

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD IN THE CROSS TREE CENTRE, WRAXALL ON TUESDAY 9 FEBRUARY 2016.

PRESENT – Cllrs. Robinson (Chairman), Malpas, Sage, Amos, King, Mrs Moon, Mrs Vowles, Sheppard, Delmas.

IN ATTENDANCE – D/Cllrs Charles Cave & Kate Stowey, Simon Beck and the clerk.

APOLOGIES - Cllrs. Mrs Lock & Law

PUBLIC – 5 + 2 Police Officers

DECLARATIONS OF INTEREST – 15c Cllr. Amos rents field adjacent to the site; 15f Cllr Mrs Vowles – husband is the applicant; 15 EXTRA, 9 Woodland Way, Failand - Cllr. Mrs Moon is a Neighbour.

12 MINUTES – Add address at 4d. Amend figure of £9000, on page 2, to £4500. Then agreed & signed.

13 CRIME FIGURES – In response to our letter to the Chief Constable, re lack of Police attendance at our meetings and the lack of feedback on reported crimes, Sgt Raby & PC Faithfull attended to explain that the budgets of the Beat & Response teams have been drastically reduced which leads to a reduction in staff and often there is no one to attend our meetings as they are all dealing with incidents. Pill and Dundry have been added to the already busy Redwood Beat. The Beat Officer encouraged being contacted by email if Cllrs. wished to have more information,

Regarding reported incidents – they are prioritised and although they try to attend it is often not possible for low priority cases to be attended’.

Regarding recent vandalism of Lower Failand Telephone Kiosk they have followed up on the Registration plate number given to them by a neighbour. However they are unable to take this further without evidence.

15 PLANNING & ENVIRONMENT

g APPLICATION - 16/P/0127/F – Change of Use of the land from agricultural to private equestrian use; erection of a barn/hay store and creation of a new access onto Bristol Road at the North West corner of the site. Retrospective application for the retention of an equestrian building comprising of 4 no. stables and a tack/store for Ms D Preston, 6 Wetlands Way, Portishead.

MEETING CLOSED 8.03 – Residents addressed the Council and mentioned several points:-
The building which has been erected is ‘totally out of keeping’, Highway safety as the site is only 150yards from a Primary School; near to a busy junction and there would be trailer/lorry movements. It seems they wish to set up a market garden at the other end of the field. The horse shelter is said to be ‘mobile’ but is on a substantial gravel base which would be needed if the shelter were moved. However it is two buildings bolted together and would be very, very difficult to move, if at all. Some statements in the Design Statement are false – e.g. there were no foundations existing on the site before the current owners put in the gravel. The shelter is highly visible from the surrounding countryside and for several miles around. It is contravention of the openness of the Green Belt.

MEETING REOPENED 8.09.

An investigating Councillor said the bottom of the field is a quagmire. If the shelter was moved off the gravel it would sink. These stables have a wooden floor – ideally should be concrete. Not suitable for long term use as stables. The manure could cause problems with flies for the neighbours. Suitable stables should be on the flat. There is a footpath running through the field to Tyntesfield – used by many residents and the school children. The surface was good but is now poor and the sign has been knocked down.

MEETING CLOSED 8:20pm.

MEETING REOPENED 8:21pm

D/Cllr Cave stated that his understanding of ‘mobile’ was to be able to move anywhere on the site. He thought that there should be planning permission for the fencing which has been installed. He said that horses can GRAZE on agricultural land.

A Cllr. queried ‘run off’ as the field is steep.

The applicant intends to make a turning circle but that would mean breaching the **world famous** holly hedge.

This development could set a precedent – before long it could indicate that anyone could build without planning permission.

The Chairman advised that planning law in this case was complex and hence it was helpful to refer to relevant NSC Planning policies.

RESOLUTION – NOT to support.

If the Planning Officer is ‘minded to approve’ D/Cllr. Cave undertook to consider ‘calling it in’ to NSC’s Planning & Regulatory Committee.

14 ISSUES

a ALLOTMENTS

MEETING CLOSED 8.35pm.

Simon Beck (Wraxall Allotments Association) explained that his estimates for hard standing for the parking and the track from the entrance were much less than the Council’s provision.

Cllr. Delmas advised that the Croquet Club’s costs for similar work were in line with the provision.

Cllr Mrs Lock has advised on potential Surveyors. The level of detail in the plan for seeking agreement with the Covenant holder was discussed. It was noted that the WAA needed to establish what funders would consider a grant and how much might be provided but it was recognised that potential funders would not commit to this until the project timescale was clear.

b PYLONS

Mr Ambrose’s report was discussed, noting that Nailsea Town Council had agreed a provision of £5000. D/Cllr. Cave said that we might regret it if we do not find out whether there is merit in a

Judicial Review.

