

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD AT 7.30pm
12 FEBRUARY 2013 IN THE CROSS TREE CENTRE, WRAXALL.

PRESENT - Cllrs. Robinson (Chairman), Delmas, Sage, Thompson, Pratt, King, Mrs Moon, Mrs Shaw, Sheppard.

IN ATTENDANCE – D/Cllr. Charles Cave, PC Adam Clarke, PCSO Charlotte Thompson, & Clerk.

APOLOGIES – D/Cllr. Bob Cook, Cllrs. Law & Ambrose & Liaison Officer Richard Blows.

PUBLIC – Mr AJ Tavener (Chairman of Wraxall Parochial Charities) & Cathryn Butler – Clerk Designate, Clapton-in-Gordano.

DECLARATION OF INTEREST – 102d – Cllr. Delmas, Member of the Croquet Club.

94 MINUTES – The Minutes of the meeting held 8 January 2013 were agreed and signed.

95 CRIME FIGURES – PC Clarke advised the PC that PC Gary Lewis is in hospital in Frenchay and is likely to need an operation. Card to be sent to him from the PC.

PC Clarke advised us of staff changes at Nailsea Police Station – The new Sgt. Is Mark Raby and the new Inspector is Sharon Bennett.

Crimes reported since last meeting :-

Burglary – Woodland Way – Climbed the back wall, used a screwdriver in an attempt to enter, set off an alarm and fled.

Theft of fuel & oil from Castacrete - £500 approx.

Harassment on Elms – agreement signed to NOT be in touch.

Theft on Sixty Acres – The money has been found.

Assault B3128 – Person with learning difficulties with 2 carers – assaulted one of the carers.

Burglary to out-building – radiators stolen, Sandy Lane, Failand.

Dwelling Burglary – Weston Road, Failand – Rear wooden door kicked in – Mountain Bike stolen £1,500 – Some CCTV footage.

A Community Contact day was held for all in Failand triangle – 12 attended. Further volunteers needed.

PC Clarke left several copies of Senior Siren magazine. It is on our Web site with a direct like.

D/Cllr. Cave mentioned training of Speed Watch.

Cllr. King asked PC Clarke about a vehicle going round selling tools. He was told that he had been 'checked out' and all appeared to be genuine.

96 ISSUES

- a DISPENSATION – Postponed until March PC.
- b STANDING ORDERS – Postponed until March PC.
- c GE OIL & GAS – D/Cllr. Cave said that both he and D/Cllr. Bob Cook had spoken at the meetings. At the P&R meeting Mike Box (GE) said that the Company would move to Aztec West if the P/A was refused. Both D/Cllrs had voted against the proposal.

NSC approved the P/A giving the following comments:-

GE Oil & Gas – extract from Decision

- The use hereby permitted ... shall be for a limited period being the period of 5 years
- The car park hereby permitted shall be removed and the land restored to its former condition on or before expiry of this permission.

The Reasons for approval is taken from the NSC determination certificate:-

Reasons for approval:

There is demonstrable need for car parking, to a level and to a standard required in terms of health and safety required by the company, to facilitate growth in production and resultant increase employment, and in accordance with ministerial statements concerning economic growth guidance set out in the National Planning Policy Framework the economic aims and priority objectives and policies of the council as set out in the Core Strategy to ensure that sufficient parking is provided in new development to meet the needs of the users and to eliminate detrimental on street parking that very special circumstances that clearly outweigh the harm by reason of inappropriateness any other harm to the openness of the Green Belt. Furthermore the proposals would not adversely affect the character and appearance of the area, local residents, wildlife and any archaeological interests to an unacceptable extent.

Cllr. Robinson had received a letter from JRW Properties Ltd (Lynne Lovell) stating that there was an alternative to building in the Green Belt – JRW had enough space to rent out car parking spaces for the number in the current proposal by GE – 173 and also if the employees went up from the November 2012 figure of 573 to a projected increase to 700 by the end of 2013. This negates the reason given by GE that there is nowhere within a reasonable distance for a car park. (In fact GE already use 80 spaces belonging to JRW Properties Ltd). If this area were used for the current proposal there would be no necessity for ‘Very Special Circumstances’ as there is with the Green Belt.

Mr AJ Tavener (Chairman of the Trustees of Wraxall Parochial Charities) then gave a presentation. – It is the Trust’s land on which the current planning application is based.

