

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD IN THE CROSS TREE CENTRE AT 7.30PM ON TUESDAY 14<sup>th</sup> MARCH 2017

**PRESENT:** Cllrs. Robinson (Chairman), Mrs Lock (Vice Chairman), Malpas (Vice Chairman), Amos, Delmas, King, Law, Mrs Moon, Sage, Sheppard and Mrs Vowles. Parish Clerk – Tony Jay.

District Cllr Cave arrived during the meeting.

**42 TO INVITE PUBLIC SPEAKING – To hear any person who wishes to address the Council**

The applicant for planning application 17/P/0357/F addressed the meeting.

**43 TO RECEIVE APOLOGIES FOR ABSENCE**

District Cllr Stowey has given her apologies. District Cllr Cave has been delayed and will be arriving during the meeting.

**44 TO RECEIVE MEMBERS' DECLARATIONS OF INTERESTS ON ANY AGENDA ITEM**

No declarations were received.

**45 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 14<sup>th</sup> FEBRUARY 2017**

**It was unanimously resolved** to approve the minutes as a correct record, with one minor amendment.

The Chairman signed the minutes as being a correct record.

**46 TO NOTE AND COMMENT ON PLANNING APPLICATIONS**

17/P/0357/F. Sunnypatch, West Hill, Wraxall BS48 1PN. Erection of a detached 4 bedroom dwelling with associated landscaping. Works to include the demolition of existing building and associated outbuildings and structures.

**It was unanimously resolved** that the Parish Council are not able to support the application, as the proposed dwelling is considerably larger in volume than that allowed by the National Policy Framework paragraph 5.10 and the Local Planning Policy RD/3 section 5.7 which relate to development in the green belt.

The Parish Councillors commented that they supported the improved vehicular access to the plot; the improvement to the street scene, and the suitability of a new dwelling on a large plot. If a new proposal for a smaller dwelling was re-submitted then the Parish Council would be prepared to reconsider their decision

17/P/0413/F. 23 Hill Drive, Failand, BS8 3UX. Erection of a detached garage.

**It was resolved** to support the application (10 in favour, 1 abstention).

17/P/0424/TPO. 33 Riverway, Nailsea, Bristol, BS48 1HZ. T1 walnut - Crown reduce by 1.5m; T2 oak- reduce crown over building by 2.75m; T3 oak - reduce crown over garden towards house and over neighbouring property by 3m; T4 oak - crown reduce over garden by 3m in balance with work to T3

**It was unanimously resolved** to support the application.

District Cllr Cave joined the meeting at this point.

17/P/0489/F. 45 Clevedon Road, Failand, BS8 3UL. Variation of condition No. 6 on application 15/P/1684/F (Removal of conditions 2, 3, 4 and 5 of planning permission

10/P/1084/F (Demolition of existing bungalow and erection of 2no. detached 1.5 storey dwellings) which relate to the provision of a 'work unit'.) to allow replacement of existing privet hedge with an English Yew

**It was unanimously resolved** to support the application.

17/P/0500/TPO. THE COTTAGE, Oxhouse Lane, Failand, Bristol, BS8 3SL. T1 pine - fell; T2 horse chestnut - reduce stem by approximately 3-4m

**It was unanimously resolved** to support the application.

#### 47 TO NOTE PLANNING DECISIONS MADE BY NORTH SOMERSET COUNCIL

16/P/2184/F - Rectory Stables, Bristol Road, Wraxall, BS48 1LE. Change of use of land from agricultural to equestrian together with the retention and relocation of stables and feed store to the south east corner of site with access via existing agricultural access from Bristol Road. BS20 6RA **REFUSED**

17/P/0074/F. The Laurels, Lodge Lane, Wraxall BS48 1BJ. Erection of 1no. dwelling. **GRANTED**

17/P/0105/TPO. Draycott, Lodge Lane, Wraxall, BS48 1BJ. T2 and T4 Monterey cypress - reduce lateral crown over driveway by 2.5-3m to previous pruning points and crown lift to 3- 4m. Reduce lateral crown over garden to North; T5 ash - remove stub/branch. **REFUSED.** However, permission for part of the proposal or for a lesser proposal is **GRANTED.**

The decisions were noted.

