

MINUTES OF THE **WRAXALL & FAILAND** PARISH MEETING HELD IN THE Cross Tree Centre

at 7.30pm on 10 March 2015.

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

IN ATTENDANCE – D/Cllr. Cave & Clerk.

APOLOGIES – D/Cllr. Cook – Indisposed.

PUBLIC -10.

DECLARATIONS OF INTEREST – 26e Cllr. King – Owns fields abutting.

31a Cllr. Sage – Related to one of the tenderers.

26 PLANNING & ENVIRONMENT

c APPLICATION 15/P/0291/F – Erection of an Industrial Test Facility building (1000sq.m.) and a four storey office building (3500sq.m.) incorporating ancillary welfare, amenity and meeting facilities, following demolition of existing portakabins. Construction of car parking provision and cycle parking for, GE Oil & Gas, High Street, Nailsea (Nailsea application but on our border)

- Concern was expressed over the height of the proposed building and whether the drawings were a fair representation.
- There would be a loss of car parking spaces.

The Chairman, who had been to a meeting with GEOG, and a Nailsea Cllr. said that he had queried the colour of the large building and was told that it would be muted and non- reflective. There was no comment when he suggested drab brown or grey. He reported that the personnel had changed, they were now only working two shifts. The majority travel by car on their own with 85% coming from outside Nailsea. The company have proposed a car share for those travelling into the site. There was no great confidence in their Travel Plan.

MEETING CLOSE 7.48pm

Those attending asked various questions. About an increase in staff. They were told that there are 615 now plus visitors. If a third shift were to be worked there should be no problem but the company do not expect that happening. The P/A was registered before the oil collapse. However, the average growth for businesses is 3% per annum.

The submitted drawings do not show dimensions.

Light was a big problem. The lights are left on at all times, throughout the night and even on Christmas Day. This shines across the valley and into houses in Tower House Lane.

The colour was felt to be out of keeping with the rural setting.

MEETING REOPENED 8.02pm.

It was thought that GE should be submitting a Transport Assessment or Transport Statement with this P/A.

The siting of the proposed building will block the way through to possible car parking on the old Coates site.

Cllr. Ambrose proposed – Not to support. The application should be withdrawn until the following are resolved – Car parking, Colour, Height & Lighting. Seconded by the 3 investigating Cllrs.

Voting Unanimously FOR the proposal.

The Ward Cllr. has agreed to this P/A being 'called in'.

A report has been sent to NSC and will be on their Website. The following is our recommendation:-

Based on the limited information provided with this application and considering the amount of information missing, taking account of the views of the residents at the Parish Council meeting, the Parish Council cannot support this application and suggest that GEO&G should withdraw it and resubmit with an application that addresses and satisfactorily answers all the questions.

The order, as per the Agenda was then resumed.

23 MINUTES – Minutes of the meeting held 10 February 2015 were agreed and signed.

24 CRIME FIGURES – Report sent in from Avon & Somerset Constabulary. It stated that there had only been 1 incident reported since the last meeting – a road traffic accident.

25 ISSUES

a GE OIL & GAS – See above.

b ALLOTMENTS – Oral report by Cllr. Robinson.

c DOG BINS – Clerk reported that she had been to a meeting with 2 representatives from an alternative firm (to NSC) who were prepared to accept a figure for the Dog Bins of many Parish Council's collectively and would give a costing of each based on the collective figure. (NSC are increasing their charge to £6 per bin per empty from 1 April 2015. We are hoping to get a good number together in the hope of getting the cost down. (WsM, Clevedon & Nailsea have collectively signed a contract for £3.98 per bin per empty)

d PYLONS – Cllr. Ambrose reported that a document had been sent to NG. He will be speaking at a meeting on 18th. Liam Fox MP had hoped to attend.

Thanks were given to both Cllr. Ambrose and Cllr. Pratt for all the work they had put in on our behalf.

Cllr. Ambrose is suggesting that NG re-do the application

e SCHOOL CROSSING PATROL – NSC BUDGET. Report by Cllr Robinson. If the Crossing Patrol cannot be funded by NSC it is suggested that it should be undertaken by Volunteers, the School or the Parish Council. However Jeremy Blatchford says the money should be found. D/Cllr. Cave said that there should be sufficient funding to cover the Crossing Patrol.

f STANDING ORDERS – Deferred to next meeting.

g LITTER – WRAXALL HILL – NSC are to do a Litter Pick of Wraxall Hill, when it is closed for Tree Pruning on behalf of Western Power. Clerk to write to the residents who place their recycling at the access on the first bend of the hill, asking if they would obtain covers for their recycling boxes to stop paper being blown about in the hope that this will keep Wraxall Hill neat and tidy. Also NSC are asking if anyone wishes to join in a 'Clean – Up'. There were none being done near to this parish so it was decided to ask for the picks, gloves, bags and hi-vis jackets/tabards and we could undertake a litter pick of this parish. Five sets are to be ordered.

h QUIET LANES - Many of the committee have been away. Next meeting has been arranged

i PICNIC TABLES FOR MILLENNIUM GREEN. Deferred to next meeting.

j COMMUNITY RESILIENCE. Cllr. Law said that the plans are ready to be added to the Google account. He will be attending the next meeting.

28 PROW – Taken out of order

a WRAXALL VILLAGE WALK – There is to be a POLL. Cllr Pratt, seconded by Cllr. Ambrose, proposed that all of the electorate could vote and the poll should be decided by a simple majority. Cllr. Ambrose to agree the final version to go to the printers. Three weeks to reply. Boxes for replies in Budgens, Failand PO and Wraxall Village Club.

