

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD AT 7.30PM ON
TUESDAY 11 NOVEMBER 2014 IN FAILAND VILLAGE HALL.

PRESENT – Cllrs. Robinson (Chairman), Ambrose (Vice Chairman), Sage, Pratt, King, Thompson, Malpas, Sheppard & Delmas.

IN ATTENDANCE – Simon Beck – Allotments

APOLOGIES – Cllrs. Law & Mrs Moon, D/Cllrs. Cook & Cave.

PUBLIC – James Toogood, re 79 b.

DECLARATIONS OF INTEREST – Cllr. Pratt 83c.

It being Armistice Day and 100th year anniversary of the start of the First World War, Cllr. Ambrose proposed that the PC should donate £100 to The Royal British Legion. Seconded by Cllr. King. All in favour.

76 MINUTES – The Minutes of the October were agreed and signed.

77 CRIME FIGURES – No Police in attendance, Cllrs. gave a list of thefts (which hadn't been reported), for the Clerk to pass to the Police.

79 PLANNING & ENVIRONMENT

b APPLICATION 14/P/2134/F & 14/P/2135/LB – Change of unit A from 2 dwellings to 1 dwelling with annexe. (Amendment to planning permission 11/P/1245/F). Alterations to internal layout of approved scheme and minor amendments to external elevations for Mr & Mrs Toogood, re Birdcombe Farm, Tower House Lane, Wraxall.

Plans for this and PA 11/P/1245/F (for which Consent had been granted) were displayed together with an extract from the reasons for overriding PC comments from the Delegated Report for PA 11/P/1245/F

MEETING CLOSED 7.45

The applicant, James Toogood, explained that the proposal was to provide a house for himself, his wife, 3 sons and his mother in law. He had been living in Tower House Lane and has sold to convert the barns – he is committed to Wraxall. The original plans had shown doors to windows. He will keep the door as doors. Also 5 roof lights not 3 and no porch..

MEETING REOPENED 7.51.

CLLR AMBROSE LEFT THE ROOM AT 7.53 (He can see the property from his house)

A discussion ensued and Mr Toogood was asked to clarify certain queries.

RECOMMENDATION - SUPPORT.

78 ISSUES

a ALLOTMENTS – Numerous local landowners had been approached re land for allotments without any positive results. Letter to go to NSC asking what they need us to do next re the land off Lodge Lane..

b STANDING ORDERS – Deferred to December meeting..

c PYLONS – Cllr. Ambrose. gave an oral report. EDF revised date for provision of Grid Connection .June 2022Unit1 & June 2023 Unit 2. NG have therefore revised construction programme – Commencement date December 2015 – Completion date June 2022 / 2023.

d QUIET LANES – Signs have been designed and materials chosen. Cllr. Sheppard will obtain Indicative costs.

e MILLENNIUM GREEN PLAY AREA – Touch Wood, the suppliers of the play equipment felt they had a 'Duty of Care' re Rotting Timbers and Fungi and so have drilled into rotting posts and applied preservative. Results will not be known until the spring. Touch Wood happy to resolve the problems..

f GE OIL & GAS and BUDGENS Oral report by Cllr. Ambrose re the complaint from Graham Taynton re noise from Budgens and overlooking and reinstatement of trees by GE Oil & Gas. Clerk to write to Environmental Protection, Budgens & GE.

g FAILAND BROADBAND - An oral report was given. A company has been found who could provide a faster service – 40 homes would need to commit to this before they would act. It was agreed that Cllr. Malpas should continue to investigate schemes with suitable companies, but not commit, and arrange for one of the companies to give a presentation to PC.. Cllr. Malpas was thanked for his work on this issue.

79 PLANNING & ENVIRONMENT

- a APPLICATION 14/P/2098/LB – Installation of an air-water heat pump central heating system to the rear of the dwelling house and secondary glazing for National Trust, Stableyard, Tyntesfield.
Only a small box visible on the outside of the property.
RECOMMENDATION – SUPPORT.
- b APPLICATION 14/P/2134/F & 14/P/2135/LB –Change of unit A from 2 dwellings to 1 dwelling with annexe. (Amendment to planning permission 11/P/1245/F). Alterations to internal layout of approved scheme and minor amendments to external elevations for Mr & Mrs Toogood, re Birdcombe Farm, Tower House Lane, Wraxall. SEE PREVIOUS PAGE+.
- c APPLICATION 14/P/2139/F – Erection of a two storey side extension to include a basement to the rear following demolition of double garage. Replace all roof tiles. Extend balcony at rear for Mr & Mrs Macpherson, The Brow, West Hill, Wraxall.
RECOMMENDATION – SUPPORT IN PRINCIPLE. but ask if there is a possible impact on GB
- d APPLICATION 14/P/2152/CUPA – Prior approval of proposed change of use of agricultural building and land to a dwelling house within use class 3. for Mr MC Pearce re Charlton Barn, Charlton Lane, off Charlton Drive, Wraxall.
RECOMMENDATION – NOT TO SUPPORT– we understand that OLD farm buildings can be converted but these are fairly new..
- e APPLICATION 14/P/2178/TPO – T1 Oak – Reduce lateral canopy by up to 2m and crown thin canopy by 15% for Mrs Janet Truby 9 Woodland Way, Failand,
RECOMMENDATION -.SUPPORT.
- f APPLICATION 14/P/2183//F – Erection of replacement visitors building to provide reception, shop, meeting room and associated facilities for Noah’s Ark Zoo Farm on Land to south of Moat House Farm. Clevedon Road, Wraxall.
RECOMMENDATION – SUPPORT.
- g APPLICATION 14/P/2224/TPO – T1 Oak – clean crown to remove dead, diseased and broken branches 2cm diameter and larger throughout the crown, crown lift to achieve 2.5 – 3m clearance over lawn and path, reduce crown by 2m from house for Mrs I Davis 4 Woodland Way, Failand.
RECOMMENDATION - SUPPORT
- h APPLICATION 14/P/2236/TPO – T1 Oak – Crown lift to create 4m clearance over ground level. for Mr Hollingbery 17 Green Pastures Road, Wraxall.
RECOMMENDATION – NOT TO SUPPORT – Four metres was felt to be excessive. One of the Councillors (6’) was able to comfortably stand below the canopy. The tree appears to be in good condition and does not seem to require any attention.
- i Clerk will report on decisions made by NSC on P/A’s previously considered by this PC.
- APPLICATION 14/P/2007/F – Construction of single storey garage for Mrs P Mitten, 1 Wraxall Piece, Green Lane, Failand. CONSENT GRANTED.
- APPLICATION. 14/P/1919/E – Extension to the existing service yard within site to improve safety in respect of manoeuvring vehicles with excavation, levelling, filling and erection of retaining walls for GE Oil & Gas, High Street, Nailsea. CONSENT GRANTED.

