

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD AT WRAXALL CROSS TREE CENTRE AT 7.30PM ON TUESDAY 8th MAY 2018

PRESENT: Cllrs Malpas (Vice Chairman), King, Law, Parsons (from agenda item 89/18), Robinson, and Sage.

Parish Clerk – Tony Jay.

In the absence of the Chairman, the meeting was chaired by Cllr Malpas.

80/18 TO ELECT A CHAIRMAN FOR THE FORTHCOMING YEAR

It was unanimously resolved to elect Cllr Mrs Lock as Chairman.

81/18 TO REQUEST THE ELECTED CHAIRMAN TO SIGN THE DECLARATION ACCEPTANCE OF OFFICE

Cllr Mrs Lock was not present at the meeting, and will be asked to sign the declaration as soon as possible.

82/18 TO ELECT A VICE CHAIRMAN, OR VICE CHAIRMEN FOR THE FORTHCOMING YEAR

It was unanimously resolved to appoint Cllrs Malpas and Sheppard as Vice Chairmen.

83/18 TO REQUEST THE ELECTED VICE CHAIRMAN OR CHAIRMEN TO SIGN THE DECLARATION OF ACCEPTANCE OF OFFICE

Cllr Malpas signed the declaration. Cllr Sheppard was not present at the meeting, and will be asked to sign the declaration as soon as possible.

Cllr Malpas expressed the view that this role should be recycled on a regular basis and other Parish Councillors should consider becoming Vice Chairman in the future.

84/18 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Amos, Delmas, Mrs Lock, Mrs Moon, Sheppard and District Councillors Cave and Stowey.

It was unanimously resolved to approve the apologies.

85/18 TO RECEIVE MEMBERS' DECLARATIONS OF INTERESTS ON ANY AGENDA ITEM

Cllr Sage declared an interest in agenda item 98/18.

Cllr Malpas declared an interest in planning applications 18/P/2638/FUL, 18/P/2148/FUL and 18/P/2149/LBC.

86/18 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 10th APRIL 2018

It was unanimously resolved to approve the minutes.

87/18 TO INVITE PUBLIC SPEAKING

There were no members of the public present.

88/18 TO APPROVE BILLS FOR PAYMENT

A schedule of all invoices and payments had been previously circulated to the members of the Finance Committee

Chq No.	Payee	Details	Amount
2833	Anthony Jay	Mileage £32.40; Home Working Allowance £18.00; Mobile phone £4. Ink cartridge £29.99; Box files and folders £6.49; Reimbursement of £120 paid in cash to Councillors for printing expenses; Reimbursement of £10 to Cllr Robinson for APM banner	£220.88
2834	Bin-It	Dog bin emptying	£84.65
2838	David Seabright	Internal audit	£360.00
2839	Touchwood	Removal of unsafe basket swing	£156.00
2840	Westcotec	VAS purchase	£3780.
DD	In Touch	Website hosting and email address costs	£113.39

The Clerk had provided a summary of receipts and payments for the present financial year.

It was unanimously resolved to approve the bills for payment.

Cllr Parsons joined the meeting.

89/18 TO RECEIVE THE CLERK'S REPORT

A request has been made for new business cards to be printed for Councillors. North Somerset Council has agreed to print cards at the cost of £22.50 for 250 cards.

It was unanimously resolved to purchase business cards from NSC at the agreed rate.

Councillors were asked to provide details of the information that they wished to be included on their business cards.

The annual audit return has been submitted to the internal auditor, and has been returned with a recommendation that everything is in order. This will need to be approved at the Parish Council's June meeting. The audit return will be circulated to Councillors prior to that meeting so they can review it before approval.

90/18 TO RECEIVE REPORTS FOLLOWING ATTENDANCES AT MEETINGS

The Clerk attended a GDPR briefing and learnt that the procedures are still evolving. There are no time limits for the work to take place. A general discussion took place regarding GDPR.

The Parish Council needs to register with the Information Commissioners office as an Information Holder. The cost will be £35 per year. The Clerk has registered the Parish Council.

Any information identifying members of the public who attend Parish Council meetings must not be included in the minutes. Records of members of the public who attend Parish Council meetings should not be retained after the meeting concludes.

Cllr Delmas attended the ceremony to rename Sycamore Lodge along with members of Nailsea Town Council. The care home staff were very appreciative of the attendance of local councillors.

91/18 TO RECEIVE AN UPDATE FROM THE WORKING GROUP SET UP TO DISCUSS TRAFFIC ISSUES IN FAILAND

FRAS intend to arrange a meeting with David Bailey of NSC to discuss their proposals. Cllr Robinson is liaising with FRAS and will contact the Clerk to arrange the meeting in due course.

