

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD AT 7.30pm ON 14 APRIL 2015
IN THE CROSS TREE CENTRE, WRAXALL.

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

IN ATTENDANCE – D/Cllrs. Cook & Cave, Simon Beck & Clerk.

APOLOGIES – Cllrs. Sheppard, King, Thompson & Pratt.

PUBLIC – Two.

DECLARATION OF INTEREST – Cllr. Sage 39a.

36 MINUTES – The Minutes of the extra meeting held 9 April 2015 were agreed and signed.

37 CRIME FIGURES – The Police did not attend.

39 PLANNING & ENVIRONMENT

a APPLICATION 15/P/0446/F – Conversion of existing office and welfare building to self-contained holiday accommodation for Ms Tracey Jagger re Building on Horse Race Lane, Failand.

MEETING CLOSED 7:40pm.

The meeting was addressed by Terry Crumpton & Paddy Fox who both spoke, for 3 minutes each, against the application. They emphasised the strength of feeling of residents who object to the P/A. (There are 6 objections on the NSC website).

MEETING OPENED 7:52pm.

Councillors then discussed the application –

It is understood that:

- the accommodation will be used specifically for riders to stay whilst they are having tuition using the applicant's horses.
- an area will still be used for horse welfare.

It was thought that:

- the first floor may need to be replaced and so the proposed application is not minimal alterations as stated by the Agent.
- it could be used for holiday lets but may be expensive to convert.
- There may be a restrictive covenant in place.

MEETING CLOSED 8:03pm.

Mr Crumpton & Mr Fox each made a further comment.

MEETING OPENED 8:04pm

Given the number of concerns the Chairman suggested that the P/A be 'called in' to be addressed by NSC's Planning Committee. D/Cllr. Cave advised that he would be addressing the concerns with the Planning Officer.

The Council agreed to support the application in principle but had concerns over:

- Drainage, as the site was formally a reservoir and is believed to be the cause of problems elsewhere. Drainage of sewage was also thought to be an issue.
- Potential residential issue – recommending consideration of a Condition for break in occupancy so as to limit usage.
- Light pollution. There is a Condition on the Decision Notice for P/A 06/P/1735/F – it is recommended that this condition be applied to this P/A.
- Residents’ strong feelings against the application.

Voting – 5 for the proposal with 1 against.

38 ISSUES

g ALLOTMENTS

It was agreed that the Allotments Working Group should take the Lodge Lane site forward, contacting those that expressed an interest in having an allotment and reviewing the concerns of those that did not support it to determine how these might be addressed.

a STANDING ORDERS

Cllrs. Robinson & Ambrose have been working on the NALC version of the Standing Orders and have listed amendments to some orders to make them relevant to our parish. These amendments have been circulated to Cllrs. and it was agreed to incorporate the amendments into the NALC version.

Concern was expressed that one of our venues – Failand Village Hall – possibly did not have Disabled access into the committee room which the PC use. A wheelchair is to be taken to the next meeting to test this out.

h DOG BINS – Following the increase, by NSC, to £6 per bin per empty, a number of PC’s have negotiated with Bin-It to have all their bins collected for £3.98 per bin per empty. The larger number of bins attracts a lower figure but there will be separate contracts for each PC. The Chairman & Clerk consider the contract for our bins to be acceptable. Clerk to sign and return to Bin-It. As NSC would not allow new bins to be added to the number we had when they took on the contract, we are taking the opportunity to add 1 bin to the other 2 we already have. All in favour.

39 PLANNING & ENVIRONMENT

b Determined at the meeting 9.4.15.

c APPLICATION 15/P/0676/LB – Listed Building consent to fit a replacement kitchen door in visitor centre and store existing door on site for National Trust at Home Farm House, Tyntesfield . The Café at Home Farm has become very busy and waiter service is being introduced. This P/A is for a new door to open both ways. PROPOSAL – Unanimous Support.

d ERECTION OF 4no. SIGNS on the main road at each end of Beggar Bush Lane for Bristol & Clifton Golf Club.

PROPOSAL – Not to support. (The following was sent to Hilary Roberts, Engineer at NSC, who had instigated the application - The Parish Council does not support the application for the following reasons:

1. Two of the proposed direction signs simply state "Golf Club" this is potentially confusing as Long Ashton Golf club is in close proximity and not in the direction indicated by the signs.
2. Brown signs are reserved for tourist destinations of national importance. The following is taken from the Department of Transport, Design Manual for Roads and Bridges, Volume 8, Section 2.

A tourist destination means a permanently established attraction or facility which: (a) attracts or is used by visitors to an area; and (b) is open to the public without prior booking during its normal opening hours.

