

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD ON TUESDAY 10
SEPTEMBER 2013 IN FAILAND VILLAGE HALL.

PRESENT – Cllrs. Robinson (Chairman), Sage, Law, Thompson & King. Cllr. Ambrose from 8.08pm.

APOLOGIES – Cllrs. Mrs Shaw, Ill; Mrs Moon, Holiday; Sheppard, Holiday; Delmas, Holiday; Pratt, America on business; D/Cllr. Cook, previous engagement; Liaison Officer Mike Rees, Holiday; & Police

IN ATTENDANCE – D/Cllr. Charles Cave & Clerk, Mrs F Shattock.

PUBLIC – Ian Malpas, Mark Lewis, Stephen Brooks (Cllr. Pratt's agent/architect), Mr Ed Simmons (N. Som. Ag. Soc.) Mr & Mrs B Jones , Mr & Mrs M Stewart-Gentle, Sara Barnes, Mrs Lucy Vowles, Dr. J Phillips & Mr M Harris.

DECLARATIONS OF INTEREST – Nil.

174 MINUTES – The Minutes of the meeting held 13 August 2013 & the Extraordinary meeting held 27 August 2013 were agreed and signed.

175 CRIME FIGURES – Non dwelling Burglary – Bristol Road, House under construction. Tools stolen, possibly vehicle attacked. Two domestic assaults, Sixty Acres Close. Same location, same family. Theft of meat from Budgens. Theft of register papers and video recorder from Bristol and District Rifle Pistol Club, Clevedon Road, Failand. No queries.

SPEED WATCH – Ask PC Clarke if those in Speed Watch, Failand would come down to Tower House Lane, Wraxall. Where could we site a speed gun ?

176 QUERIES FOR LIAISON OFFICER - Nil.

177 ISSUES

a GOWAN CROFT – Chris Nolan's update read to Councillors. Cllr. King said that Lower Failand residents were still raising issues. D/Cllr. Cave said that we should keep the pressure on.

c GE OIL & GAS – The temporary car park is not being used in accordance with the access statement in respect of time and lights. PROPOSAL by Cllr. King, seconded by Cllr. Sage. Voting unanimous (5) that a letter be sent to NSC Chief Exec. Also proposal by Cllr. Robinson, seconded by Cllr. Thompson. Voting Unanimous (5) that a letter be sent to the Secretary of Wraxall Parochial Charities regarding the length of the lease that GE Oil & Gas have signed for the land on which the temporary car park is sited.

d BROADBAND – Mark Lewis had picked up on the fact that they were not doing as they should to give superfast broadband. There is not enough information re Devon & Cornwall.

MEETING CLOSED 8pm.

Mark Lewis said that there had been 7 trials but not in North Somerset.

MEETING OPENED 8pm. It is under review.

178 PLANNING & ENVIRONMENT

a APPLICATION 13/P/1471/F – Erection of a two storey and a single storey rear extension for Mr R Franklin, Brookfield Rise, Lodge Lane, Wraxall.

RECOMMENDATION – SUPPORT.

b APPLICATION 13/P/1464/LB – Listed building consent for repairs to water damaged ceilings to ground, first and second floor of east wing of Charlton House for The Downs School, Charlton Drive, Wraxall.

RECOMMENDATION – SUPPORT.

c APPLICATION 13/P/1495/F – Erection of a two storey rear extension following demolition of existing single storey rear extensions for Mr C Wilkinson, 2 Moat Cottages, Clevedon Road, Wraxall.

RECOMMENDATION - SUPPORT with the following comments

1. Outside to be matching stone & brickwork – NOT rendering.
2. Drawing is inadequate and does not reflect comment 1.
3. Cllrs. are still concerned re Overbearing.
4. D/Cllr. Cave thinks Support. If officer is minded to refuse it should be 'called in'.

d APPLICATION 13/P/1541/F – Erection of a Frank Lloyd Wright designed dwelling house with swimming pool and hard and soft landscaping associated pump house, hydro-electric turbine (providing 160% of its energy) and footbridge for Cllr. Hugh Pratt on land at Tyntesfield Springs, Bristol Road, Wraxall.

