

**PUBLIC SPEAKING** – Prior to the meeting opening local resident, Mr Brian Jones, addressed the Councillors, speaking against the Planning Application 12/P/1481/LB. The Chairman thanked Mr Jones for his address.

Minutes of the **Wraxall & Failand Parish Council** meeting held at 7.43pm 9 October 2012 in Cross Tree Centre, Wraxall

**Present** – Cllrs. Robinson (Chairman), Ambrose (Vice Chairman), Mrs Shaw, King, Sage, Thompson, Dr Pratt, Law, and Delmas.

**Apologies** – Cllrs. Mrs Moon, Sheppard; D/Cllr. Cave & Liaison Officer Richard Blows.

**In Attendance** – Ian Malpas, PC Adam Clarke and from 8pm D/Cllr Bob Cook (after LAF meeting)

**Public** – David Whittlestone (Rotary) & Brian Jones (Watercress Farm)

**Declarations of Interest** – Cllr. Dr. Hugh Pratt 55b, Cllr. Delmas 55e.

**53 CRIME FIGURES** – 3 crimes since the last meeting.

Attempted theft – Charlton Drive – vehicle came out – people trying to take 'floor saw'. Vehicle reg. taken so Police are pursuing the matter.

Theft of electric fence, battery & energiser unit.

Domestic assault on Tyntesfield estate. Male was hit by a stick – injured shin.

Cllr. King said that Horses have been 'spooked'. Possibly someone trying to catch the horses to take the rugs. Also someone seen walking in the fields, naked.

**54 ISSUES**

- b PYLONS – Update. There will be a 6 week consultation period from 6 November when NG will announce the route, under-grounding and sealing compounds. There will also be a briefing by NG to all NSC Council Members on 13 November 2012 in Old Council Chamber, WSM. Following this NSC will agree their response at the Planning & Regulatory Committee on 5 December 2012.

Cllr. Ambrose explained that a meeting between Dr Liam Fox, Denis Henshaw, John Penrose and others is still to be arranged.

There is a 26 page draft 'Consultation Critique Stages 1 & 2' circulated by NG. Copies to be made for various Cllrs.

Cllr. Pratt said that he was waiting for quotes re GIL from other competitors.

The PC is a strategic consultee but not for decision. Cllrs. Ambrose & Pratt to go to the NSC meeting 13 October. Western Power meeting – we should be represented. Maybe Cllr. Ambrose.

**57 PROW**

MEETING CLOSED 8.08PM

- a CIRCULAR WALK FOR WHEELCHAIR USERS – Mr Whittlestone (Mr W) – Nailsea Rotary.

Mr Whittlestone explained that he wished to establish a 3m circular walk, around the Nailsea / Wraxall area, suitable for wheelchairs. He has identified the route but some of it is not walkable at present. He showed his plan and indicated 'a bit of a field' which he thought belonged to Chris Wyatt. Cllr. Ambrose said that Mr W. could get onto the Sustrans route; could get more into the countryside. He felt that the LAF could help. D/Cllr. Cook suggested that Mr W could contact Leo Taylor of NSC. Cllr. Dr Pratt mentioned the cost which may be incurred. Cllr. Sage said that it could be a permissive path.

Mr W. thanked the Cllrs. For their help. Cllr. Robinson offered to help and will contact Mr W..

**54 ISSUES**

- a WEB SITE – The Web is up and running. Locals think it is good. This is our primary method of communicating with residents. We could take advantage of Social Media. He asked Cllrs. To think about what they want to put on it. Items which could be included – Pylons – Traffic – Road Closures – Crime figures. Cllr. Ambrose felt that we should find a young person to put things on the Web. (Content Manager)

**CLLR. AMBROSE LEFT THE MEETING – 8.30PM**

Failand Broadsheet could be used to advertise the fact that we have a Web site and of the address. Clerk to arrange this for the November/December issue.

Cllr. Dr Pratt thought that we could use banners to advertise the site. Cllr. Robinson will get in touch with NS Times, there being no publication to cover Wraxall.

- c CODE OF CONDUCT – I am still awaiting Members Interest Forms from Cllrs. Delmas & Mrs Shaw. Cllr. Delmas handed his form to the Clerk Cllr. Mrs Shaw asked for a further copy of the sheets re Members Interest Form.
- d BACKWELL NEIGHBOURHOOD PLAN – Consultation period ends 26 October 2012 This was forwarded to Cllrs. on 24 Sept. 2012 but a further circulation to be made. D/Cllr. Cook suggested we contact LA clerk re input but Cllr. Robinson said he had already been in touch with their clerk.

