

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD ON 14 JUNE 2016 AT
7.30PM IN CROSS TREE CENTRE, WRAXALL.

PRESENT – Cllrs. Robinson (Chairman), Mrs Lock, Mrs Vowles, Malpas, Mrs Moon, Law, Delmas & Amos.

PUBLIC – Nine.

APOLOGIES – Cllrs. Sage, Sheppard & King – D/Cllrs. Charles Cave & Kate Stowey.

IN ATTENDANCE – Clerk - Freda Shattock.

59 NOMINATED CHAIRMAN SIGNED DECLARATION OF OFFICE.

60 NEW CHAIRMAN NOMINATED Cllr. Mrs Alison Lock & Cllr. Ian Malpas as Vice Chairs.

61 APOLOGIES & DECLARATIONS OF INTEREST IN THE ITEMS BELOW –

APOLOGIES – Cllrs. Sage, Sheppard & King. D/Cllrs Charles Cave & Kate Stowey.

DECLARATIONS OF INTEREST Cllr. Amos – 65 f Rents fields from the applicant:
Cllr. Mrs Vowles - 65 g Neighbour & 65 q Husband's application.

62 MINUTES – of the meeting held 10 May 2016 and of the APM 3 May 2016 were agreed and signed.

65 PLANNING & ENVIRONMENT

e APPLICATION 16/P/1214/F – Provision of a new access, replacement track for agricultural and fishing lake use and rebuild wall with the provision of 3 extra parking spaces/
Replacement foot bridge and sewage tank for Dr & Mrs Hugh Pratt at Tyntesfield Springs, Wraxall.

MEETING CLOSED AT 7.42PM

Dr Hugh Pratt addressed the Council.

Mr Brian Jones addressed the Council.

MEETING REOPENED 7.50PM

Councillors Richard Delmas, Martin Law and Alison Lock visited the area on 6 June 2016. The area was capable of being viewed sufficiently from the RUPP/ bridleway. Councillors saw the applicant, Dr. H. Pratt, who said he intended to speak at the Parish Council Meeting.

Following the applicant's speech, Councillors findings remained the same and are as follows:

1. At the entrance to the RUPP we could see that the proposed wider area would give an easier access and exit to the highway. However, as the existing route of the RUPP and its entrance has been used for many years, is adequate and the proposed new track parallels the RUPP to the parking area, we could not see the need for an incursion on the Green Belt by the construction of a new track.
2. We do not see the need to support the doubling of the Parking Area from 3 to 6 spaces for the current permitted use of the land. There is no justification for this doubling in the application.
3. Whilst one bar of the existing foot bridge is loose we did not see the need for the construction of a bridge, approximately 3 times larger, several metres upstream. Again, no justification for this was given in the application.
4. Limited information was given on the sewage tank system. No information on the above ground toilet structure was found. Again we could not see the need for a sewerage tank system for the current permitted use of the land.

Three neighbours contacted had reservations about the application and expressed concern about the proposed incursion into the greenbelt.

All the neighbours contacted had reservations about the application.

A discussion ensued between all the councillors present.

The recommendation put forward was NOT to support. The voting was 7 for with one abstention.

Dr Pratt then left the meeting.

Mr Mik. O'Connell (National Trust) addressed the Council. He asked for ideas as to what could be done to improve things at Tyntesfield. They have no formal plans – they want to get ideas.

Dr Amos addressed the council. He said that he had been Chairman of the Local Access Forum –and is now a member of the Local Enterprise Partnership. If tourism is to be encouraged in the area, and he thinks it should, there should be a better method of traffic flow.

Several comments and questions were directed to Mik O'Connell.

Mr O'Connell said that he took the point that in/out at the same point was undesirable. He was very concerned. He wants to find out more of the history of the estate.

The Parish Council would like to be able to comment constructively on the NT's planning application before it is submitted, are concerned about road safety on the B3128 and NT's obligations to the local community. Extract from NT's paper which was circulated: *The National Trust is in the process of preparing a planning application for the construction of a new visitor information and welcome operation and the alteration of current car parking arrangements.*

Mr O'Connell will come back and share ideas with us.

63 CRIME FIGURES – No report available from Avon & Somerset Constabulary.

64 ISSUES

a ALLOTMENTS – This is ongoing. Cllrs. Robinson & King and representatives from Wraxall Allotment Assn. have held a meeting with Kevin Carlton.

b SCHOOL CROSSING PATROL – W&F PC are still awaiting advice from NSC as to whether a pedestrian crossing is feasible. The school have encouraged parents and residents to nominate them in a ‘raffle’ organised by Churchill Insurance and are awaiting the result which should be by the end of June.