RESOLUTION – Contribute £2000 to help ascertain the JR merits.

c ANNUAL PARISH MEETING – Date set as 3 May in Failand Village Hall (Post Minute note – FVH Booked)

e WEST OF ENGLAND JOINT SPATIAL PLAN - Deferred until March meeting.

f KIOSK – Cllr. Sage now has all the necessary parts to repair the Kiosk. He will attend to the repairs now that his hand is better.

g CROSSING PATROL – Cllr. Robinson had put forward a good case for the patrol but has not yet received a reply from Cllr. Hall at NSC.

D/Cllr. Cave said that NSC are committed to support the patrol until the start of the school summer holiday. There is no confirmation after that date but it may be that funding would be found, not necessarily from NSC. The NSC budgets are being 'knocked back' and difficult decisions have to be made.

Cllr. Robinson had suggested a light controlled crossing (around £30K) but -that the pavement on the south side of the road would need to be widened opposite The Forge so that it would be safe for school children. Cllr. Mrs Vowles felt that a crossing should not be too near the junction of Wraxall Hill.

15 PLANNING & ENVIRONMENT

a P/A DIMENSIONS & SCALE – D/Cllr. Cave said that he continues to pursue this matter. The clerk advised that NSC advice was there was no clear government requirement for dimensions and scale to be included in the plans for Planning Applications.

b E-MAIL PROTOCOL FOR P/As. This item was deferred to the March meeting.

c 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. RECOMMENDATION – SUPPORT.*

d APPLICATION 16/P/0058/F – Installation of 3 no. car park pay and display machines with instruction signage for National Trust, Tyntesfield AND

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

RECOMMENDATION – SUPPORT with the following comments :-

1. In 2009 the National Trust submitted and obtained planning permission for the Home Farm visitor centre and car park. A condition of approval was the submission of a transport plan. The submitted plan estimated that Tyntesfield House and grounds would attract up to 160,000 visitors per year. So far this financial year the number is in excess of 240,000. This success is a positive, however proper consideration and investment is required in the transport infrastructure to ensure compliance with the submitted plan.

2. The Transport Plan states that by 2016, 25% of all visitors travelling to Tyntesfield will do so by sustainable means (coach, bus, bike or foot). This commitment has not been achieved and there are no public plans in place to deliver on the commitment.

3. Four years ago the National Trust discouraged cycle access through Tyntesfield and currently have no public plans for reinstatement. Work to open the estate for cycle access should become a priority if the Trust are to meet the goals set out in their Transport Plan and to meet the conditions of approval for the car park.(Could the Planning Officer consider asking the National Trust to reinstate the cycle path).

f APPLICATION 16/P/0118/F – Construction of a new agricultural track and creation of a new access off Bristol Road for Mr H Vowles, Hazel Farm, Bristol Road, Wraxall.

RECOMMENDATION - SUPPORT

g APPLICATION 16/P/0127/F – Change of Use of the land from agricultural to private equestrian use; erection of a barn/hay store and creation of a new access onto Bristol Road at the North West corner of the site. Retrospective application for the retention of an equestrian building comprising of 4 no. stables and a tack/ store for Ms D Preston, 6 Wetlands Way, Portishead.

Recommendation – see page 1/2.

h APPLICATION 16/P/0130/PDA – Prior notification for the erection of an agricultural storage building for Ian S Ford Building & Planning Ltd., Sutton Farm, Sutton Lane, Butcombe, Blagdon Re Land adjacent to Limekiln House, Portbury Lane, Wraxall.

DETERMINATION RECEIVED FROM NSC – Prior approval is not required – Applicant may now proceed.

i APPLICATION 16/P/0166/F - Proposed development of existing woodland play trail with the construction of a ship balance space, sycamore crow's nest, high ropes rigging, half made dens, forest school space with canopy and an extension to the existing tree house for National Trust at Tyntesfield. RECOMMENDATION – SUPPORT.

j APPLICATION 16/P/0200/F – Erection of family dwelling (Amendment to new house on Plot 3 approved under P/P 14/P/1171/F) for Mrs V Sweetman, re Plot 3 Hillside Nursery, West Hill, Wraxall. RECOMMENDATION – SUPPORT.

k APPLICATION 16/P/0211/F – Retrospective application for the erection of a boundary fence for Mr Jonathan Cleaves, Up Yonder, West Hill, Wraxall.

RECOMMENDATION – Assuming the fence has been erected on the applicants land – Support.

EXTRAS

APPLICATION -16/P/0272/LDE – Certificate of lawful use existing for the continued use of an agricultural barn used for storage for Michael Pearce RE land off Charlton Drive, Wraxall.

