

MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND THE MEETING OF THE PARISH COUNCIL AND ANY MATTER MAY BE BROUGHT TO THE ATTENTION OF THE PARISH COUNCIL NOT LESS THAN 3 DAYS BEFORE THE MEETING. ANY NOTICE OF MOTION HOWEVER MUST BE RECEIVED IN WRITING BY THE CLERK NOT LESS THAN 3 DAYS BEFORE EACH MEETING.

Dear Sir You are summoned to a meeting of the **Wraxall & Failand Parish Council** to be held in Cross Tree Centre at 7.30pm on 9 August 2011. Clerk

DRAFT AGENDA

Any item which has been reported to North Somerset Council, decisions made by them and any items of interest which do not require decisions, and are for information only, will be in italics.

The Chairman will take Apologies & Declarations of Interest in the items below.

78 MINUTES – The Minutes of the meeting held 12 July 2011.

79 CRIME FIGURES

80 ISSUES

- a) PYLONS – Update
- b) WEB SITE – Update
- c) MILLENNIUM GREEN – Update
- d) LAND AT LODGE LANE
- e) ESTUNE (Cllr. Ambrose)
- f) OLD BARN - NOISE

81 PLANNING & ENVIRONMENT

- a) to g) already reported to NSC.
- a) *APPLICATION 11/P/1172/TPO – T2 – Birch – Fell at Manor House, 1, Manor Way, Failand*

RECOMMENDATION – Investigating Cllrs. went to site and were told that there were actually SEVERAL trees to be felled. They support the felling of one Birch but ask that the Tree Officer Clarifies the number of trees to be felled before making a decision.
- b) *APPLICATION 11/P/1179/TPO – T1 – Oak – Fell. T2 – Chestnut – Fell.at 26a Belmont Drive, Failand.*

RECOMMENDATION – Councillors support the felling of the Chestnut Tree, which appears to be dying. However they do NOT support the felling of the Oak tree.
- c) *Planning Application: 11/P/1180/F - Applicant : Mrs D Cox, 3 Failand Estate, Lower Failand.*
Subject: Proposed removal of part of ground floor wall and windows to rear and insertion of full height glazing doors, create steps to patio
Councillors CA, RD & DR visited the site at 5.25 pm on 22 Jul, noting that there had been a previous application and appeal in relation to a proposed Orangery (Planning Application: 10/P/0849/F). They were shown the area by Mr & Mrs Cox and discussed the application. The additional patio doors will allow more light in the kitchen/dining area
Mindful that the PC supported the previous application, that this is not overseen by neighbours and has less visual impact, Councillors supported the application.
Views from neighbours were sought from Councillor RK on 25 July he advised that there were no objections and they were also supportive.
Recommendation by Investigating Councillors - To support.

- d) *APPLICATION 11/P.1193/F - Change of use of existing agricultural barn and land to provide stables and equestrian use for Mr & Mrs Stables re Barn next to Meadow Barn, Horse Race Lane, Failand.*
RECOMMENDATION - Councillors are very concerned in respect of the solar panels which will be very intrusive on the eye from the countryside and the nearby footpath (LA20/72).
They SUPPORT the proposal for the Barn but DO NOT support the solar panels.

E-MAIL FROM MARK LEWIS

- e) *Application: 11/P/1245/F- Mr & Mrs D Wyatt, Birdcombe Farm, Tower House Lane, Wraxall Change of use and alteration to 2 traditional stone agricultural building to create 3 dwellings and 3 work units together with associated landscape works including reinstatement of a walled garden. Removal of units E, F & G and restriction in units H, J & K to ensure use for non-livestock agricultural purposes.*

Investigating Councillors: HP, DR and JT

*Councillors CA, HP, DR and JT visited the site at 7 pm on 26 Jul, met Mr & Mrs D Wyatt and discussed the application with them. Councillors HP and JT were conversant with the plans, which were very similar to Planning Applications: 10/P/1332/F and 10/P/1334/LB. The recommendation by Investigating Councillors for these previous applications was that they were not inclined to support them in their present form but approved in principle. The decision of W&F PC a year ago was **not** to recommend.*

The previous report recognised that this was an important site and that a coherent plan was needed for its improvement that will involve change of use. Investigating Councillors were sympathetic to re-development of the listed barns, which clearly cannot continue in their present function. However, a number of matters are unclear.

As a PC we are unsure of the latest planning policy regarding barn conversions in the Green Belt. There were still too many unanswered questions or contradictions on the application regarding the surrounding area and farm buildings to support the previous application.

Planning Application: 11/P/1245/F contains a marketing report and the same drawings as in 09 plus revised plan drawings for the site showing the removal of units E, F & G and restriction in units H, J & K.

Investigating Councillors (HP/JT/DR) for this application considered that the revised plans were still not coherent and there was some ambiguity. Unit C is not owned by Mr & Mrs D Wyatt. Unit D is owned by them but it is intended to remain unchanged. Investigating Councillors suggested that conversion of Unit D could be considered as part of the application, and that the work/live units might be more marketable if units H, J & K were removed / re-sited. If these units were to remain (as per the application) then the statements and arrows on the drawings for agricultural access give rise to confusion and introduce further questions. It was thought that for unit B stone work would be more in keeping with the rest of the development, rather than timber cladding. Disabled access is considered for some work units but this does not appear to be consistent in the development of the barn conversion.