Cllrs. were concerned that the lady, who is employed by NSC for the School Crossing Patrol, should continue. Cllrs. were grateful for Dr Fox’s intervention and wished to await the outcome of NSC Executive’s consideration.

c NOTICE BOARDS – Clerk advised that, although not at the meeting, Cllr. Sage has said that he had ordered the 2 Boards.

d FRAS & VAS – Dr Fox MP has submitted a petition organised by Failand Residents Against Speeding (FRAS) to NSC Highways supporting the introduction of a 30 mph speed limit around the village of Failand and accepting the probable implementation of traffic calming measures. The petition has signatures from 96% of residents along the main roads of Failand. FRAS consider that the Vehicle Activated Sign on loan from NSC has been effective. NSC’s estimate for the work is £36,000.

The Chairman requested that FRAS continue to work with the Parish Council.

65 PLANNING & ENVIRONMENT

t PROPOSED DEVELOPMENT AT NT TYNTESFIELD – Oral report by Mik O’Connell.

This was discussed earlier – see page 2.

a & b APPLICATIONS 16/P/1106/F & 16/P/1107/LB – Proposed alterations to landscaping in the curtilage of Belmont House and Laundry Cottages including works to transform the arrival zone. Erection of traditional estate fencing and extension of the small terrace immediately to the west of Belmont House and grass steps lead down from the courtyard of the Carriage House for Mr & Mrs Rossiter, Belmont Estate Wraxall.

AND c & d APPLICATIONS 16/P/1139/F & 16/P/1140/LB – Regrading of land to form simple terrace with grass steps and steel risers. Creation of ornamental vegetable garden with oak raised beds, gravel pathways, seats and central oval pool in the Walled Garden for Mr & Mrs Rossiter, Belmont Estate, Wraxall.

RECOMMENDATION TO SUPPORT ALL THE PREVIOUS FOUR APPLICATIONS

All the planned development and changes to the terracing will be hidden by the existing mature vegetation and, therefore, will have no adverse effects on the neighbour’s views. It is thought that these changes will only enhance the area and therefore would support these applications.

e APPLICATION 16/P/1214/F – Provision of a new access, replacement track for agricultural and fishing lake use and rebuild wall with the provision of 3 extra parking spaces/
Replacement foot bridge and sewage tank for Dr & Mrs Hugh Pratt at Tyntesfield Springs, Wraxall This was discussed earlier – see page 1.

f APPLICATION 16/P/1223/LUP - Application for a lawful development certificate for proposed extension to existing garage block for Mr & Mrs Bleaney, Ridge House, Horse Race Lane, Failand. This is a repeat of the earlier application with the block being moved to 2.5m from the boundary (previously 2m) RECOMMENDATION – SUPPORT.

g APPLICATION 16/P/1226/F – Erection of a fodder, machinery and equipment store associated with smallholding and dwelling for Mr Nicholas Duggan, Orchard Farm, Bristol Road, Wraxall. No objections from neighbours, additional storage, well away from anyone, nearest neighbour on the B3128, RECOMMENDATION – SUPPORT.

h APPLICATION 16/P/1244/F – Erection of an agricultural building for Mr K Browning, Naish Hill House, Naish Hill, Clapton in Gordano re Land off Whitehouse Lane at junction with Cuckoo Lane, Wraxall.

Consent was not granted for the previous application as half the land was deemed to be in equestrian use. RECOMMENDATION -SUPPORT.

I APPLICATION 16/P 1264/LDE – Certificate of lawfulness existing for the continued use of the building for residential use for Jonathan Cleaves, Up Yonder, Whitehouse Lane, Wraxall. A discussion revealed several anomalies. RECOMMENDATION – NOT TO SUPPORT.

j APPLICATION 16/P/1267/F – Conversion of garage to provide additional living space and annex accommodation at first floor level for Mr & Mrs Hughes, West Hill House, West Hill, Wraxall. RECOMMENDATION – SUPPORT.

k APPLICATION 16/P/1270/CUPA – Prior approval for change of use from agricultural building and lane to 1no dwelling within use class C3, plus associated operational development comprising changes to windows and doors installation of a glazed screen and 2no roof lights for Mr Randell, Ferney Row, Green Lane, Failand.
RECOMMENDATION – SUPPORT.

l APPLICATION 16/P/1284/MMA – Minor material amendment to planning permission 15/P/1602/F (Erection of a dwelling house) to allow for the erection of a covered walkway between the approved house at Plot 2 and the detached garage for Magenta Properties at Hillside Nursery, West Hill, Wraxall. RECOMMENDATION – SUPPORT.

m APPLICATION 16/P/1311/LUP – Lawful development certificate for the proposed single storey extension to existing building for Mr M Fry, 53 Vowles Close, Wraxall.
RECOMMENDATION – SUPPORT.

n APPLICATION 16/P/1315/F – To align the existing kitchen pantry wall with the original farm house and install doors and convert garage to living space for Mrs Laura Flowerdew, Hill View Farm, Horse Race Lane, Failand.