As Cllr. Ambrose was unable to attend the PC meeting, he sent an e-mail. Cllr. Sheppard referred to points 4 & 6 of Cllr. Ambrose’s message. It was suggested that a letter be sent to The Secretary of State – proposed by Cllr. Sheppard, Seconded by Cllr. King, Voting all for. (Post meeting note – As the Planning Application was for ‘temporary permission’ it is not being sent to the Secretary of State by NSC. A letter has been sent to Richard Kent and David Turner (both NSC) instead)

Cllr. King said that there was a letter in the North Somerset Times in which Cllr. Andy Cole made some 'points' NOT facts. It was felt that the PC should respond. Voting 8 for, 1 Abstention. (Post meeting note – ALCA advised that we should not do this).

d WEB SITE – More items needed on the site.

e PYLONS – Cllr. Pratt gave an update of the current situation. Dr Neumann (expert on Transmissions) says that it is not possible to do what NG are suggesting. NG are suggesting that twice as much power can go through the wires than is possible.

Cllr. King proposed, seconded by Cllr Mrs Shaw, a vote of thanks to Cllrs. Pratt & Ambrose for all the time they are spending on the NG issue.

Cllr. Robinson would like to get more PC's contributing to the fund.

f NEIGHBOURHOOD PLANNING

Cllr. Robinson has been to Backwell's meeting and would appreciate some Cllr. from Failand going to other Council's meetings on this subject.

g COMMUNITY INFRASTRUCTURE LEVY

PC's get 25% if they have a Neighbourhood Development Plan. Only 15% if they do not have one. As the NHDP would cost a vast amount it would not be likely to get much back from the CIL in respect of the 10% difference.

Cllr. Robinson is NOT thinking that it is a good idea to undertake a NHDP.

h BROADBAND – In respect of 'When will Failand be benefitting' – Cllr. Robinson said that he has spoken to Simon Gregory (Economic Development Service Manager – NSC) and there will be a brief to PC in next couple of months.

EXTRA – Future dates were set – Annual PUBLIC Meeting 30/4/13 – FVH 7.30pm
 HOWEVER THIS HAS HAD TO BE MOVED TO 7/5/13
 IN ORDER TO BE ACCOMMODATED IN FVH.
 (Pepe Sanjurjo, Area Officer - Highways to be invited to speak)
 Annual GENERAL Meeting 14 May – FVH 7.30pm
 (This is immediately prior to the PC meeting)
 BUDGET Meeting – 26 November 2013 Venue tba.

97 PLANNING & ENVIRONMENT

a APPLICATION 12/P/2202/F – Replacement of existing single storey portakabin with a 2 storey portakabin for use as office accommodation and associated 2 storey stair-pod for GE Oil & Gas, High Street, Nailsea..

APPROVED by NSC.

b APPLICATION 13/P/0005/LB – Convert part of loft into studio/office accessed by new spiral staircase. Installation of 2 no. conservation type rooflights Removal of partition between ground floor WC and bathroom to create a larger bathroom for Mr M Ormiston, Station Lodge, Bristol Road, Wraxal.

RECOMMENDATION – No Objections.

EXTRAS which have to be answered before the next meeting but will be on the March Agenda should any member of the public wish to comment on them.

APPLICATION 13/P/0107/F – Change of use from caretakers accommodation in association with the Battleaxe Inn, to additional domestic rooms for the Battleaxe Cottage and dedicated parking space in car park. For Mrs P Patel, re Battleaxes Cottage, The Grove, Wraxall.

RECOMMENDATION – No objections

APPLICATION 13/P/0134/F – Erection of a two storey rear extension following demolition of existing single storey extensions for Mr & Mrs C Wilkinson, 2 Moat Cottages, Clevedon Road, Wraxall.

(Letter from Mr Bush & Vet)

RECOMMENDATION – SUPPORT

APPLICATION 13/P/0137/LB - Erection of a 3 storey extension to north elevation to extend original 14th century Great Hall and to provide entrance hall, staircase and shower room with bridge and glazed balustrade. Raise the roof to 19th century west wing to provide first floor accommodation within roof space to include 2no dormers. Remove ceilings to reveal Great Hall and 15th century Solar roof structures, repair and install structural wind braces, partition off gabled end of roof to provide a bat roost. Replace external window with door and replace timber window with metal both to east elevation. Landscape works to courtyard and area in front of Coach House to provide parking area together with internal alterations. (Grade 11* Listed) &

APPLICATION 13/P/0143/F - Conversion from two dwellings to single dwelling with erection of a 3 storey extension to north elevation to extend original 14th century Great Hall and to Somerset, BS48 1JR provide entrance hall, staircase and shower room with bridge and glazed balustrade. Raise the roof to 19th century west wing to provide first floor accommodation within roof space to include 2no dormers. Replace external window with door and replace timber window with metal both to east elevation. Landscape works to courtyard and area in front of Coach House to provide parking area together with internal alterations. (Grade 11* Listed)

Contemporary extention. Cllr. Sage said that it was sympathetic with the original building and that it would be good to see the vaulted ceiling.

RECOMMENDATION – No objections.

c Clerk reported on decisions made by NSC on planning applications previously considered by this Parish Council.