26 PLANNING & ENVIRONMENT

a APPLICATION 15/P/0212/ADV – Display of 4no. non-illuminated free standing signs and 1no. banner sign for Belmont Estate, Belmont Hill.

RECOMMENDATION - We are concerned that signs 3 & 4 make the junction cluttered and an extra distraction to vehicle drivers in the immediate vicinity of the busy junction and therefore should not be allowed. We are content with the other signs. Therefore our formal comments are :- Approve the application with the recommendation that the two smaller signs, indicated as 3 & 4 on the plan, are NOT included due to them being extra signage, duplicating information, and we see them as being a further distraction to vehicle drivers. We believe that this recommendation may be acceptable to the applicant.

b 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) for Bristol & Clifton Golf Club, Beggar Bush Lane, Failand.

RECOMMENDATION – Support.

c APPLICATION 15/P/0291/F – Erection of an Industrial Test Facility building (1000 sq. m) and a four storey office building (3500 sq. m) incorporating ancillary welfare, amenity and meeting facilities following demolition of existing portakabins. Construction of car parking provision and cycle parking for GE Oil & Gas, High Street Nailsea. (Nailsea P/A but on our border).

See the first item in these minutes.

d APPLICATION 15/P/0301/F – Demolition of 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.

RECOMMENDATION – Support.

AND IF READY

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

Not yet considered by investigating councillors.

f APPLICATION 15/P/0452/LUP – Certificate of Lawful Development and Use proposed for erection of single storey home office and covered parking area following demolition of garage and stables for Mrs L Rushin, The Copse, Tower House Lane, Wraxall.

RECOMMENDATION - There are trees to the south of the proposed building, which would obscure light to the home office above the garage. Windows on the north face are relatively small.

- This area of the site is already shaded by the trees adjacent to the lane.
- concern that the home office could possibly be adapted in future as a residence, which would be inappropriate development in the Green Belt and, if consent was granted, then it is recommended that Conditions be imposed precluding residential use and ensuring ground works do not prejudice tree growth.

g Decisions made by North Somerset Council on P/A's previously considered by this Parish Council.

Application 14/P/2734/CUPA - Prior Determination for Prior approval for the change of use from agricultural building and land to a single dwelling within use class C3 (no operational development) on land at Weston (Ashton) Hill Farm, Weston Road, Failand.

DECISION – REFUSED.

Application 15/P/0029/RM – Reserved matters application for the approval of the final appearance layout and scale of the proposed farm manager's dwelling following outline approval 14/P/0065/O

DECISION – APPROVE.

Application 15/P/0036/F – Change of use of the barn and land from personal equestrian to mixed use agriculture & 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 and land at Failand Hill Farm Horse Race Lane, Failand.

DECISION – GRANTS CONSENT.

h LIDL – Written report from Carole Brooke, Practice Manager, Nailsea Family Practice re meeting 13 February 2015 re P/A 14/P/2699/F. Because of the forthcoming election NSC's Planning Committee will not consider the P/A until at least May.

27 HIGHWAYS & TRANSPORTATION

- a BUS SERVICES – Comments have been sent to NSC re Nailsea Buses.
- b SOUTH BRISTOL LINK – Report by Cllr. Robinson. He thought that it was unlikely that residents would experience significant problems as the majority of the construction work would be away from the A370.
- c SCHOOL CROSSING PATROL – This item was discussed at 25e.
- d TRANSPORT STATEMENT & TRANSPORT ASSESSMENT SUPPLEMENTARY PLANNING DOCUMENT. No comments.

28 PROW

- a WRAXALL VILLAGE WALK – Dealt with earlier.
- b RIVERSIDE WALK – Nothing further.

29 MEETINGS

- a NSC PARISH FORUM – Cllr. Robinson attended.
- b DOG BIN EMPTYING – Meeting in WsM 9 March with Bin-It to try to obtain a better price for dog bin emptying following the increase to £6 from 1 April, by NSC. It was resolved to get as many other Parish Council's to form a group so that there is one contract between them and benefit from a reduced price for a larger quantity. Bin it have a sliding scale of prices.
- c APM DATE SET as 26 May 2015 in Cross Tree Centre, Wraxall.

30 CORRESPONDENCE

- a GRIT BIN REQUEST – Jubilee Drive. Councillors considered and rejected the request.
- b SKY LANTERNS – The PC resolved to publicise the hazard to livestock on the Website and Notice Boards.
- c HORSE WARNING SIGN – Belmont Hill. Defer to next meeting.

31 FINANCE

Cllr. Sage left the room as he had declared an interest.

- a GRASS MAINTENANCE – Only two tenders had been received and, as they were likely to be more that £500 each the Chairman signed a form to set aside S/O 15. Two tenders were opened. Councillors considered these and chose Dreamscape Gardening.
- b ACCOUNTS FOR PAYMENT – Approved.

2467	Cross Tree Centre	Hire of Hall for Quiet Lanes Meet.	18.00
2468	Weston & NS Disability Info. & Advice	Grant	25.00
2469	Intouch crm	Monthly fee for Web	35.99
2470	NSC	Emptying Dog Bins	19.20
2471	Woodland Trust	Subscription	72.00
2472	Mrs F Shattock	Reimburse – P/A register book £7.59 Talktalk £38.60	46.19
2473	Mrs F Shattock	Net Salary – February 2015	970.67

- 32 CHAIRMAN'S URGENT BUSINESS** – Grant request from St John Ambulance – Refused.
Advertise for Webmaster on Web, Failand Broadsheet & Notice Boards.
Copies of Election Papers were available.
Transparency code – Cllrs Robinson, Ambrose & Malpas to consider.

- 33 BUSINESS FOR NEXT MEETING** – 25f, 25i, & 30c.