92/18 TO REVIEW THE TEMPORARY TRIAL ARRANGEMENTS REGARDING THE PARISH COUNCIL'S PROCEDURES WITH DEALING WITH PLANNING APPLICATIONS

It was agreed that the new system is working well and should continue.

When a new application is received it will be scoped by two Councillors. If the two Councillors do not have any issues with the application, and would support it, then it will be listed in full on the agenda and Councillors will vote to support the application without debating it. If any Councillor feels that they do not agree with the recommendation to support, and would not wish to support it without debate, then the Clerk should be informed of this before the agenda is circulated and the application will be included for full debate.

Details of all new applications received are being forwarded to all Councillors, not just the two who will be carrying out the scoping exercise.

93/18 TO NOTE AND COMMENT ON PLANNING APPLICATIONS

18/P/2523/FUL. Noahs Ark, Clevedon Road, Failand, Wraxall BS48 1PG. Erection of enclosed high ropes play structure within children's play area at existing visitor attraction.

It was unanimously resolved not to support the application as there are concerns about the lack of detail in the Planning Application and supporting documentation with regard to the impact on the landscape, whether it was appropriate development in the Green Belt and all aspects of safety. It is difficult to visualise what the high ropes play structure would look like. The Parish Council could support the application in principle if more information regarding safety was made available on the website, including appropriate safety certification and a safety case.

18/P/2638/FUL The Carriage House, Belmont Estate, Belmont Hill, Wraxall BS48 1NW. Replace a C21st window opening with a door, bridge below to join to proposed terrace (terrace already obtained consent). External plant room replacing existing timber shacks against walled garden.

It was resolved to support the application as it will enhance the property, but does not wish to comment upon the removal of condition 12 (5 in favour, 1 abstention).

18/P/2148/FUL Belmont House Belmont Estate, Belmont Hill, Wraxall BS48 1NW. Demolition of garage extension and erection of a single storey extension. New arched window to north east elevation.

It was resolved to support the application as it is a sympathetic and practical conversion of the room providing flexibility for its future use. (5 in favour, 1 abstention).

18/P/2149/LBC Belmont House Belmont Estate, Belmont Hill, Wraxall BS48 1NW. Listed building consent for the demolition of garage extension and erection of a single storey extension. Internal alteration to Atrium (former Racquets Court) to install new gallery/mezzanine floors at first and second floor levels. Install spiral staircases. New arched window to north east elevation. New timber doors to Atrium. Install new glazed screens with timber shutters in existing openings at first and second floor levels. New Glazed door to rear of Atrium at ground floor level.

This was covered under application 18/P/2148/FUL.

18/P/2804/FUH Solray, Tower House Lane, Wraxall, BS48 1JP. Convert front roof to a gable end with bedroom window and roof windows

It was unanimously resolved to support the application as it is an appropriate extension and will not affect the street scene.

18/P/2982/CQA Charlton Park Barn, Charlton Drive, Wraxall, BS48 1PE. Prior Approval for change of use from agricultural building and curtilage land to 1no residential dwelling (Use class 3) with operation development consisting of the re- roofing of barn, replacement cladding with walls, installation of new windows and doors.

It was resolved not to object to the application as long as the external structure complies with the current legislation regarding barn conversions. (4 in favour, 2 against).

94/18 TO NOTE THAT PARISH COUNCILLORS HAVE EXAMINED THE FOLLOWING PLANNING APPLICATIONS AND HAVE DECIDED THAT THE PARISH COUNCIL DOES NOT HAVE ANY ISSUES TO RAISE AND SUPPORTS THE APPLICATIONS.

18/P/2316/LBC. Home Farm Tyntesfield Wraxall Bristol North Somerset BS48 1NX. Dismantling of paradise Barn and partial dismantling of piggery lean to barn which are within the curtilage of the Grade 2 Home Farm covered yards and Grade 2 Home Farm buildings.

18/P/2742/FUH Ham Farm, Ham Lane, Wraxall, BS48 1LA. Alterations and two side single storey extensions including conversion of attached barn into residential accommodation.

18/P/2826/NMA Highlands, West Hill, Wraxall BS48 1LA. Non material amendment to permission 16/P/0931/F (Erection of a two storey side extension) so that ground floor is not extended and first floor rear dormer is slightly larger than approved.

18/P/2457/LBC Belmont House Belmont Estate, Belmont Hill, Wraxall BS48 1NW. Restoration of small outhouse adjacent to the walled garden.

18/P/2825/FUH. 18A Flax Bourton Road, Failand BS8 3UW. Rear single storey extension and front roof extension.

These applications are all supported.

