

MINUTES OF THE WRAXALL & FAILAND PARISH COUNCIL MEETING HELD AT 7.30PM ON 10 JUNE 2014 IN CROSS TREE CENTRE, WRAXALL.

PRESENT Cllrs. Robinson (Chairman), Ambrose (Vice Chairman), Sage, Thompson, Pratt, Malpas, Mrs Moon, Law, Delmas,

APOLOGIES Cllrs. Sheppard & King and D/Cllr. Cook.

IN ATTENDANCE – D/Cllr. Cave, Clerk.

DECLARATIONS OF INTEREST 17e & C.U.B. Cllr.. Pratt.

13 MINUTES - The minutes of the meeting held on 13 May 2014 were agreed and signed.

14 CRIME FIGURES – Report from A&S Constabulary received.

15 QUERIES FROM CLLRS. TO THE LIAISON OFFICER OF NSC. Nil.

16 ISSUES

- a ALLOTMENTS – A 12 page paper had been circulated by Simon Beck re the possible allotments in the field off north end of Lodge Lane. Resolved to form a Working Group – Cllrs. Robinson, Delmas, Thompson.
- b NAILSEA COMMUNITY TRUST – to further consider our request for a grant. Several items were suggested for the Millennium Green. Cllr. Delmas requested a Wicksteed catalogue.
- c COMMUNITY RIGHT TO BID – The circulated report by Cllr. Robinson was considered. Listing a local building/land as an Asset of Community Value means that if the building/land comes up for sale, the parish council or other community organisation can bid to buy without any competition for the first six months. A powerful signal is sent to the owner demonstrating that the building/land is important to the community.
 - . Cllr. Sage will make a start on drawing up a list for Failand .
- d PARISH FORUM – To receive slides from this meeting.
- e NSC CORE STRATEGY – Oral report from Cllrs. Robinson & Malpas. NSC's Core Strategy is being legally challenged. Housing numbers will need to increase. Green Belt boundaries may need to be reviewed.

Proposal by Cllr. Pratt to form a Working Group. Seconded by Cllr. Thompson. All in favour.
- f NSC DEVELOPMENT MANAGEMENT WORKSHOP 14.5.2014 –oral report from Cllrs. Robinson & Malpas, with slides, was received. This included an update on change of use of agricultural buildings to dwellings.

- g **PROTOCOL ON THE FILMING AND RECORDING OF LOCAL COUNCIL AND COMMITTEE MEETINGS** – to consider ALCA template. Cllrs Delmas & Mrs Moon agreed to submit proposed amendments.

It was thought that any request to film should first state the reason.

- h **CENTENARY POPPY CAMPAIGN** – The Clerk had purchased 28,000 poppy seeds which were distributed to Cllrs. for sowing.

17 PLANNING & ENVIRONMENT

- a **APPLICATION 14/P/0966/F** – Retention of a Portakabin Pacemaker building used as office accommodation (Renewal of Planning Permission on 11/P/0042/F) for GE Oil & Gas, 2 High Street, Nailsea.

RECOMMENDATION – Our considered opinion is that there is no justification for renewal. Reason - Application 0042 was for use during the period that the main building was being refurbished. This is now complete. Further, the Decision Notice, Condition 2 states “ it must be removed by 21/02/2014 and the land restored to its former condition”.

- b **APPLICATION 14/P/0977/F** – Erection of a double garage in position of previously approved car part for Mrs K Vaughan, 5 Clevedon Road, Failand .

RECOMMENDATION – NOT to support.

- c **APPLICATION 14/P/0981/CUPA** – Prior approval for the change of use from an agricultural building to one residential dwelling within Class C3 plus associated operational development for Ms Hewitt, 20 Hotwells Road, Hotwells, Bristol .

RECOMMENDATION – NOT to support due to concerns with respect to sustainability, openness of Green Belt, and whether a Dutch Barn is suitable for conversion.

- d **APPLICATION 14/P/0983/F** – Erection of a single storey rear extension for Mr C Duncan, 3 Owen Drive, Failand (SEE ALSO ITEM 17i)

RECOMMENDATION – Support (and for 17i)

- e **APPLICATION 14/P/1058/CUPA** – Prior approval for change of use from an agricultural building to one residential dwelling within use Class C3 with approval for change of use only – MBa) with all operational development to be dealt with subsequently – MBb) for Dr & Mrs H Pratt at Tyntesfield Springs, Bristol Road, Wraxall.

Cllr. Pratt spoke for 2 minutes explaining that the converted barn would remain unseen and that the application complied with the new legislation. He then answered several questions from Cllrs.

