

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** HELD IN THE
CROSS TREE CENTRE 8 MARCH 2016

PRESENT – Cllrs. Malpas (Chairman for the evening), Robinson (sore throat so only spoke to the two items in which he had been involved), Law, Delmas, Mrs Lock, Sheppard, Mrs Vowles, Mrs Moon, Amos, King & Sage.

IN ATTENDANCE – D/Cllr. Charles Cave (from 8.15pm) & Clerk.

APOLOGIES – Nil.

DECLARATIONS OF INTEREST IN THE ITEMS BELOW – 26f Cllr. Amos – Rents fields from applicant. 31b Cllr. Sage – Son is a tenderer.

23 MINUTES – The Minutes were approved and signed.

24 CRIME FIGURES – One dwelling burglary, one assault. Following the raid on Failand Post Office a number of persons were arrested and the incident remains under investigation. The crime report will be placed on the Parish website for wider communication.

25 ISSUES

a **ALLOTMENTS** – Written report from Simon Beck has been sent to all Cllrs. The team are still investigating the possibility of releasing the covenant on the land that is to be used for the allotments. There is still much work to be undertaken before a formal proposal is put before the council for a decision.

b **PYLONS** – Report re Judicial Review given by Chris Ambrose:-

Chris began with a quote from an earlier statement by Ian Morrell, Clerk to NTC;

"Based on this (the Counsel report) it appears that much of the consultation process and the consideration of fully underground and undersea options was unnecessary because NG only had to acknowledge alternative options rather than give them equal weight in order to find an "acceptable" (rather than a better) solution to the need for more transmission capacity".

The full text of Chris's report can be found on the parish website under the section on pylons.

Councillors expressed their appreciation for all the work Chris has undertaken on the topic of pylons over the years.

c **WEST OF ENGLAND JOINT SPATIAL PLAN.** There are five spacial scenarios that are currently under consideration to accommodate the expansion in housing and transport required in our region for the next twenty years. A summary of the options can be found on the parish website.

EXTRA – Site Allocations Plan meeting – Cllrs. Sage & Mrs Moon will attend.

d BROADBAND – Update by Cllr. Malpas -

Works have been scheduled for this week on Wednesday, Thursday and Friday the 09th to 11th March, to install the DSLAM cabinet that will bring fibre broadband to Failand. If all goes well we will see a new cabinet appear alongside the existing communication cabinet on the Clevedon Rd close to the Beggar Bush Lane traffic lights.

If you see the Open Reach staff, please make them welcome.

Following the groundworks it will take some time to commission the new cabinet.

Once the work is complete we will update the community and you can contact your broadband supplier to ensure you are making the best use of the new infrastructure.

EXTRA – TELEPHONE KIOSK – Cllr. Sage reported that repairs have now been carried out to the kiosk in Lower Failand and a coat of paint is all that is required to complete the job. He will now contact those residents who said that they would contribute to the repairs.

26 PLANNING & ENVIRONMENT

a E-MAIL PROTOCOL FOR PLANNING APPLICATIONS. The 'new' form was discussed. Cllrs. are to let the clerk know if they have a conflict of interest in the P/A forwarded to them – e.g. know the applicant or holiday plans intervene.

b APPLICATION 15/P/2738/F – 9 Woodland Close, Failand – Further formal comments following receipt of amended plans – Following the changes made by the applicants to both the garage roof and kitchen window we approve the application in principle. However, we wish to make the point that certain residents remain unhappy with the bulk of the proposed new roof and the two side doors opening to face a living room of the neighbouring property. It certainly appears that the position of the door and window to the utility room could be changed around.

DECISION RECEIVED FROM NSC – CONSENT GRANTED.

c APPLICATION 16/P/0127/F – Rectory Stables, Wraxall – Further formal comment following receipt of amended plans – Investigating Councillors have reviewed the amended plans, and additional comments on the Case File, and note that the proposed new site access has been withdrawn and fencing is now included. However, they consider that previous comments remain valid with regard to Policies DM52 and DM 12 and this is reflected in the strength of residents' comments.

DECISION RECEIVED FROM NSC – CONSENT REFUSED.

d APPLICATION 16/P/0342/F – Retrospective application for a boundary fence for Mr A Callen, 37 Weston Road, Failand.
RECOMMENDATION – SUPPORT.

e APPLICATION 16/P/0380/TPO – T1 – Oak – Crown reduce by 1-2 m; T2 – Oak – Fell re 3 Manor Way, Failand.
RECOMMENDATION – SUPPORT.

f APPLICATION – 16/P/0394/LUP – Application for a lawful development certificate for proposed extension to existing garage block to provide mower store. Erection of new outbuilding to provide gardener’s store and workshop for Mr & Mrs Bleaney, Ridge House, Horse Race Lane, Failand.