APPLICATION 14/P/1972LB – Removal of roof coverings to part of the Chicken House, the installation of thermal insulation and the reinstatement of the original tiled coverings for Chicken House, Tyntesfield, National Trust. CONSENT GRANTED.

APPLICATION 14/P/2002/F – Woodland to the north east of the house - Tyntesfield – Creation of a family play trail with construction of a play structure and a treehouse structure. . CONSENT GRANTED.

RECEIVED SINCE THE AGANDA WAS COMPILED

APPLICATION 14/P/2061/TPO – 1 x ASH Thin crown by 30% for Mr R Hellen 7 Owen Drive Failand. CONSENT GRANTED.

APPLICATION 14/P/2014/F – Single storey extensions to front and rear of house including roof link to detached garage at front for Mr & Mrs Parfitt, 29 Yeo Valley Way, Wraxall. CONSENT GRANTED.

80 HIGHWAYS & TRANSPORTATION

- a TRO – HIGH STREET, MILL LANE & PORTBURY LANE Closed 8 December 2014 for 2 weeks between 0700 – 1700.- Carriageway resurfacing.

EXTRA

OXHOUSE LANE (TAMPITS) Mud on the road now cleared, however pot holes now need reporting.

GATEWAY. Advertisement regarding white gates at entrance to Villages to draw attention to a village and could reduce speed. Their e-mail to be sent to Cllr. Sheppard.

81 PROW

- a FOOTPATH WORKING GROUP – No report this month..
- b VILLAGE WALK – Question for the Budget meeting – Do we want to make provision for a Village Walk?

EXTRA

Riverside Walk. The clerk undertook to ask NSAS if they are still supporting this.

82 MEETINGS

- a NSCCG APM 23 October 2014 – No one attended..
- b Re EGRESS & ENTRANCE TO TYNTESFIELD – MEETING WITH Rachel Sandy (NSC), NT Road Safety Engineers, Cllr. Robinson, Cllr Malpas & D/Cllr Cook 2.30 26 Nov
Cllr. Pratt offered questions to be asked at the meeting.
- c BUDGET MEETING -Public could attend.- 7.30pm 25 November Cross Tree Centre..
- d APPEAL HILLSIDE NURSERY 10.00 on 02 December 2014 – The Campus, Locking Castle.

EXTRA

PARISH WORKSHOP – 10 December 9.30 – 12 noon. New Council Chamber WSM.

83 CORRESPONDENCE

- a PARISH COUNCIL CLUSTERS. (Cllrs. please see attachments sent with September agenda) Deferred to December meeting
- b CHANGES TO COMMITTEE ARRANGEMENTS.- Deferred to December meeting.
- c PROPOSAL –BY CLLR. HUGH PRATT – that our D/Cllrs Cook & Cave take up the case of proposed closure of Ballroom Dancing at Winter Gardens WsM as not “profitable enough.

Suggest Winter Garden Management reverse decision, look for "old age" Council funding and allow BYO so bar can be closed, (reducing staff costs).

At the October meeting Cllr. Cook had agreed to take this up with NSC.

84 FINANCE

a FINANCIAL REGULATIONS – Meeting had been held to discuss these regs. Cllrs. Robinson & Ambrose had met to discuss the Clerk's role with her and her role would be reflected in a revised draft.

b ACCOUNTS FOR PAYMENT – Authorised

Chq. No.	Payee	Details	Amount
2441	HMRC	Tax & NIC July – Sept.	545.10
2442	Failand Post Office	Elect. Re Defibrillator battery – cost from installation to date	30.00
2443	Cllr. Martin Law	Bark for Millennium Green swings	17.50
2444	Cross Tree Centre	Hire of Hall 14.10.14	24.00
2445	NSC	Dog Bin emptying	19.20
2446	Mrs F Shattock	Reimburse – Viking Office 46.76; Talktalk 34.46	81.22
2247	Mrs F Shattock	Net Salary October 2014	982.67
2448	Landscape Services	Grass Maintenance (last payment this season)	238.68

85 CHAIRMAN'S URGENT BUSINESS

VAS – Long Ashton have agreed to loan their sign to us whilst their main road is closed provided we can have Insurance cover, The Clerk undertook to contact Failand Speedwatch to arrange dates for the loan.

LIDL – Concern that parking spaces will be lost if Lidl build a supermarket. Letter to be sent to David Turner at NSC – copies to surrounding T & PC's.

86 BUSINESS FOR NEXT MEETING – 78 b, 83 a, 83 b.