The marketing letter and statement from the agent gives rise to further questions, such as what is the preferred approach? Is it a Sale of the whole or is it leisure rental or housing? We anticipate this confusion will be in potential investors' minds.

The Application form item 9 refers to NO demolition yet in the Design and Access Statement it makes reference to demolition.

On completion of the site visit Cllr. DR undertook to seek advice from the NSC Development Management Group. Peter Davey, the Senior Planning Officer associated with this Application was not available. Mike Cole, the Principal Planning Officer, offered the following advice on the guidance for conversion of barns from agricultural use in the Green Belt:

- Favourable consideration would be given for business use, which includes holiday lets*
- Live/work unit conversions had not been 'tested' in Planning Applications*
- Affordable Housing in the Green Belt was preferred within settlement boundaries*
- Conversions of listed agricultural buildings would be unlikely to be economic to be marketed as Affordable Housing*

Mindful that the plans and documentation in current application are broadly similar to the previous application, views from neighbours were not sought. Given the issues raised above, and that the PC can only respond to what is placed before it, Investigating Councillors were again supportive in principle but not inclined to support the application in its present form.

Recommendation by Investigating Councillors: Not to support

- f) *APPLICATION 11/P/1250/F - Erection of a timber horse trailer outbuilding for the purpose of storing two horse trailers for Mrs C Waugh re GLB's, Horse Race Lane, Failand.*

RECOMMENDATION - Cllrs. were supportive of this proposal so long as it is restricted to two trailers, within the outbuilding, but none to be stored outside the building.

- g) *APPLICATION 11/P/1252/LDE - Certificate of Lawful Development Existing for the reconstruction of barn and refurbishment of stables providing 8 no. stables for equestrian use for Mr D Downton re Land off Whitehouse Lane, at Cuckoo Lane Junction, Whitehouse Lane, Wraxall.*

RECOMMENDATION - Support.

AND IF READY

- h) 11/P/1308/F – Erection of gates and piers, replacement front porch, 2 no. dormers to front elevation with conversion of roof space, single storey extension to existing detached double garage to provide parking for total of 6 cars and to include 2 no. dormer windows to east elevation for solely domestic use in association with existing single dwelling and erection of a two storey rear extension for Mr & Mrs Mackendrick, Cedar Court, Lodge Lane, Wraxall. (Cllrs. Ambrose, Law & Pratt).
- i) APPLICATION 11/P/1312/f – Proposed removal of 3 no. redundant power line poles. Erection of a new twitcher hide to be supported on 3 no. power line poles for Mr & Mrs Pratt re Tyntesfield Springs, Bristol Road, Wraxall. (Cllrs. Ambrose, Law +1)
- j) APPLICATION 11/P/1332/F – Erection of cafe and toilet building with associated access track following excavation and levelling of site for use by visitors to Zoo Farm with change of use of existing cafe to shop and existing shop to classroom for Noah's Ark Zoo Farm, Moat House Farm, Clevedon Road, Wraxall. (Cllrs. Sheppard, Thompson + 1)
- k) APPLICATION 11/P/1356/F – Construction of private access track for use in association with construction of private fishing lake and hard surfaced parking area for 5 cars for Mr H Pratt re Tyntesfield Springs, Bristol Road, Wraxall. (Cllrs. Ambrose, Law + 1).
- l) *Clerk will report on decisions made by NSC on applications previously considered by this PC.*

82 HIGHWAYS & TRANSPORTATION

- a) Re. POT HOLES MARKED WITH YELLOW PAINT
- b) FLOODING IN LOWER FAILAND

83 PROW

- a) SECTION 30 implementation.
- b) IMPLEMENTATION COMMITTEE - Report.
- c) Draft Agreement to BRIDLEWAY THROUGH TYNTESFIELD – Report of meeting 27 July..

84 MEETINGS

- a) IMPORTANT NETWORK MEETING 15 JULY – Report.

85 CORRESPONDENCE

- a NORTH SOMERSET TRAVEL MAP
- b SEVERN ESTUARY FORUM 2011
- c TWO NEW CONSULTATIONS ON GREES AND GREEN SPACES

86 FINANCE

a) ACCOUNTS FOR PAYMENT

Chq. No.	Payee	Details	Amount
2089	HM Revenue & Customs	NIC Apl – June	197.88
2090	Playsafety Ltd (formerly ROSPA)	Annual Inspection of Millennium Green	£75.60
2091	Avon Wildlife Trust	Subscription	£48.00
2092	Landscape Services(South West) Ltd	Grass maintenance – July	227.32
2093	Mrs F Shattock	Reimburse – Unpaid postage 1.36 Computer work 77.00, Envelopes 1.50, Staples 2.00, Labels 2.50, charge for retaining 'Waitrose' in e-mail 1.69, Talk Talk phone line, calls & broadband 40.55.	126.60
2094	Mrs J Cobb	Safety Reports Mill. Green – July	£40.00
2095	Mrs F Shattock	Net Salary	975.07
2096	Fountains Environmental Ltd	Dog Bins – April	£21.60

TOTAL EXPENDITURE £ 1712.07

CURRENT ACCOUNT £ 4068.18

BUSINESS RESERVE £ 44431.32

87 CHAIRMAN'S URGENT BUSINESS**88 BUSINESS FOR NEXT MEETING**