The application is for two further substantial outbuildings.

Although the property is in the green belt, the buildings would be well concealed, and therefore not considered to impact on the openness of the green belt.

RECOMMENDATION: Support. However, the garage block adjoining the proposed mower store is to be converted into an office/office store/gym, and we are uncertain that this would be covered by the “LUP” designation.

g APPLICATION 16/P/0462/F – Continued use of land as a 173 space car park for use by GE and retention of associated building and landscaping (previously granted temporary consent ref. 12/P/2068/F) for GE Oil & Gas, High Street, Nailsea.

Investigating Councillors are familiar with the site, have sought comments from neighbours and reviewed documentation on the Case File.

The land is in the Green Belt. The previous related applications (15/P/0291/F and 12/P/2068/F) were not supported.

Investigating Councillors considered that the Transport Statement is misleading and does not accurately reflect the following aspects regarding the Coates Industrial Estate (Option Two):

- There was a car parking arrangement prior to the consent for 12/P/2068/F using the Coates Estate (80 spaces) which was adjacent to the GE site and has direct pedestrian access via an existing gate in the boundary fence, currently there is not long walk around the estate or via the public highway. The Extended Factory Acceptance Test (EFAT) construction as currently designed may preclude this but it ought to be possible to incorporate a pedestrian access in this design.
- The pedestrian access gate remains in the boundary fence between Coates Estate and GE site.
- There is also a pair of wide vehicle access gates in the boundary fence between the two sites, on level ground – only GE hold a key to these.
- DBL Landrover and Travis Perkins are on the Southfield Road Trading Estate – not on the Coates Estate. Blake & Squires garage is not on the Coates Estate.

- No traffic management problems or safety issues were identified when there was a car parking arrangement prior to the consent for 12/P/2068/F using the Coates Estate.
- The temporary 'Orchard Car Park' has residential properties to the East of the site. The previous 80 car parking spaces provided on Coates Estate were approx. 200m from residential properties, eg Woodhill View Flats. Investigating Councillors are of the view that there is a viable alternative in the Coates Estate, which does not appear to have been adequately considered by GE, and therefore no very special reasons exist for development in the Green Belt.

Should North Somerset Council be minded to approve we would ask that the following conditions are imposed:

- The screening of the temporary Orchard car park from the adjacent residential properties has been ineffective. This should be significantly improved with evergreen planting that will provide year round cover.
- Lights within the main office and temporary porta-cabins are very intrusive for the adjacent properties, they are frequently left on when there is no one in the office. A condition of approval should be the inclusion of a lighting system in the office spaces that extinguishes the lights when no activity within a particular room or office is detected.

h Decisions made by NSC on application previously considered by this Parish Council.

1. APPLICATION 15/P/2809/F – Proposed boundary wall incorporating 2 x gates to front of property for Mr P Holt, The Firs, 16 Flax Bourton Road, Failand.

DECISION – Consent granted.

2. APPLICATION 16/P/0058/F – Installation of 3no. car-park pay and display machines with instruction signage at Car Park, Tyntesfield for National Trust.
DECISION – Consent granted.

3 APPLICATION 16/P/0061/ADV – Display of 3no. non-illuminated free standing instruction signs to accompany 3no. car-park pay and display machines at Car Park, Tyntesfield for National Trust`.

DECISION - Consent Granted.

4 16/P/0118/F – Construction of a new agricultural track and creation of a new access off Bristol Road – Withdrawn.

5 15/P/2520/LDE – Certificate of Lawfulness for the continued use of the building for residential use for Mr J Cleeves, Up Yonder, Land off Whitehouse Lane, Wraxall.

DECISION – Refuse to Certify.

6 15/P/0211/F – Retrospective application for the erection of a boundary fence for Mr J Cleeves, Up Yonder, Land off Whitehouse Lane, Wraxall.

DECISION – Consent Refused.

27 HIGHWAYS & TRANSPORTATION

a ROAD SAFETY WORKING GROUP – Report from meeting 4 March 2016 was given and, after a discussion, Councillors voted to:-

1. Take up the Vehicle Activated Sign, with NSC.
2. Ask NSC to remove the white line from the centre of the road and install white lines either side of the road.
3. Reposition the 40mph signs to the Wraxall side of The Failand Inn.
4. To reiterate that we wish to join with another town or parish council in a TRO – to save on costs.

b ROAD SAFETY – TOWER HOUSE LANE – Update given by Cllr. Mrs Lock who announced that there is to be another meeting at the Battleaxes regarding the Tickenham Hill Junction.