CLLR. PRATT THEN LEFT THE ROOM

RECOMMENDATION – NOT to support due to concerns with respect to Highway Access, sustainability, openness of Green Belt and whether a Dutch Barn is suitable for conversion.

CLLR PRATT RETURNED TO THE ROOM

- f APPLICATIONS 14/P/1055/F & 14/P/1056/LB – Installation of solar panels on existing gymnasium roof following remedial repair work to roof and guttering at The Downs School, Charlton Drive, Wraxall.
RECOMMENDATION – Support.
- g APPLICATION 14/P/1068/TPO – 1 Oak – Crown lift to 3m.for Ms McDonald, 9 Green Pastures Road, Wraxall .
RECOMMENDATION - Support
- h APPLICATION 14/P/1071/TPO – 1 Oak – Crown lift to 3m. 1 Oak – Crown lift to 3m and thin crown, opposite house, by 10% for Mrs Fellender, 11 Green Pastures Road, Wraxall..
RECOMMENDATION – Support..
- i APPLICATION 14/P/1075/TPO – 1 Ash tree – thin crown by 20% for Mr C Duncan, 3 Owen Drive, Failand.
RECOMMENDATION – Support. .
- j Decisions made by NSC on Planning Applications previously considered by this PC.
- 14/P/0656/F – Erection of an Agricultural building for machinery – Charlton Park Farm, Wraxall. – CONSENT
- 14/P/0661/F – Agricultural building for livestock and general storage – Charlton Park Farm, Wraxall – CONSENT.
- 14/P/0725/F - Fenced compound – Land off Wraxall Drive, Tyntesfield (National Trust) – CONSENT.

Before we left Planning Cllr. Law pointed out that there was a further P/A regarding Tyntesfield Springs which needed a reply before the next meeting. As it was for a Cllr. it needed to be considered by a full PC and so it was discussed at this juncture,(As Chairman’s urgent business)

APPLICATION 14/P/1112/PDA – Prior notification for the construction of a track for access, by agricultural vehicles, on Land at Tyntesfield Springs. Bristol Road, Wraxall for Cllr. Pratt.

CLLR PRATT LEFT THE ROOM

RECOMMENDATION – NOT to support.

CLLR PRATT RETURNED TO THE ROOM.

18 HIGHWAYS & TRANSPORTATION – Deferred until July meeting.

- a SIXTY ACRES CLOSE – Resurfacing.
- b Extension of Traffic Island at Budgens – to receive oral report from the clerk.

19 PROW

It was proposed that the Working Group should be reconvened - a date to be set by Cllr. Pratt.

20 MEETINGS

- a COMMUNITY RESILIENCE - To receive an oral report from Cllr. Law re meeting 10.6.2014 with Abbots Leigh & Long Ashton (to compare notes). Cllr. Law undertook to provide a written report. **Item deferred until July.**
- b ALCA NS AGM – Locking VH 7.30pm Thursday 12 June 2014. Noted.
- c COMMUNITY RESILIENCE – Website Development - 7pm Thursday 3 July. Noted.

21 CORRESPONDENCE

- a CALL FOR SITES – To consider a letter from Nailsea Town Council. A meeting had been set up with NTC but cannot now take place. Date to be rearranged.

22 FINANCE

- a FINANCIAL REGULATIONS – To consider the recommendations from Cllrs. Robinson, Ambrose & Malpas (**Defer to July**)
- b ACCOUNTS FOR PAYMENT – All in favour.

Chq. No Payee Details Amount

Chq. No	Payee	Details	Amount
2395	The Cross Tree Centre	Hire for APM 6.5.14.	35.00
2396	Landscape Services(South West) Ltd	Grass Maintenance – April	238.68
2397	Intouch	Monthly Web fee	35.99
2398	NSC	Dog Bin emptying	19.20
2399	SLCC	Subscription	147.00
2400	Landscape Services (south West)Ltd	Grass maintenance – May	238.68
2403	Mrs F Shattock	Reimburse – RE APM Gilly's 29.53, Paper Plates 1.20, Crisps 1.98, Choc. for Viennese Fingers 2.00 : Stamps 14.88 Telephone 34.44 Changed speakers – plus 5.00 Copy Paper 20.38	109.41
2404	Mrs F Shattock	Net Salary	
2405	CPRE	Subscription	36.00
2306	Cllr. Martin Law	Bark for Mill. Green	16.56
2307	Cross Tree Centre	Hire for PC 10.6.14.	24.00

23 CHAIRMANS URGENT BUSINESS – See after 17j.

24 BUSINESS FOR NEXT MEETING – 18 a & b; 20a;21a;22a.