95/18 TO NOTE PLANNING DECISIONS MADE BY NORTH SOMERSET COUNCIL

17/P/1587/PDT. Land At Ashton Hill Farm Weston Road Long Ashton. Prior notification of proposed development of a 20m high monopole with antennas in shroud, 2no. microwave dishes and 2no. equipment cabinets with ancillary development. **Allowed following appeal.**

18/P/2477/TPO. 7 Owen Drive, Failand. Ash – Crown reduce by 2m by removing vertical growth and retaining horizontal and descending regrowth. **Granted.**

The decisions were noted.

96/18 TO CONSIDER THE PARISH COUNCIL'S RESPONSE TO APPEAL NOTICE APP/D0121/C/18/3194965 MADE UNDER s174 OF THE TOWN AND COUNTRY PLANNING ACT 1990 . Watercress Farm, Bristol Road, Wraxall. Without planning permission the making of a material change of use of the land from holiday units to a mixed use of residential and the sale, repair and valeting of vehicles.

It was unanimously resolved to respond to the Inspectorate that Wraxall and Failand Parish Council are aware of the concerns of neighbours regarding the commercial use of the site, particularly the vehicular traffic visiting the site which is causing the neighbours unexpected disturbance. There are concerns regarding possible pollution into the adjacent Yeo land course.

97/18 TO RECEIVE THE CHAIRMAN'S URGENT BUSINESS

The Traffic Commissioner has given a verdict on the McCarthy's Yard application to have licensing conditions removed. His conclusion was that the conditions are not to be removed and will remain in place. McCarthy's applied to use the gun club car park as part of their operating centre, but this has been refused. The NSC planning enforcement team will be investigating this.

The government have provided funds to improve rural broadband. In North Somerset this cash has been given to an organisation called 'Connecting Devon and Somerset' (<https://www.connectingdevonandsomerset.co.uk>), they in turn have awarded the contract to install the network in our area to Gigaclear. They will be building the network in Wraxall & Failand this summer.

Parishioners can find a little more information on the Gigaclear website <https://www.gigaclear.com/postcode-checker/connectingdevonandsomerset>, and can also see the work in Wraxall & Failand by taking a look at this link "<https://northsomerset.roadworks.org>", zooming in on your area and in the box at the top right corner of the screen selecting works within the next year.

The installation of a new fibre network within the parish is positive news, however Gigaclear have been very poor in communicating their plans. The Parish Council has been contacted by a number of home owners that have been sent way-leaves agreements, contracts allowing Gigaclear to install and maintain equipment on their land. These are legal agreements and the home owners contacting the council have been unsure how to proceed. The Parish Council would recommend that Parishioners do not sign any paperwork until they have had legal advice. Most home insurance policies come with a legal helpline, so check your policy and give them a call.

The Parish Council will contact Gigaclear to see if they will provide more information on the proposed routes the network will take and an understanding of the overall project plan.

Cllr Malpas will continue to look into this issue.

The damage to the trees at Failand Cricket Club was discussed. The Cricket Club will be asked to confirm that the damage has been reported to the Police.

The new National Grid cabling system due to pass through the parish was discussed. Cllr Robinson has drafted an update on this, which he will forward to the Clerk for inclusion on the website.

Cllr Robinson has drafted a response to the NSC consultation for the new local plan. The Clerk will forward this to all Councillors for their comments and then the Clerk will submit the response to NSC.

98/18 TO REVIEW THE TERMS OF THE GRASS CUTTING CONTRACT

It was decided to continue with the present contract.

99/18 TO CONSIDER AWARDING THE CLERK THE NJC APPROVED PAY INCREASE FOR PARISH CLERKS

This item will be adjourned until the June meeting.

100/18 TO CONSIDER THE CONDITION OF THE PLAY EQUIPMENT AT THE MILLENNIUM GREEN AND THE QUOTATION RECEIVED FROM TOUCHWOOD FOR THE MAINTENANCE WORK TO THE EQUIPMENT (£2,422.83 PLUS VAT)

Cllr Law gave a comprehensive update regarding the condition of the play equipment.

It was unanimously resolved to accept the quotation from Touchwood for the maintenance work.

Cllr Law will place the order with Touchwood.

101/18 TO AGREE AGENDA ITEMS FOR THE NEXT MEETING

To consider awarding the Clerk the NJC approved pay increase for Parish Clerks.

102/18 TO AGREE ACTIONS TO BE CARRIED OUT PRIOR TO THE NEXT MEETING

- 89/18 The Clerk
- 91/18 Cllr Robinson and the Clerk
- 97/18 Cllr Malpas, Cllr Robinson and the Clerk
- 100/18 Cllr Law

Date of next meeting – Tuesday 12th June 2018 in Failand Village Hall