

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD IN THE CROSS TREE CENTRE, WRAXALL AT 7.30PM ON TUESDAY 15 November 2016

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.

148 TO INVITE PUBLIC SPEAKING

Sarah Friend introduced herself as the new village agent. She explained her role, which involves helping people over the age of 50 to remain independent. Sarah will point people in the right direction if they need help or advice. Sarah can be contacted on 01275 888803 (full contact details on the Parish Council's website).

Tom Bodkin spoke regarding planning application 16/P/2364/F.

Philippa Stephenson spoke regarding planning applications 16/P/2597/LB and 16/P/2601/F.

149 TO RECEIVE APOLOGIES FOR ABSENCE

No apologies were received

District Cllr Cave has stated that he would be arriving late.

150 TO RECEIVE MEMBERS' DECLARATIONS OF INTERESTS ON ANY AGENDA ITEM

No declaration of interests were received.

151 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 11th OCTOBER 2016

It was resolved to approve the minutes as a correct record, with one amendment. (7 in favour, 4 abstentions).

The Chairman signed the minutes as being a correct record.

152 TO RECEIVE THE POLICE REPORT AND NOTE THE CRIME FIGURES

No Police report had been received. No Police officers were present.

A request was made that the Police notify the Parish Council of the details of RTCs that have taken place in the parish in future.

153 TO NOTE AND COMMENT ON PLANNING APPLICATIONS

16/P/2364/F. 29 Gable Cottages, Bristol Road, Wraxall, BS48 1NE. Erection of a single storey side extension and new dormer to main roof.

It was unanimously resolved to support the planning application.

16/P/2285/CUPA. Charlton Park Barn, Charlton Drive, Wraxall, BS48 1PE. Application for change of use of building and curtilage land from agriculture to Class C3 (dwelling house) and associated building operations consisting of the re-roofing of barn, replacement cladding, new windows and doors.

It was unanimously resolved not to support the planning application. A site visit has found that the conditions of the previously approved planning consent have not been complied with. There is significant doubt that the building has ever been used for agricultural use. Pipework and electrical conducts have already been sited, presumably in readiness for the change of

use. The building is sited next to 10 acres of agricultural land, and so it should be retained for agricultural use in the future.

Cllr Vowles left the meeting.

16/P/2377/CUPA. Hazel Farm, Bristol Road, Wraxall, BS48 1LQ. Prior approval for change of use from 3no. agricultural buildings and land to 2no. two bedroom dwellings and 1no. four bedroom dwelling within use class C3, with associated operational development comprising of the installation of new doors and windows.

It was unanimously resolved to support the planning application.

Cllr Vowles returned to the meeting.

16/P/2480/LUP. 18 Sixty Acres Close, Failand, BS8 3UH. Certificate of Lawful Development for the proposed erection of rear loft extension.

It was unanimously resolved to support the planning application, providing that it complies with the requirements of permitted development, namely that the extension of the plane beyond the existing roof and the volume of the proposed development comply with the requirements.

16/P/2515/F. Land at Lodge Lane, Wraxall, BS48 1BH. Application for variation of a condition Nos. 4 and 6 on application 10/P/1838/F (Erection of 9 no. residential dwellings together with the realignment of the Lodge Lane roundabout and construction of footpath to southern boundary without complying with condition 21 of planning permission 09/P/2104/F to allow for amendment of ground levels and ridge heights for finished buildings and alterations to the side elevation of plot 6 and to alter the specified drawing numbers to include the revised plans) to allow for the alteration to the existing hedge.

It was resolved to support the planning application (8 in favour, 3 abstentions).

16/P/2555/F. 12 Manor Way, Wraxall BS8 3UY. Erection of a two storey extension to the north west elevation. Erection of a dormer window and two roof lights to the north east elevation.

It was unanimously resolved to support the planning application.

16/P/2597/LB and 16/P/2601/F. (*This is essentially the same application. 16/P/2597/LB relates to the listed building status*). Failand Farm, Green Lane, Failand, Wraxall, BS8 3TR. Erection of a single storey ground floor and a first floor extension on the north elevation. Replacement doors and windows to include 4no. roof lights to both the east and north elevation. Courtyard created and steps up to east elevation. External works to include repointing of stonework and overhaul flashings leadwork and woodwork on gables. Internal works to include replacing damp wooden timbers and plasterwork, removing partition walls and installing a new staircase.

It was unanimously resolved to support the planning application.

154 TO NOTE PLANNING DECISIONS MADE BY NORTH SOMERSET COUNCIL

16/P/1706/F – Erection of a retail unit and office building to include new landscaping following the demolition of the existing retail unit and redundant dwelling. Proposed single storey extension to the north elevation of the trolley store for Bristol & Clifton Golf Club, Beggar Bush Lane, Failand. **GRANTED**

16/P/2008/F - Erection of a single storey rear/side extension for Mr & Mrs C Jepson, 22 Belmont Drive, Failand, BS8 3UU **GRANTED**

16/P/1760/LB & 16/P/1765/F Listed building consent for the change of use to D1 class (non-residential institution) of the Carriage House and Garden Pavilion. Refurbishment and minor extension of the Carriage House comprising: erection of a single storey extension to rear, replacement of existing chimney stack, reinstatement of door openings and remedial works to rear retaining structure. Garden Pavilion refurbishment and extension comprising: removal of existing lean-to structure and replacement with full height glazing with external timber louvres, new roof covering, rebuilding and minor extension of rear of building. Station Lodge. Improvement of existing access to B3130 (Clevedon Road) comprising: Translocation of existing hedge to improve visibility splay, removal and replacement of a small section of hedge with estate fencing, new oak gate between existing stone gate piers. Belmont Lodge: replacement of existing galvanised steel gate with new timber gate. Clifton Lodge: repairs to existing hardwood gate. Replacement of existing timber gates with new timber gates to the walled garden for Mr & Mrs Rossiter, Belmont Estate **BOTH GRANTED**

The decisions were noted.