APPEAL re Application 12/P/1503/F – No 2 Moat Cottages, Clevedon Road, Wraxall. (This may not now go ahead if 13/P/0134/F is approved)

e GOWAN CROFT, CHURCH LANE, LOWER FAILAND. – Enforcement Dept are looking into possible breaches of Planning rules.

98 HIGHWAYS & TRANSPORTATION

- a HORSE RACE LANE , LOWER FAILAND
- b OXHOUSE LANE, LOWER FAILAND – DRAINAGE ISSUE.
- c SANDY LANE, LOWER FAILAND – FLOODING OVER ROAD.

Highways Dept. have been made aware of the various problems with the three lanes and will come back with more information as to what will be done. The weather prevented the earlier TRO from being instigated. Further TRO received stating that Horse Race Lane will be closed for repairs on 28 March for two days. I have asked why this has now been reduced from 5 to 2 days. Awaiting a reply.

99 PROW

- a WALK TO SCHOOL – Meeting, Hugh Vowles with Elaine Bowman, (prow section NSC) has not yet taken place.
- b DIAMOND JUBILEE RIVERSIDE WALK – Now with the Inspector.
- c ROTARY CLUB WALK – Nothing further has taken place.

100 MEETINGS

- a SOUTH BRISTOL LINK – Postponed until March PC meeting.
- b ALCA training ‘Engaging with the Community’ 4 Feb Yate. Cllr. Robinson attended. He felt that, to further communications with the electors, a report of the Parish meeting should go in the Parish Magazine. This is a Church publication and so Cllr. Sage will speak to the Editor.
- c COMMUNITY RESILIENCE Update- Castlewood, Clevedon 6.45pm 13 February 2013. Cllr. Robinson gave a short report.
- d TENONS – DRIP TO DOWNPOUR - Managing the extremes 10am to 12.30pm 2 March 2013 Blakehay Theatre, WsM.
- e Healthy Futures led Rehabilitation Services Review for NS 2pm – 4pm 21 February 2013, Room 2, Clevedon Comm Centre
- f NS SITES & POLICIES PLAN – Workshop 28 Feb 10am Castlewood (Maximum 2) Cllrs. Robinson & Sheppard will attend.
- g ALCA Training Course ‘Engaging with the media’ 13.4.13 Compton Martin V.H. (Cllr. Robinson booked).

101 CORRESPONDENCE

- a ELECTORAL REVIEW OF NS – Current consultation ends 18/2/13.
Currently 61 – asking if we would like to see 51 or 46. Each Councillor to represent roughly the same number of voters. It was felt that we should be really concerned if the figure goes below 51. It will not reflect the local community.
After voting they will re-draw ward boundaries.
- b COMMUNICATIONS TO PARISH COUNCILS – awaiting a reply from Elizabeth Roberts.
- c PRIVATE SECTOR HOUSING CONSULTATION. – Consultation ends 22 Feb.
Merging Cllr. Robinsons & Cllr. Ambrose’s comments for a PC agreement.
It was felt that Thermal Imaging should be used. All in favour.
- d NS NHS CCG ‘Voices for Health Communication, Engagement and Implementation’ – Feedback comment from Cllr. Mrs Moon. All in favour.
- e Police & Crime Commissioner – public consultation and the development of the Police & Crime Plan, importance of PCC

Priorities:

- Reduce the impact that anti-social behaviour has in our communities.
- Prevent and reduce violence, particularly violence towards women and girls
- Prevent and reduce crime in your area, particularly burglary offences
- Ensure victims are at the heart of the criminal justice system

All felt that the comments were relevant.

102 FINANCE

- a GRASS MAINTENANCE SCHEDULE – To Notice Boards for
Tenders – closing date 9 March 2013. (Postponed until March PC)
- b STREET FURNITURE MAINTENANCE SCHEDULE – To Notice
Boards for Tenders – closing date 9 March 2013. (Postponed until March PC)
- c BRISTOL AIRPORT COMMUNITY FUND – (Postponed until March PC)
- d REQUEST FROM NAILSEA & DISTRICT CROQUET CLUB – Postponed to March PC)

e ACCOUNTS FOR PAYMENT

	Payee	Description	Amount
2256	In Touch crm – Web	Monthly charge	35.99
2257	OCS	Emptying Dog Bins – December	43.20
2258	Navigus Planning	Journal of Local Planning - Subscription	50.00
2259	Mrs F Shattock	Reimburse – Stamps 21.60, TalkTalk 37.12, Waitrose 1.69, Viking paper & envs. 43.90, Laser toner 12.05, 2 Black Ink Jet Cartridges 37.72, 1 colour Ink Jet Cartridge 13.58.	167.66
2260	Mrs F Shattock	Net Salary	886.43
2261	Cross Tree Centre	Hire on 8 February 2013	24.00

103 CHAIRMAN'S URGENT BUSINESS - NIL

104 BUSINESS FOR NEXT MEETING – 96 a&b, 100a,101b,102a-d.