MEETING CLOSED 8.18.

Mr Stephen Brooks – Agent for Cllr. Pratt addressed the Council for 3 minutes. He said that the building was of National Importance. Site had all the features required by the Frank Lloyd Wright Society.

Matthew Stewart-Gentle of Gable Cottages then addressed the Council. He said that the proposal was a change to what the Trustees of Tyntesfield Estate had envisaged. He was opposed to it being in the Green Belt. He said the access was a Bridleway and it would make it dangerous as a drive to a house and if educational visits were to be made.

Mrs Jones of Watercress Farm, which is adjacent to the site, asked the PC to refuse the P/A siting access, visual amenities, detriment to local environment, un-sympathetic, Green Belt, open, rural site

Mr B Jones (Watercress Farm) showed a picture of a house which had been built 20 years ago in what he maintained was of a similar construction as that proposed – Concrete.

MEETING OPENED 8.35pm

Cllr. Sage said that he had read through all the paperwork and visited several neighbours including the Warn's of Gable Farm who has recently had a proposal for a house in the Green Belt turned down. He spoke about a house at Mapperley Plains in Nottinghamshire which was in the Green Belt. It had been allowed BUT there was already a house there. He said that the Agent agreed that this site was in the Green Belt but maintained that there were 'Very Special Circumstances (v.s.c.).

Cllr, Ambrose stated that as a PC we have to look at just this application. Yes it is in the G.B. but what are 'very special circumstances' There is no legal argument. He is troubled by appropriateness and v.s.c. It is a unique, exceptional design and of National Interest. It fits the site but not the character of the surrounding area. There would be educational opportunities but only because it is a Frank Lloyd Wright design. It is a very complex issue. He made the point that the Inspector had discounted the fact that there was already a house on the site at Mapperley Plains. If we recommend 'no' it could be 'yes' at North Somerset Council (the deciding authority) or, if they say 'no' it could go to appeal and may well be approved.

Cllr. King said that he could not support it.

D/Cllr. Cave explained that the PC only recommend – it is North Somerset Council who decide. It is against the Core Strategy which is a big hurdle to overcome, The access is suspect.

MEETING CLOSED 8.52

MEETING OPENED 8.53

There are worries about Access – If global access then could people 'just turn up'? It would also be a problem of access for building materials.

Cllr. Ambrose said that the applicant would be able to argue that he has access.

MEETING CLOSED 8.58

MEETING OPENED 8.59

Cllr. Ambrose felt that we would have to 'call it in'.

Cllr. Sage said that both he and Cllr. Sheppard were against it being in the G.B.

Cllr. Sage proposed, and Cllr. King seconded, NOT to support and that it should be 'called in' if the Planning Officer is minded to approve. Voting 6 for the proposal.

g Clerk then reported on decisions made by North Somerset Council on Planning Applications previously considered by this PC.

177 ISSUES

b PYLONS were then taken out of order as Cllr. Ambrose was now in the meeting, having arrived at 8.08 – before the last item. Cllr. Ambrose said that he had attended a Nailsea Action Group meeting last evening and would attend another meeting, chaired by Dr Liam Fox, in the Methodist Hall on Saturday. The latest design put forward by NG is the T pylon. This is shown on the most recent Project News brochure issued by NG. It was thought by Cllrs. to look unstable. It is Architect designed but has not been tested. (Mark Lewis then advised us that 2 have been built in Holland. One going round corners) Cllr. Ambrose said that there have been instances where Swans have flown into them. We should still be pressing for undergrounding. Cllr. King said that there were still 2 routes (Portbury & Portishead) Cllr. Sage felt that the smaller T pylons were a 'con' as people would see them as a better alternative to the much higher pylons and so would accept them rather than pressing for undergrounding.

179 HIGHWAYS & TRANSPORTATION

a NSC Street & Open Spaces team have renovated a very 'dishevelled' roundabout leading into the Elms. Thanks to be sent to Mark MacGregor, Head of Streets & Open Spaces at NSC.

b B3130. This road is to be resurfaced from Wraxall School to Budgen's garage.