RECOMMENDATION – SUPPORT.

APPLICATION -16/P/0278/TPO – T1 –Purple Maple – prune to previous points of reduction; T2 – Laburnum – prune to previous points of reduction for Ms Deborah Lightfoot re 9, Woodland Way,

Failand. RECOMMENDATION-SUPPORT.

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

APPLICATION – 15/P/2596/NMA – Non material amendment to 15/P/1385/F – (Removal of Condition 8 of 15/P/0177/MMA –Variation of Condition 2 of 14/P/1171/F – (Erection of 3 detached chalet style bungalows with associated double garages together with access drives and landscaping following demolition of commercial, residential and ancillary structures) to add basement storage space to Plot 1) remove code 3) and now to amend ridge height, alter windows and doors and remove basement level. – Hillside Nursery, West Hill, Wraxall. DECISION - There is no objection to this amended proposal as shown on the specified drawings.

APPLICATION 15/P/2629/CUPA – Barn at New Holm Farm, Horse Race Lane, Failand.
DECISION – REFUSED.

APPLICATION 15/P/2645/F - Change of Use of land to residential and erection of a fence for Mr A Sergeant, 57 Green Pastures Road, Wraxall. DECISION – CONSENT GRANTED.

APPLICATION 15/P/2767/F – Erection of a conservatory extension following demolition of porch for Mrs J Lineham, Belmont Farm, Belmont Hill, Wraxall. DECISION – CONSENT GRANTED.

16 HIGHWAYS & TRANSPORTATION

a POT HOLES in Woodland Way – Junction with Sixty Acres Close. Reported and works order issued.

b ROAD SAFETY WORKING GROUP – E-mail from James Weelen (sent to all Cllrs. 26/1/2016) and oral report from Cllr. Sheppard who had met with John Painter (NSC). Various items were discussed including access to Forestry Commission car park at the top of Belmont Hill and the installing of a pedestrian crossing on the B3128 by the Bus Shelter and psychological measures, such as removal of the centre white line, except by bends

It is understood NSC will be writing to all Parishes offering the loan of portable Vehicle Activated Signs.

There have been 2 accidents in the 6 months in the Failand Triangle ; one recently by the junction of Flax Bourton Road and Weston Road but it is understood this is not recorded in the Police accident database, as no injuries were incurred; the other due to other circumstances. The Chairman proposed that NSC be invited to reconsider the submission for a reduction in the speed limit along the B3128, particularly at West Hill, although the top of Wraxall Hill, Portbury Lane & Downs School/CHSW are important; this was agreed.

It was thought that there should be Minutes of the Road Safety Working Group. Another meeting is planned.

c ROAD SAFETY ON TOWER HOUSE LANE, WRAXALL. Update. Deferred to March meeting.

17 PROW – No items at this time.

18 MEETINGS – All items - Deferred to March meeting.

- a PLANNING WORKSHOP – 16 December 2015
- b LA PACT meeting 20 January 2016 – Report by Cllr. Sage.
- c COMMUNITY RESILIENCE TRAINING Castlewood 27 January 2016

19 CORRESPONDENCE – All Items – Deferred to March meeting.

- a CLEAN FOR THE QUEEN – Cllrs. see link <http://www.cleanforthequeen.co.uk/home/2365>
- b NALC re Queen’s 90th birthday celebrations .
- c STRATEGIC DEVELOPMENT GROUP – 1 December – Deferred from January meeting.
- d SITES & POLICIES PLAN consultation ends 26 February. (Sent to Cllrs 15.1.2016
- e LETTER from Mr R Smith re Speed on B3128 by Failand Bus Shelter
- f PORTBURY NEIGHBOURHOOD DEVELOPMENT PLAN.

20 FINANCE

- a BUSINESS TELEPHONE LINE – Deferred to March meeting.
- b ACCOUNTS FOR PAYMENT – APPROVED.

Chq. No.	Payee	Details	Amount
2601	Bin-it	Dog Bin emptying – 4/12 – 3/1	62.08
2602	Intouch crm	Web fee – January 2016	35.99
2603	Cllr. Sheppard	Reimburse FVH fee re ‘Speed meeting’	20.00
2604	Bin-it	Dog Bin emptying – 4/1 – 3/2	62.08
2605	Mrs F Shattock	Reimburse stamps 15.12, Talktalk 40.83	55.95
2606	Mrs F Shattock	Net salary	

21 CHAIRMAN’S URGENT BUSINESS. Nil.**22 BUSINESS FOR NEXT MEETING – 14e, 15b, 16c, 18a-c, 19a-f, 20a.**