#### 48 TO RECEIVE THE CLERK'S REPORT

The Clerk stated that an experienced auditor, Richard Young, would be prepared to carry out the annual internal audit for a fee of around £50.

**It was unanimously resolved** to request Richard Young to carry out the audit.

The Parish Council's insurance policy is due for renewal.

**It was unanimously resolved** to renew the Parish Council's insurance policy with Zurich Insurance.

The grass cutting contract is due for renewal.

Cllr Sage declared an interest.

The Clerk will circulate the schedule of work to all Councillors for any comments to be made regarding whether the amount and location of cuts is sufficient.

**It was resolved** (10 in favour, 1 abstention) to offer the contract for tender for a three year period, and to ask the existing contractor to continue on a temporary basis until the new contract is awarded.

The Parish Councillors agreed which policy they would review individually, and they will report their findings to the April meeting.

Cllr Malpas stated that he is investigating problems regarding the broadband speeds in Failand.

**49 TO RECEIVE UPDATES ON THE FOLLOWING ISSUES:****a SCHOOL CROSSING PATROL**

District Cllr Cave gave an update regarding the school crossing patrol. Cllr Cave said that South Gloucestershire District Council have been asked to advise regarding the feasibility of the installation of the crossing. An independent local authority needs to give their approval of this proposal before it goes ahead. The decision of SGDC should be imminent.

The Chairman has asked the school to contact the local charities asking for a donation towards the cost of the crossing patrol. A donation may be possible this year, but this may not be possible in following years if the new crossing has not been installed by then as this would be against the laws of the charity commission.

The Chairman will enquire with the school to ask if they have approached the diocese for funding.

**It was unanimously resolved** to donate £1,400 towards the funding of the crossing patrol for 2017/18, when a request for a donation is received by the Clerk.

**50 TO RECEIVE AN UPDATE REGARDING HIGHWAYS & TRANSPORTATION**

Cllr Sheppard gave a detailed update regarding the results recently recorded by the VAS which had been loaned to the Parish Council by NSC. This was used at two locations within the Parish, and in summary it recorded a very large number of vehicles exceeding the speed limit. The VAS is not a current model, and so the results cannot be completely relied upon. The results showed that there were as many speeding vehicles in Wraxall as there were in Failand.

The loaned unit cannot give enough information for the Parish Council to make an informed decision regarding whether a VAS should be purchased. The Clerk was asked to contact Long Ashton Parish Council to enquire whether their VAS could be loaned again, as this is a more modern VAS which would provide more data.

The condition of Beggar Bush Lane is extremely poor. It is in a terrible state, and is dangerous and needs to be completely resurfaced. The condition of the road surface near to Redwood Lodge is also appalling, and the subsurface is now showing. This also needs to be completely resurfaced. District Cllr Cave confirmed that he had raised the issue of the condition of these roads with the Highways Department a number of times, but he has received no explanation why repair work has not taken place.

Cllr Moon will be speaking to Gregg Brake at one of his regular surgeries at Long Ashton Library to voice these concerns.

*(NB. Following the meeting the Parish Council has been informed that urgent patching and draining repairs will be taking place on 22 March)*

The Clerk was asked to chase David Bailey at NSC for a response in regard to the proposed traffic calming scheme at Failand triangle.

On 8<sup>th</sup> April the 'Tour of Bristol' charity bike ride will be passing through Failand. There will be in the region of 700 cyclists. This event will be publicised on the Parish Council website. The Clerk will enquire with the organiser of the event regarding safety issues.

Fly tipping has been taking place in Horserace Lane and Oxhouse Lane. The Clerk advised that any fly tipping should be reported on the NSC website, as the individual making the report needs to provide their personal contact details and the precise location of the problem.