This cannot be undertaken until re-waterproofing has taken place on the bridge by Wraxall House Hotel – the waterproofing will be undertaken later this year. The B3130 will then be resurfaced at the end of January/early February 2014.

c CROSS TREE, BOTTOM OF WRAXALL HILL, WRAXALL. This tree needs a crown lift. Jason Cox (NSC Tree Dept.) has been on site and says that the lower branches are restricting the site line of traffic coming down the hill and should be removed. Tree Dept. are unable to undertake this work as they are already overstretched. Having spoken to the Chairman it was agreed to have the tree attended to asap because of the danger. Tree Surgeon did a crown raise to one and a half metres from the base of the tree (as recommended by Tree Dept.) early last Saturday morning when the danger had been advised to him.

Cllr. Ambrose then raised the issues of the Scuffs advertisement in the field just down from the 'lay by' at the bottom of Tower House Lane, going towards Nailsea. This has already been reported – clerk to chase.

He also mentioned that Steven King 's garden gets flooded from the fields. This should be remedied before the B3130 is re-surfaced Cllr. Ambrose proposed this, seconded by Cllr King. Voting unanimous. (6)

Cllr. Law said that the Bus Shelters had not been maintained when the Street Furniture Maintenance was undertaken. He was told that the fascia board on the Bus Shelter at Failand had rotted and would be mended very soon and the shelters then treated as per the schedule.

Cllr. King said that the verges in Lower Failand had not been cut. He said that notices had gone up stating that Sandy Lane will be closed at the end of the month and he asked that the verges be cut before the resurfacing. (We had not been informed about the road closure).

180 PROW

- a WALK TO SCHOOL- Ongoing.
- b DIAMOND JUBILEE RIVERSIDE WALK - Phase 2 is being pursued.

181 MEETINGS

- a AREA LIAISON MEETING, Castlewood, Clevedon 7-9pm Wed. 9 Oct. 2013.
- b Dr Fox is Chairing a meeting re Pylons at Methodist Hall, Saturday 14 Sept. 2013.
- c Cllr. Pratt speaking re Pylons at Council meeting, New Council Chamber WSM 6pm Tuesday 24 Sept. 2013.
- d Cllr. Pratt speaking re Pylons at P & R Committee, New Council Chamber WSM 4pm Wednesday 9 October 2013.
- e NSC CCG Autumn Stakeholder Event, Winter Gardens WSM. 24 October 2013 (Cllrs. Robinson & Ambrose are booked)
- f ALCA AGM Saturday 2 Nov. 10.30 for 11am – Guild Hall, Bath.

182 CORRESPONDENCE

a FAILAND HALL BOOKLET – Photograph of PC meeting was taken, on 10. 9.2013, by Cllr. Sage

183 FINANCE

a SPEEDWATCH - £150 RECEIVED FROM NSC to set up a Speed Watch. The Speed Watch team are to submit Invoices for items they have purchased. (see cheque 2325 below).

Second half of the Precept has been received.

b ACCOUNTS FOR PAYMENT – Approved by all.

Chq. No,	Payee	Details	Amount
2314	Dreamscape Gardening	Street Furniture Maintenance	400.00
2322	Cllr. Law	Bark for Millennium Green	16.56
2323	Cross Tree Centre	Hire. Extra. Meeting 27/9/13	8.00
2324	Landscape Services	Grass Maintenance	238.68
2325	Fi Harris for Speed Watch	Speed Gun/customs & postage See item 183 a above.	137.74
2326	NSC	Emptying Dog Bins	19.20
2327	Mrs F Shattock	Reimburse – Stamps 14.40, Waitrose re e-mail add. 1.69, Talktalk Line/Broadband 31.67	47.76
2328	Mrs F Shattock	Net Salary – August	976.27

184 CHAIRMAN'S URGENT BUSINESS - Nil

185 BUSINESS FOR NEXT MEETING - Nil

Meeting closed 9.40pm