

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD AT THE CROSS TREE CENTRE AT 7.30PM ON TUESDAY 8<sup>th</sup> JANUARY 2019

**PRESENT:** Cllrs Mrs Lock (Chairman), Malpas (Vice Chairman), Sheppard (Vice Chairman), Amos, King, Law, Mrs Moon, Parsons, Robinson, and Sage.

Parish Clerk – Tony Jay.

**1/19 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Delmas, and District Cllrs Cave and Mrs Stowey

**2/19 TO RECEIVE MEMBERS' DECLARATIONS OF INTERESTS ON ANY AGENDA ITEM**

Cllr Amos declared an interest in planning application 18/P/4994/FUL.

Cllr Sage announced that he intended to resign as a Councillor at the end of the current meeting. The Chairman thanked him for his twenty years of service as a Councillor, some as Chairman, and for his commitment to the community. Also for his contributions to meetings which have been insightful, forthright, and valuable.

The Clerk described the procedure which will now take place to fill the casual vacancy.

**3/19 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 11<sup>th</sup> DECEMBER 2018**

It was resolved to approve the minutes (7 in favour, 3 abstentions as not present at the meeting).

The Chairman signed the minutes as being a true record of the meeting

**4/19 TO INVITE PUBLIC SPEAKING**

No member of the public wished to speak.

**5/19 TO APPROVE BILLS FOR PAYMENT**

A schedule of all invoices and payments had been previously circulated to the members of the Finance Committee

Chq No. Payee Details Amount

Chq No.	Payee	Details	Amount
2917	Flax Bourton Youth Group	Donation	£250.00
2820	Anthony Jay	Mileage £15.30; Homeworker allowance £18.00; Mobile phone (1/2 split) £6	£39.30
2861	PATA (UK)	Payroll management	£22.50
2862	K and E Property Maintenance	Dog bin emptying	£125.00
2863	Ed Sage	Maintenance work at the Cross Tree	£40.00

The Clerk had provided a summary of receipts and payments for the present financial year.

It was unanimously resolved to approve the payments.

**6/19 TO APPROVE THE BUDGET AND PRECEPT FIGURE FOR 2019-20**

It was resolved to approve the previously circulated budget, and a precept figure of £44,361, the same as 2018-19 (9 in favour, 1 against).

**7/19 TO RECEIVE THE CLERK'S REPORT**

Wrington Parish Council is organising meetings about the Bristol Airport expansion plans and would like to invite Councillors and local residents to attend. The meetings will be held in All Saints Church, Station Road, Wrington at 2 pm on Saturday 12<sup>th</sup> January and 7.30 pm on Tuesday 15<sup>th</sup> January.

The residents of Jubilee Drive have agreed to spread the grit, if the Parish Council supplies a bin. A bin will be ordered and located in Jubilee Drive. Cllr Mrs Moon will visit the site to identify a suitable location for the bin.

The purdah period leading up to the Parish Council election on 2<sup>nd</sup> May 2019 will be between 29<sup>th</sup> March and 4<sup>th</sup> May. The main effect of this will be that the April Parish Council meeting will only consider normal business, and not new agenda items such as new expenditure.

**8/19 TO RECEIVE REPORTS FOLLOWING ATTENDANCES AT MEETINGS**

There were no meetings attended.

**9/19 TO NOTE AND COMMENT ON PLANNING APPLICATIONS**

18/P/4925/FUL Bathing Pond Field (Grid Ref: 350963 170469), Bristol Road, Wraxall. Improvements to existing access from block of land to Bristol Road, B3031 including removal of 40m of hedge and replanting of new hedge.

It was resolved to support the application (8 in favour, 1 against, 1 abstention), on the basis that North Somerset Council applies the same visibility splay conditions that have been applied to other applications along that stretch of road, as well as ensuring that all replanting is carried out before the entrance is used.

18/P/5052/FUL. The Lawn Lodge Lane Wraxall Bristol BS48 1BL Proposed conversion of existing property into 5 self-contained apartments, the addition of two extensions to The Lawn to accommodate 2 dwellings and the conversion of the garage to form a further dwelling, associated parking and amenity space.

It was unanimously resolved to support the application, but to make the following comments:

Parking has been reduced to the minimum standard (as was for the current development of Coates House – change of use to 56 flats), therefore there is concern that this is not sufficient for visitors and this will add to parking issues for Lodge Lane.

The visibility splays do not take into account on-street parking on Lodge Lane nor the rise of the road. If approved, then it is requested that consideration be given to increasing the extent of the double yellow lines on the south side of Lodge Lane.