The poor state of a number of our roads was discussed, in particular it was said that Oxhouse Lane was now down to the sub layer, and the pot holes were back at the junction of Woodland Way/Sixty Acres Close. Clerk to report these items again to North Somerset Council.

28 PROW

PROW WORKING GROUP – The first meeting of the ‘new’ group had excellent input with several issues being followed up. Next meeting is on 22 March 2016.

29 MEETINGS

a PLANNING WORKSHOP – A report was given of the meeting held 16 December 2015.

b LONG ASHTON PACT MEETING –The report of the meeting held 20 January 2016 was given at the last PC meeting.

c ANNUAL PARISH MEETING – The main speaker will be John Turner, CEO of Somerset Tourism, supported by Sammi Luxa, a director of Somerset Tourism (and Marketing Manager of Noah’s Ark Zoo Farm) & Jon Ducker of the National Trust.

d WAR MEMORIAL WORKSHOP – Funding is available if a memorial is in a poor state.

e SMARTER CAMPAIGNING WORKSHOP – The Chairman will discuss this briefing if anyone is interested.

f SITE ALLOCATIONS PLAN BRIEFING – See earlier in these minutes.

g SCHOOL CROSSING PATROL SERVICE - INFORMATION MEETING
Castlewood, Clevedon 12.30 – 2pm OR 6.30 – 8pm – 15 March.
Cllrs Robinson & Mrs Moon will attend at 6.30pm.

h STRATEGIC DEVELOPMENT GROUP – report from Cllr Mrs Lock.
Discussions are ongoing on the following:- Improved communication with residents (web); Broadband; Digital skills training (in Failand); Courses at Cross Tree Centre or Failand Village Hall; Mowing verges and Hedging; Foot Paths etc.

30 CORRESPONDENCE

a CLEAN FOR THE QUEEN – 5 March. This had been advertised in the press. There was little 'take up'. Two persons, one in Failand & one in Wraxall did collect a large amount of litter. Since the appointed day several others have declared an interest and they and the original 'pickers' have kept the kits and will do 'picks' as and when needed.

b CELEBRATIONS FOR THE QUEEN'S BIRTHDAY – BEACONS 21 April 2016. Several Cllrs. stated that they were going to light Beacons.

c SITE & POLICIES PLAN PART 1 – Development Management Policies
Nil response.

d LETTER FROM Mr SMITH – Response sent by Chairman 18 January 2016. Sent to all Cllrs.

e PORTBURY NDP – W & F PC are content with the Portbury boundary.

31 FINANCE

a BUSINESS TELEPHONE LINE – Deferred to April meeting.

b GRASS MAINTENANCE TENDERS – Two tenders had been received. Cllrs. considered the two and voted to continue with the same firm as last year - Dreamscape Gardening – as they had been more than satisfactory and was a lower figure than the other tender.

c GRANT TO FAILAND POST OFFICE FOLLOWING THE BREAK-IN. The request from Failand Post Office was read to Cllrs. and discussed. Cllrs. felt that the post master should approach NSC re Business Rate Relief. POST MEETING NOTE - The application for a grant for window grills is not within the terms of Parish Council grants. Letter sent to the applicant explaining this.

d ACCOUNTS FOR PAYMENT – APPROVED

2608	Signet Signs	Sign for Mill. Green	99.60
2610	Mrs F Shattock	Reimburse – Printer Cartridge £17; A4 ruled book for P/A's £4.29; 4 Printer toners (special offer £38.36; Talktalk £42.26; Ballpoint Pens £2.37	104.28
2611	Woodland Trust	Annual Subscription	72.00
2612	Mrs F Shattock	Net Salary	1030.99
2613	Cathryn Butler	Admin. assistance	118.13
2614	Bin-it	Dog Bin emptying	62.08

2007 & 2009 Cancelled.

Councillors then reported that there was more 'fly tipping' at the B3128 end of Oxhouse Lane (same place as several other 'tips'). This included Asbestos. Clerk to report, to NSC, as urgent. Councillors were urged to use the "Council Connect" button on the parish web site to report incidents of fly tipping. This provides an audit trail of when the incident was reported and the action taken by NSC.

On the footpath between Flax Bourton Road and the Failand Inn, the grass has grown over the pavement. Clerk to report to NSC.

32 CHAIRMAN'S URGENT BUSINESS. None.

33 BUSINESS FOR NEXT MEETING. 31a