**55 PLANNING & ENVIRONMENT**

Item a had already been recommended to NSC to meet their deadline.

- a APPLICATION – 12/P/1446/TPO – T1 – Oak – Storm Damaged Oak, thin, reduce crown by 2m and reshape, tidy stubs and fallen limb at The Chantry, Sandy Lane, Lower Failand.  
RECOMMENDATION – No objection to removal of storm damage and tidying the tree.

- b APPLICATION 12/P/1481/LB – Rebuild pump house from ruins – Cllr. Hugh Pratt, Tyntesfield Springs, Bristol Road, Wraxall.  
Cllr. Dr Pratt was allowed 3 minutes to explain the application – The Environment Agency have examined this in detail and monitored the sluice. They have keys to get into the sluice house. the floor in Watercress Farm is not quite level. There is no problem with the water – Drains & ditches and water extraction have been looked at by 4 different agencies, however, others can turn on the sluices whilst he is not on site. He explained how the 'lake' water comes in and goes out of the lake. The lake is fed by 2 springs – 50% of the incoming water goes across and out whilst 50% goes into the lake then rejoins the other water and all the water then proceeds on its way as it would if the lake were not there.

**CLLR. DR PRATT WAS THEN ASKED TO LEAVE THE ROOM WHILST CLLRS. CONSIDERED THE APPLICATION.**

Cllr. Law said that as long as Cllr. Pratt complied with the guidelines he could see no problem. It was hardly seen by anyone, would not be an eyesore and should be quite an attractive building.

Mr Jones says it will be used but Cllr. Pratt says not. The Environment Agency are very involved. Cllrs. Law, & Robinson are happy to approve if Listed Building conditions are met and Environment Agency are in agreement,

RECOMMENDATION - Cllr. Law recommended Support if LB conditions are met and Environment Agency are in agreement. Voting – Unanimous.

- c APPLICATION 12/P/1495/F – Conversion of existing agricultural barn to a dwelling including a treatment plant, parking and a turning area for Derek Walker re Barn at New Holm Farm, Horse Race Lane, Lower Failand.

Cllr Thompson said that this can only be improved by this P.A.

The barn looks residential. It was explained that it was a barn – was made residential without permission and became derelict.

There is concern re parking and the ownership of the land designated as parking area. The New Holm Farm, owned by the same person as the barn, was built over a ROW. It was felt that this should be rectified at the same time .

RECOMMENDATION – If the parking concern and the ROW could be resolved then Cllrs. would support the application. Voting 6 to Support – 2 Abstentions.

Item d had already been recommended to NSC to meet their deadline.

- d APPLICATION 12/P.1503/F – Erection of a two storey rear extension for Mr & Mrs Wilkinson, 2 Moat Cottages, Clevedon Road, Wraxall.  
RECOMMENDATION – Support.
- e APPLICATION 12/P/1550/F – Erection of an Oak framed garage building with home office/storage area over. Resubmission of application 12/P/0844/F for Mr M Rushin, The Copse, Tower House Lane, Wraxall

RECOMMENDATION - As Investigating Councillors visited the site and sought neighbours views in relation to 12/P/0844/F; no further visits were considered necessary. The building proposed in PA 12/P/1550/F appears more substantial than that in PA 07/P/1290/F. There are trees to the south of the proposed building, which would obscure light to the home office above the garage. This area of the site is already shaded by the trees adjacent to the lane. As the proposed building has a separate drive and parking to that used by the main house, Investigating Councillors were concerned that the home office (50 m<sup>2</sup>) could possibly be adapted in future as a residence, which would be inappropriate development in the Green Belt and, if this was not agreed, then it is recommended that a Condition be imposed precluding residential use. Wraxall & Failand PC Decision- Not to support.

- f APPLICATION 12/P/1560/TPO – T1 – Beech – Crown reduce by 20%, 2 Bowden Way, Failand.

RECOMMENDATION – Support

- g APPLICATION – 12/P/1649.F – Erection of raised veranda decking area to rear elevation and porch to front elevation for Mr R Bowden, Crofters Lodge, Tower House Lane, Wraxall

RECOMMENDATION - Support

- h APPLICATION 12/P/1664/F – Construction of glazed extension to south elevation for Mr J Clarke, Combe Gate, Tower House Lane, Wraxall.

RECOMMENDATION – Support

- i APPLICATION 12/P/1669/F – Raise main ridge height of property for Mr M Wilson, Wynscote, Bristol Road, Wraxall .