RECOMMENDATION – NOT TO SUPPORT – Having converted the garage to living accommodation there would be insufficient car parking space on the site.

p APPLICATION – 16/P/1322/F – Erection of a new attached dwelling for Mr Dennis Miles, 29 Greenfield Crescent, Nailsea (NAILSEA APPLICATION – ON OUR BOUNDARY)
RECOMMENDATION – NO OBJECTIONS.

q APPLICATION 16/P/1337/F – Proposed new farm track from existing access point for Mr Hugh Vowles, Hazel Farm, Bristol Road, Wraxall. RECOMMENDATION – SUPPORT.

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

1 APPLICATION 16/P/0012/F – Erection of a two storey extension to east elevation and a single storey rear extension following the demolition of an existing garage and conservatory for Miss H Marks, Upper Lodge, Horse Race Lane, Failand. DECISION – CONSENT GRANTED.

2 APPLICATION 16/P/0762/F – Sub division of existing dwelling to 2 no. dwellings for Mr P Hambley-Smith, 6 Woodland Way, Failand. DECISION – CONSENT GRANTED.

3 APPLICATION 16/P/0931/F – Erection of a two storey side extension for Mr S Prince, Highlands, West Hill, Wraxall. DECISION – CONSENT GRANTED.

4 APPLICATION 16/P/0945/F – Application to vary conditions 1, 4 and 5 attached to p/p 15/P/2199/F (Removal of conditions 2, 5, 6, 7, 10 & 11 of p/p 12/P/2113/F (Demolition of existing dwelling and garage and erection of two storey replacement dwelling) to allow for revised landscaping scheme for Mr Hutchison, 18 Flax Bourton Road, Failand.
DECISION – CONSENT GRANTED.

s LICENCE APPLICATIONS – Premises Licence – Bristol & Clifton Golf Club, Failand.

66 HIGHWAYS & TRANSPORTATION

a HIGHWAYS WEEK OF ACTION – Cllr. Robinson attending.

67 PROW

Action is in progress re the Riverside Walk.

68 MEETINGS

a TOWN & PARISH WORKSHOP 25 May 2016 – Oral report given by Cllr. Robinson.

b ALCA AGM – JUBILEE PAVILION L.A 16 June. – Cllr. Robinson is attending.

c NSC CORE STRATEGY CONSEQUENTIAL CHANGES EXAMINATION HEARINGS 21-23 JUNE

REGENCY SUITE, GRAND PIER, MARINE PARADE. WESTON super MARE. Cllr. Robinson may attend. Details sent to Dr Amos but someone is already attending from his committee.

d P.A.C.T. 14 September, 19:30 to 20:30 at Royal British Legion Providence Lane, L.A.

69 CORRESPONDENCE

a VILLAGE AGENT – the Village Agent has left the position. Our Web site amended.

70 FINANCE a ACCOUNTS FOR PAYMENT – AUTHORITY GIVEN.

2647	Cllr. Law	Bark for under Mill. Green swings	17.50
2648	Vision North Somerset (Dup of 2637)	Grant cheque	100.00
2649	In Touch	Web site fee – April	35.99
2650	In Touch	Web site fee – May	35.99
2651	Mrs F Shattock	Reimburse for Ad in Bristol Post -paid on my card.	324.00
2652	SLCC	Subscription	149.00
2653	Mrs F Shattock	Reimburse – Small stamps 15.36, envelopes 5.39, Large Stamps 3.84, TalkTalk 49.44 (Less £10 compensation for break of service) Filing Cards 2.79, Ink Cart. Tri Colour 19.13, Ink Cart. Black 17.48	103.43
2654	Mrs F Shattock	Net Salary (Including 1% increase & 1 month back pay)	
2655	Bin-It	Dog Bin emptying	62.08
2656	In Touch	Web site fee – June	35.99
2657	Ed Sage	Grass – May and cutting back overhanging trees top Wraxall Hill	316.66

b GRANT REQUEST FROM FAILAND VILLAGE HALL. – Matched Funding. Invoices sent in and £700 granted as matched funding for renovations to Committee Room.

c STREET FURNITURE MAINTENANCE- Schedule to July meeting.

d REPLACEMENT FOR INTERNAL AUDITOR – Details to July meeting.

e RECRUITMENT FOR CLERK- Agreed to further ads in Evening Post & NS Times. ASAP.

71 CHAIRMAN'S URGENT BUSINESS - NIL

72 BUSINESS FOR NEXT MEETING – 70c & d.