District Councillor Cave joined the meeting.

155 TO RECEIVE THE CLERK'S REPORT

A finance working group meeting has taken place. The final decisions regarding the budget and precept will be made at the January 2017 Council meeting.

A working party has been established to consider whether the Council should adopt a grant awarding policy. All applications for grants received will be considered after the decision regarding the policy is made.

Bristol Grammar School are not yet able to provide details regarding how long the proposed new artificial sports pitch would be lit in the evenings.

156 TO RECEIVE UPDATES ON THE FOLLOWING ISSUES:

a SCHOOL CROSSING PATROL

The owner will not allow a footpath to be installed on their land around the back of the school.

District Councillor Cave said that both of the proposed sites for a pelican crossing have line of sight problems. He is disappointed that things do not seem to have moved forward in the last 12 months. He is actively pursuing the matter.

b ALLOTMENTS

The allotment working group minutes will be circulated to all Councillors. The total cost of the allotments is still estimated to be about £25,000.

157 TO RECEIVE AN UPDATE REGARDING HIGHWAYS & TRANSPORTATION

There was no update.

158 TO CONSIDER A REQUEST FROM FRAS FOR A CONTRIBUTION TOWARDS THE FUNDING COSTS OF THE SCHEME DESIGN FOR THE PROPOSED REDUCED SPEED LIMIT AND ASSOCIATED TRAFFIC CALMING MEASURES FOR THE FAILAND TRIANGLE

James Weelen from FRAS gave an update regarding recent developments. A summary has been posted on the Parish Council website.

A request for a donation towards the project was made. This will be discussed at the January 2017 meeting, when the finances for 2017/18 will be decided.

159 TO RECEIVE AN UPDATE REGARDING PUBLIC RIGHTS OF WAY

The stile on the B3130 by the old schoolhouse has been damaged. The Clerk will report this to the NHS footpaths officer.

160 TO RECEIVE REPORTS FOLLOWING ATTENDANCES AT MEETINGS

The Clerk recently attended an information governance briefing session. All current policies adopted by the Council comply with the guidance given.

The Chairman attended an ALCA forum at NSC. He understands that the legislation for the Metro Mayor for the West of England (WoE) will go before Parliament this month for approval. This will not include NSC.

The Chairman and Cllr Amos attended the CPRE AGM and lecture, which was very well attended. The main topic was the future of farming following Brexit. Some positive messages were sent out, but it is unclear how the future of agriculture will develop.

161 TO CONSIDER WHETHER PARISH COUNCILLORS SHOULD BE ALLOWED TO CLAIM £25 PER YEAR TO REIMBURSE THEM FOR THEIR PRINTING COSTS

It was resolved to approve the payment of £25 per year to any Councillor who feels that they have spent this amount on printing, and who wishes to claim it (8 in favour, 2 against, 1 abstention)

This arrangement will commence in April 2017.

162 TO CONSIDER A RESPONSE TO THE SITE ALLOCATIONS PLAN PUBLICATION STAGE CONSULTATION

The site allocations plan for the local area was explained by the Chairman. NSC has advised the developer who made the proposal for land to the North East of Nailsea to be included in the SAP that "*The Site Allocations Plan (SAP) allocates sufficient land to meet Core Strategy targets without the need to amend the Green Belt. In accordance with Para 83 of the National Planning Policy Framework (NPPF,) exceptional circumstances do not exist to warrant a review of the Green Belt and this position was supported by the Inspector at the hearing into the remitted Core Strategy policies in June 2016*". Cllrs Mrs Lock and Malpas will formulate a response, which they will submit on behalf of the Parish Council.

The Chairman briefed the meeting regarding the NSC's SAP and the WoE's Joint Spatial Plan and Joint Transport Strategy. He will formulate a response to the questions posed, along with Cllrs Delmas, Sage and Sheppard.

163 TO NOTE CORRESPONDENCE RECEIVED

An email has been received saying that Julia Norton is willing to act for a further term as a Parish Council nominated trustee for the Wraxall Parochial Charities.

It was resolved that Julia Norton is appointed as the nominated trustee for a further term (Unanimous)

164 TO APPROVE BILLS FOR PAYMENT

<i>Chq</i>	<i>Payee</i>	<i>Details</i>	<i>Amount</i>
2703	ALCA	Information Governance Course	£30.00
2704	Cathryn Butler	Administration support	£120.75
2705	Bin It	Dog bin collections	£62.08
2707	Mrs F. Shattock	Gratuity payment (part)	£1720.36
2708	A. Jay	Wages	£919.76

2709	A. Jay	Mileage (£30.60); Home workers allowance (£19.50); Mobile phone (£1.67); Printer cartridges (£16.48)	£68.25
2710	Intouchcrm	Domain hosting	£41.99
2711	SLCC	SLCC Conference	£82.80

It was unanimously resolved to approve the invoices.

165 TO RECEIVE THE CHAIRMAN'S URGENT BUSINESS

There was no urgent business.

166 TO AGREE AGENDA ITEMS FOR THE NEXT MEETING

Mr O'Connell from the National Trust will attend the next Parish Council to address the Council.