18/P/5142/FUH 10 Manor Way, Failand, BS8 3UY. Proposed dormer extension over existing garage.

It was unanimously resolved to support the application as it is in keeping with other extensions in the rest of the street.

18/P/4994/FUL Land At Tyntesfield Adjacent To Home Farm Wraxall BS48 1NX Construction of a new Visitor Welcome Building and associated landscape works.

Cllr Amos had declared an interest in this item.

It was resolved to object to the application (7 in favour 2 abstentions) on the following grounds:

While the council is in general supportive of the National Trust and its work at Tyntesfield we would like to make the following comments on the planning application 18/P/4994/FUL, submitted by the Trust:

The council acknowledges the need to improve the visitor reception experience, the current arrangements in Home Farm are extremely poorly designed. In particular the central narrow stairs that are used for visitors to gain access to the ticket office and exit the estate results in frequent queuing.

The Parish Council felt that the construction of a new building in green belt and historic park and garden to house visitor reception to be highly undesirable and inappropriate. The Trust has ample space within existing structures at home farm to accommodate an improved visitor experience.

Tyntesfield is at the heart of Wraxall & Failand parish, the cafe, shop and wider estate provide a valuable resource to local people. The Trust policy and the purpose of the new building appears to be to enforce a paywall for access to the cafe shop and estate. This will be detrimental to the parish. Not all local residents can afford Trust membership. We would like to see the trust being more inclusive of local people, encouraging use of the shop and cafe, regardless of membership status. This would have the benefit of increasing local revenue for the estate and make Tyntesfield a more inclusive place.

Tyntesfield was purchased with public money, its charitable status affords financial benefit at the expense of the public purse, we believe Tyntesfield should give something back to the local population. It's motto after all is "forever for everyone" not "forever for members only".

The Trust has stated a target of 400,000 visitors per year, a significant increase on the 2016/17 number of 311,000. The Parish Council believe that the current road access to the estate is not capable of safely supporting the volume of traffic generated by the increase in visitor numbers proposed. Indeed, even at current volumes, the current infrastructure results is frequently dangerous. Queues of cars wishing to leave the estate on the main drive, make it impossible to enter the estate resulting in stationary traffic on the main road. The entrance and associated lodge were designed for a single horse and carriage, not two way cars or coaches.

The Parish Council has recently achieved a reduction of the speed limit on the main road. We would encourage the Trust to work with us on further improvements to the road safety.

The Parish Council have offered to work with the Trust on a number of occasions to make the estate more inclusive for local people and improve traffic safety in the area. To date the Trust has not responded.

If North Somerset Council is minded to approve this application we would request that a condition is imposed, in the form of a 106 agreement requesting an improvement to the traffic management to and from the estate.

The Clerk was asked to request Dist. Cllr. Cave to call this in to the NSC planning committee.

18/P/5034/FUH 11 Manor Way Failand BS8 3UY Alterations and first floor extension with partial new roof to existing bungalow.

It was unanimously resolved to support the application as it is in keeping with other extensions in the rest of the street.

18/P/5143/FUH Cobley, Tower House Lane, Wraxall BS48 1JU Construction of single storey extension to eastern side of property replacing an existing extension on slightly larger footprint, new double storey extension to western side of property, porch to front, demolition of existing garage and landscaping to front.

It was unanimously resolved to support the application as it is appropriate for the site and its surroundings.

**10/19 TO NOTE PLANNING DECISIONS MADE BY NORTH SOMERSET COUNCIL**

18/P/4338/FUH. 6 Belmont Drive, Failand BS8 3UT. Proposal to part convert the garage to create a kitchen dining space with bi-fold doors and roof glazing above. The garage roof will be removed and re-built with a flat roof. **APPROVED**

18/P/4593/TPO. 9 Woodland Way, Failand. BS8 3UD. Oak (T1) - Reduce to previous points and thin by approx 10%; Thin by 15% to leave strongest re-growth on reduction points, clear from building by 2m and shape tree to leave in good form. **APPROVED**

18/P/4644/FUH. 3 Belmont Drive, Failand, BS8 3UT. Extension and alteration, incorporating one bedroomed annexe. **APPROVED**

The decisions were noted.

Outstanding planning enforcement cases were discussed.

**11/19 TO AGREE THAT THE PARISH COUNCIL WILL SUPPORT THE PARISH COUNCIL AIRPORT ASSOCIATION'S SUBMISSIONS IN REGARDS TO THE BRISTOL AIRPORT PLANNING APPLICATION 18/P/5118/OUT**

It was unanimously resolved that the Parish Council will support the PCAA submissions when they are submitted.