**51 TO RECEIVE AN UPDATE REGARDING PUBLIC RIGHTS OF WAY**

Cllr Sheppard spoke regarding the issue of the permissive path on the field south of Wraxall School. He is awaiting a reply from Cooper and Tanner to give permission to use a tiny piece of land to enable a gateway to be installed. The cost of the gate is likely to be in the region of £550.

**It was unanimously resolved** to approve the payment for the gateway to be installed when permission has been granted.

**52 TO RECEIVE REPORTS FOLLOWING ATTENDANCES AT MEETINGS**

No reports were received.

**53 TO RECEIVE AN UPDATE REGARDING ENFORCEMENT ISSUES IN THE PARISH FROM THE DISTRICT COUNCILLORS**

District Cllr Cave gave an update regarding outstanding enforcement issues.

**54 TO CONSIDER THE PARISH COUNCIL'S RESPONSE TO THE HOUSING WHITE PAPER LAIS1396**

This will be adjourned until the April Parish Council meeting.

**55 TO CONSIDER THE PROPOSALS OUTLINED BY THE NATIONAL TRUST IN REGARDS TO TYNTESFIELD**

Cllr Ian Malpas has met with Mik O'Connell of the National Trust. The Trust has two major projects underway at the moment: The replacement of the fire alarm system in the house and the restoration of the lake.

The project to improve visitor facilities has been delayed. Fifteen possible proposals have been put forward by the architects and the project team are evaluating their relative merits. The Trust will meet with NSC planning officers early in April to discuss the proposals and gain an understanding of which developments may be permitted.

Mik has presented two options for improving visitor access. The first option is a new roundabout at the top of Portbury Lane and a new access road, the second option is the widening of the main driveway. It appears that the widening of the driveway is currently the preferred option.

Cllr Malpas has been invited to be join a focus group of volunteers within the Trust.

**56 TO CONSIDER WHETHER THE PARISH COUNCIL WISHES TO PAY AN ADDITIONAL COST OF £30 PER MEETING TO USE THE PROJECTOR AT THE CROSS TREE CENTRE**

The Chairman stated that the Cross Tree Centre Management Committee would now be prepared to lower the charge to use the projector to £5 per meeting.

**It was unanimously resolved** to pay the additional charge of £5 per meeting for the use of the projector.

**57 TO CONSIDER THE FORMAT OF THE ANNUAL PARISH MEETING TO BE HELD ON 2nd MAY 2017 IN THE CROSS TREE CENTRE**

It was decided to ask Sarah Merriman, General Manager NT Tyntesfield to attend the meeting to provide a summary of the proposals that are being proposed. Cllr Delmas will ask Sarah to attend.

**58 TO NOTE CORRESPONDENCE RECEIVED**

- a UPGRADE OF FOOTPATH LA20/63 (OXHOUSE LANE, FAILAND) TO BECOME A BRIDLEWAY

The upgrade was noted.

**59 TO APPROVE BILLS FOR PAYMENT**

Chq No.	Payee	Details	Amount
2726	Anthony Jay	Mileage £15.30; Home working allowance £19.50; Mobile phone £1.67; Stamps £7.83	£36.47
2727	Cathryn Butler	Contracted services	£137.50
2728	Failand Village Hall	Hire of hall for meetings in 2017	£135.00
2729	ALCA	Annual subscription	£438.36
2731	In Touch	Monthly website renewal fee Dec 16; Jan 17; Feb 17; March 17	£143.96
2732	E. Sage	Street furniture maintenance	£240.00
2733	Cross Tree Centre	Room hire	£450.00

**It was unanimously resolved** to approve the payments.

The Clerk provided an analysis of the payments and budgets for the present year.

A statement will be issued on the Parish Council website explaining to Parishioners the reasons why the Parish Council's precept demand has been increased for 2017/18.

**60 TO RECEIVE THE CHAIRMAN'S URGENT BUSINESS.**

There was no urgent business.

**61 TO AGREE AGENDA ITEMS FOR THE NEXT MEETING**

Agenda item 54 will be adjourned until the next meeting.