRE workshop Thursday 19 February 1.30pm – 4.30pm The Pavilion at Long Ashton Community Centre. Noted

j A new Strategic Plan for the West of England. Comments by 6 March 2015. None.

k CLG Select Committee report on NPPF. No comments.

l GOWAN CROFT. Oral report given by Clerk. D/Cllr. Cave will query this with NSC on our behalf

m PLANNING WORKSHOP 10.12.2014 Report given by Cllr Robinson.

16 HIGHWAYS & TRANSPORTATION

a RURAL CUTTING OF ROAD-SIDE GRASS VERGES AND ROAD SWEEPING – Oral report given by Cllr. Robinson. Locking PC are pressing for a second joint letter to Mike Jackson but we wish to wait for his follow up letter which he promises in the New Year Clerk undertook to investigate further with the NSC Highway's team..

B WOODLAND WAY – Surface damage reported. Reply given to Cllr. Mrs Moon.

17 PROW

- a WRAXALL VILLAGE WALL – See above.
- b RIVERSIDE WALK – See above.

18 MEETINGS

- a LOCAL GOVERNMENT PENSIONS. Report from Cllr. Robinson. Under the new regulations, a Pension must be offered to all new employees. Cllr. Robinson undertook to assist the Clerk registering with Pensions Agency.
- b NSC CORE STRATEGY Policy CS13 Scale of new housing. See 15i.
- c CALL FOR SITES – West of England Joint Strategic Planning Strategy – Housing & Economic Land Availability Assessment CPRE workshop Thursday 19 February 1.30pm – 4.30pm The Pavilion at Long Ashton Community Centre. Noted.
- d LIDL public meeting 23.1.2015. Report by Cllr. Robinson. See above.
- e NSC Consultation events at Nailsea Library – bus links between Nailsea & Bristol – Wednesday 11 February 2015 – 12.30pm to 5pm and Saturday 14 February 2015 – 9.30am to 12.30pm. It was agreed to submit comments based on the submission in 2013. Post meeting note – Cllr. Robinson attended consultation Wednesday 11 Feb.
- f NORTH SOMERSET PARISH FORUM 3 March 2015 7pm – 9pm Castlewood. Noted.
- g COMMUNITY RESILIENCE WORKSHOP 7PM 18 February 2015. Castlewood. Noted.
- h SOUTH BRISTOL LINK METROBUS SCHEME 23 February LA Village Hall. Noted.
- i VILLAGE SOS – HELPING COMMUNITY PROJECTS 21 Feb Bristol. Noted

19 CORRESPONDENCE

- a PARISH COUNCIL CLUSTERS – Report re PC's working in groups for mutual help.
- b WESTON & NORTH SOMERSET Disability Information & Advice Line – Grant Application. £25 agreed.
- c NSC BUDGET CONSULTATION.- Budget cuts may result in School Crossing Patrol in Wraxall being axed. Cllr. Robinson will draft a response.
- d COMMUNITY HEALTH SERVICES CONSULTATION – See PC website.

20 FINANCE

- a GRASS CUTTING SCHEDULE – Two extra cuts to Millennium Green and removal of the grass from the first cut, added. Put onto Notice Boards – Reply date 9 March. Consider 10 March PC meeting.
- b DOG BINS – Price increase and new contract. Report from Clerk ,who has been negotiating with NTC in line with the concept of Parish Council Clusters to achieve a better price. It is hoped that we will be included with WSM, Clevedon & Nailsea's contract with Bin-it for emptying the bins when NSC cease to do so on and after 1 April. Possible purchase of extra bin if the contract allows.
- c CROSS TREE CENTRE – Price increase to £10 per hour for PC.
- d ACCOUNTS FOR PAYMENT- APPROVED unanimously.

| Chq. No. | Payee | Details | Amount |
|----------|--------------------|---------------------------------|--------|
| 2461 | Intouch | Monthly Web fee | 35.99 |
| 2462 | Landscape Services | Extra cut at Millennium Green | 64.26 |
| 2463 | NSC | Dog Bin emptying | 19.20 |
| 2464 | Cross Tree Centre | Hire for 10 Feb. Increased rate | 35.00 |
| 2465 | Mrs F Shattock | Net Salary – January 2015 | 970.67 |
| 2466 | Mrs F Shattock | Reimburse – Talktalk £51.99 | 51.99 |

21 CHAIRMANS URGENT BUSINESS
22 BUSINESS FOR NEXT MEETING