RECOMMENDATION – This has only been slightly reduced from the previous P/A. Considered over development in the Green Belt.

Intrusion on other properties (because of the lie of the land)

If NSC are minded to approve - we ask that they visit the site before they do so.

REJECT

- j APPLICATION 12/P/1671/F – First floor side extension to existing single storey rear extension pitched roof with single storey rear extension & internal alterations for Simon Lee, 15 Woodland Close, Failand

RECOMMENDATION -This application addresses the problems raised in the previous application. There will now be a reasonable gap between the end wall and the neighbouring property. Neighbours felt it was a big improvement but were still concerned re loss of light. However, Councillors did not feel that their objection was strong enough.

SUPPORT

- k Clerk reported on decisions made by NSC on items previously considered by this Parish Council plus Notice that a TPO has been placed on the remaining Oak tree at Oaklands, Tower House Lane, Wraxall.

Cllr. King queried an amendment to the P/A at 5 Clevedon Road, Failand. Clerk to investigate. Also he said that the replacement building at Gowan Croft, Church Lane, Failand is not being built on the original site. (On investigation it would appear that the building now taking place is permitted development for garage & store, not the replacement dwelling)

Cllr. Robinson was thanked for the presentations he gave on the projector,

- 52 MINUTES** – The Minutes of the meeting held on 11 September 2012 in Failand Village Hall were agreed and signed

## **56 HIGHWAYS & TRANSPORTATION**

- a Problems with Drainage. This had been included at the request of Tony Tavener & Bill Frappell. As neither were present the clerk explained that this was about water coming down Wraxall Hill. D/Cllr. Cook said that Messrs Tavener & Frappell were meeting with a NSC engineer the following day.

Due to lack of time Items 57 b-f; 58 a-d & f; 59 a-c were postponed until the following meeting.

## **57 PROW**

- a CIRCULAR WALK FOR WHEELCHAIR USERS – Mr Whittlestone – Nailsea Rotary. See earlier.
- b OPEN SPACES SOCIETY re Grant.
- c WALK TO SCHOOL - Update
- d RIVERSIDE WALK – Update
- e ORDER RE DIVERSION of part of LA 20/76 – the Paddocks, Horse Race Lane, Failand  
EXTINGUISHMENT of part of LA 20/75 – The Paddocks, Horse Race Lane, Failand  
OBJECTION BY 25 OCTOBER 2012
- f DECISION OF PLANNING INSPECTORATE RE LA20/79 50 CHARLTON DRIVE, WRAXALL.  
“I have confirmed the Order subject to the modification that I formerly proposed”.
- g FESTIVAL CYCLE WAY- There had been an issue but it has been resolved. There should be an article in the Evening Post tonight,

## **58 MEETINGS**

- a COMMUNITY LAND TRUST EVENT 24 September 2012 (Cllr. Law)
- b PCAA – 25 September 2012
- c LA Neighbourhood Plan - Report
- d ALCA AGM 6 October 2012 Bradley Stoke
- e ALCA NS AREA GROUP – 17 October 2012 New Council Chamber, WSM. Tour of New NSC facilities at 6.15pm – meeting at 7.00pm. Cllr. Robinson will attend.4
- f ELECTORAL REVIEW OF NS – LGBCE (D/Cllr. Cook)

## **59 CORRESPONDENCE**

- a ADVICE MATTERS – OCT 2012
- b COUNCIL TAX SUPPORT UPDATE (E-mail re. this item forwarded 4.10.12)
- c SENIOR TREE OFFICER NSC – re. Tree fungus Chalara Fraxinea.

**60 FINANCE**

- a SET A DATE FOR BUDGET & GRANTS MEETING – November 20. Cross Tree if available.
- b ACCOUNTS FOR PAYMENT – Approved unanimously.

Chq. No.	Payee	Details	Amount
2219	Intouch crm	September payment	£35.99
2220	OCS	Dog Bin emptying – August	£43.20
2221	ALCA	Sub 1.9.12 – 31.3.13	£191.06
2222	Landscape Services – (6 of 7)	Grass Maintenance - September	£238.68
2223	Mrs F Shattock	Reimburse – Carriage on Viking order 3.48; Recorded Delivery £1.55; Waitrose e-mail address £1.69; Talktalk £41.35	£48.07
2224	Mrs F Shattock	Net Salary – September	£893.07
2225	HMRC	Tax & NIC July - September	751.37

**61 CHAIRMAN'S URGENT BUSINESS – Nil.**

**62 BUSINESS FOR NEXT MEETING – 57 b-f; 58 a-d & f; 59 a-c.**