**12/19 TO NOTE THAT PARISH COUNCILLORS HAVE EXAMINED THE FOLLOWING PLANNING APPLICATIONS AND HAVE DECIDED THAT THE PARISH COUNCIL DOES NOT HAVE ANY ISSUES TO RAISE**

18/P/5182/TPO 15 Woodland Way Failand BS8 3UD T1 oak - remove lowest lateral back to main stem; T2 birch - fell; T4 ash - remove major deadwood; T6 oak - remove major deadwood

The decision was noted.

**13/19 TO RECEIVE AN UPDATE FROM THE JOINT TRANSPORT STRATEGY WORKING GROUP**

The Parish Council's response to the Wraxall and Failand Parish Council Response to The West of England Joint Spatial Plan 2036 (JSP) - Technical Evidence Consultation has been submitted and has been posted on the Parish Council website.

**14/19 TO CONSIDER THE PARISH COUNCIL'S RESPONSE TO THE NSC PARKING REVIEW 2018**

It was unanimously resolved to submit the draft composed by Cllr Parsons, which will be posted on the Parish Council website.

**15/19 TO CONSIDER QUOTATIONS FOR NEW SWINGS AT THE MILLENNIUM GREEN**

It was unanimously resolved to purchase new swings, and remove the old swings. Also to replace the bark beneath the swings with rubber matting. The total cost would be around £7,000. The Wraxall Parochial Charities will contribute £2,000 towards the cost of the swings.

There is a broken storm drainpipe at the Millennium Green which came to the surface but has now been pushed back into the ground for safety reasons. Bristol Water attended, but stated that the pipe belonged to NSC, who will be contacted by Cllr Law to repair the pipe.

**16/19 TO CONSIDER SUGGESTIONS FROM THE FAILAND TRAFFIC WORKING GROUP**

The request letter to NSC has been written and is now being checked. When the final version is forwarded to the Clerk then he will send it to NSC.

Failand Village Hall committee have decided that they will delay any decision about a new entrance into the hall until NSC has cleared the hedges along the footpath near to the present entrance. This may mean that the existing pavement is suitable for people walking to the hall and a new entrance would not be required.

The 50 mph sign at the western end of the speed limit in Failand is obscured by vegetation which needs cutting back. The Clerk will ask Ed Sage to do this.

The street light opposite Failand Post Office is still not working, the same as the bollard on the island in the middle of the road at the same location. This has already been reported to NSC. The Clerk will chase this up.

**17/19 TO CONSIDER THE NSC PROPOSALS FOR ADDITIONAL SIGNS AND LINEAGE IN WRAXALL VILLAGE**

NSC has supplied costings for work agreed at the recent site meeting, but some agreed items have not been included. Cllrs Malpas and Parsons will tell the Clerk what has been omitted and the Clerk will then contact NSC asking for a new costings sheet.

**18/19 TO CONSIDER THE DATE AND VENUE OF THE ANNUAL PARISH MEETING (PARISH ASSEMBLY)**

The Chairman announced that she will not be standing for re-election as Councillor at the May election. Therefore, as she wishes to give the Chairman's annual report then the meeting must be held in April.

It was unanimously resolved to hold the meeting on at the Cross Tree Centre (if available) on 30<sup>th</sup> April 2019.

The Clerk was asked to contact Georgie Biggs of CPRE asking her to be the guest speaker. If she is unavailable then the Clerk will ask a representative of the Joint Spatial Strategy Organisation to speak instead.

Councillors expressed their surprise and disappointment that the Chairman is going to stand down and thanked her for her service to the Council.

**19/19 TO RECEIVE THE CHAIRMAN'S URGENT BUSINESS.**

There are pot holes in Woodland Way which need reporting to NSC. The Clerk will report this.

The Perspex cover to the bus sign timetable notice board at the 60 acre bus stop has been damaged and needs replacing. The Clerk will report this to First Bus.

**20/19 TO AGREE AGENDA ITEMS FOR THE NEXT MEETING**

There were no items.

**21/19 TO AGREE ACTIONS TO BE CARRIED OUT PRIOR TO THE NEXT MEETING**

7/19 Cllr Mrs Moon  
 15/19 Cllr Law  
 16/19 The Clerk  
 17/19 Cllrs Malpas, Parsons and the Clerk  
 18/19 The Clerk

19/19 The Clerk

**Date of next meeting – Tuesday 12<sup>th</sup> February 2019 in the Cross Tree Centre**