Hotels, public houses, guesthouses, bed and breakfast establishments, restaurants, sports centres, concert venues, theatres and cinemas should not normally be signed from the trunk road network. Exceptionally, it may be appropriate to sign remote establishments for traffic management purposes in sparsely populated rural areas, provided the environmental impact is minimal.

Minimum visitor numbers for all tourist attractions signed from trunk roads should be applied, by relating the visitor numbers to the type of carriageway where the proposed tourist signs are to be located. For signs on single carriageways the requirement is for a minimum of 40,000 visitors per year.

The Clifton Golf Club fails to meet the minimum criteria for a brown tourist attraction sign.

e Decisions made by North Somerset Council on Planning Applications previously considered by this Parish Council.

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

APPLICATION 14/P/2749/LB – 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.

DECISION – GRANTS CONSENT.

APPLICATION 15/P/0177/MMA – Variation of Condition 2 of PP 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.

DECISION – GRANTS CONSENT.

APPLICATION 15/P/0212/ADV – Display of 4no. non-illuminated free standing signs and 1no banner sign for Belmont Estate, Belmont Hill, Wraxall. DECISION – REFUSE – Not in keeping with character of rural area and one is harmful to character & appearance of adj. Grade II listed building.

APPLICATION 15/P/0257/F – Provision of a building to house a Bio Mass Boiler system to provide the heating source to the clubhouse and ancillary buildings (retrospective). DECISION – GRANTS CONSENT.

APPLICATION 15/P/0301/F – Demolition pitched roof additions to rear of property and modern link structure. Extensions to ground and first floor with new entrance to house for Mr & Mrs Walsh, High Ridge, Clevedon Road, Failand. DECISION – GRANTS CONSENT.

40 HIGHWAYS & TRANSPORTATION

Pot Holes in Woodland Way, Failand were again reported.

Also footpath overgrown with grass from Failand Inn to corner of Flax Bourton Road.

Clerk will report these to NSC.

41 PROW

- a Wraxall Village Walk results of the Poll. 88 Yes – 115 No. Results to be publicised.
Footpath committee will look at the permissive way (Southern route).

42 MEETINGS

- a Community Resilience Workshop – 15.4.15. Cllr. Law will attend.

43 CORRESPONDENCE

- a Letter of thanks, received from the Priest in Charge, was read to Cllrs.
- b Grit Box Request. Cllr. Sage will pursue, with NSC, residents concern re Jubilee Drive, Failand.
- c HORSE WARNING SIGNS – Bottom of Belmont Hill (not Wraxall Hill as on the Agenda).
Postponed to May meeting.

44 FINANCE

- a ACCOUNTS FOR PAYMENT- Approved.

2474	ALCA	Subscription	415.91
2475	In touch	Monthly Web fee	35.99
2476	Cross Tree Centre	Hire for meeting 10.3.2015	42.00
2477	John Chapman	Computer work	70.00
2478	CPRE	Subscription	36.00
2479	NSC	Empty Dog Bins	19.20
2480	Mrs F Shattock	Reimburse – Cartridges, Laminating pouches, paper, paper clips, Push Pins, Stamps, Talktalk, Insufficient postage.	192.76
2481	Mrs F Shattock	Net Salary with rise from Jan 1 st 2015	
2482	HMRC	Tax & NIC – Jan to March 2015	628.04
2483	Zurich Insurance	Annual Insurance	410.54
2484	Cross Tree Centre	Hire for Extra Meeting 9.4.2013	30.00
2485	Adroit Print	Leaflets – Village Walk & Allotments	156.00

38 ISSUES

- b PICNIC TABLES –Cllr. Law to contact the company and advise on siting and assembly.

- c QUIET LANES – No further report at present.
- d LITTER – A litter pick was undertaken in Wraxall Hill whilst the road was closed for tree pruning. Clerk has written to the persons, who put out their litter at an exit on the first bad bend going up the hill, asking them to make arrangements to stop litter blowing out of their recycling boxes. This is in an effort to keep the hill litter free in future.

Some Cllrs. have also undertaken a litter pick at various locations in the parish. Some roads attract a large amount of refuse from takeaways. It was felt that we ought to have an arrangement with takeaways to get the surrounding areas cleaned. Discarded takeaway packaging causes a lot of mess. D/Cllrs. undertook to investigate what could be achieved with NSC.

- e GE OIL & GAS – Clerk spoke to the Managing Director's PA, re Light Pollution from their site. The Site Facilities Manager is investigating and the PA will come back to us when she has a definitive answer.
- f VEHICLE ACTIVATED SIGNS – Proposal for PMN. (This is soon to be available and arrangements are being made to borrow it for a trial).
- g ALLOTMENTS – see above.
- h DOG BINS – see above.

45 CHAIRMANS URGENT BUSINESS

46 BUSINESS FOR NEXT MEETING - 43c.