

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL MEETING** HELD 11 AUGUST 2015

AT 7.30PM IN CROSS TREE CENTRE, WRAXALL.

PRESENT – Cllrs. Robinson (Chairman), Malpas, Sage, Mrs Lock, King, Sheppard, Law & Mrs Vowles.

APOLOGIES – Cllrs. Mrs Moon, Amos & Delmas; D/Cllr. Cave.

IN ATTENDANCE – D/Cllr. Kate Stowey, Simon Beck (Allotments) & Clerk.

PUBLIC – Mrs Julia Norton, Tracey Jagger +1, Mr & Mrs Inker, Mr & Mrs Hickleton & Chris Ambrose (from 7.40pm.)

DECLARATIONS OF INTEREST – 38i Cllr. Mrs Lock – Lives opposite.

38m Cllr. Malpas – Neighbour.

35 MINUTES – The minutes of the meeting held 14 July were agreed and signed, un-amended.

MEETING CLOSED at 7.43pm for Tracey Jagger to speak for 3 minutes regarding her application and subsequent Appeal re Gallop View Stables.

MEETING REOPENED 7.46PM

38 PLANNING & ENVIRONMENT

m APPLICATION 15/P/1347/F – Land to the west of Flax Bourton Road, Failand. P/A considered at last meeting. Additional information now on NSC Website.

MEETING CLOSED 7.50PM

Mr Hickleton addressed the meeting for 3 minutes stating his objections to the application.

MEETING REOPENED 7.53PM

D/Cllr Stowey confirmed that D/Cllr Cave had ‘called in’ this application to P & R Committee.

Reference was made to the entrance which has been in use until now. It was felt that ownership of this entrance should be established. It was stated that Savills, Agent for the Exors. of the 2nd Lord Wraxall had tried to get the Local Plan changed but were told by NSC that they were too late. Council decided not to comment further.

45 CHAIRMAN’S URGENT BUSINESS

MEETING CLOSED 8PM

ROAD SAFETY ON FLAX BOURTON ROAD, FAILAND.

Mr Hickleton addressed the meeting for 3 minutes stating his concerns regarding the safety of the road.

MEETING OPENED 8.07PM

One Cllr. stated that a limit of 30 mph (instead of 40mph) would possibly only give a speed reduction of 2-3 mph. The repeater sign are missing along the road. It was voted, unanimously, to write to NSC asking them to install repeater signs.

38 PLANNING & ENVIRONMENT

c APPLICATION 15/P/1572/F – Increase ridge height to create first floor living space and create two dormer windows to front elevation, erection of front porch and a two storey rear extension for Ms J Bennett, 77 Clevedon Road, Failand.

The increased ridge height is just below that of no. 75a but well in excess of no. 79. The proposed balconies overlook both neighbours. The dormers overlook the garden of no. 79 and also that of no. 59 Flax Bourton Road.

MEETING CLOSED 8.20PM

Mrs Inker (no.79) said that the proposal was too dominating and overbearing. The boiler of no. 77 came to within 1m of the bedroom of no.79. Also daylight would be blocked. With the slope of the land, water from no.77 already flows into the garden of no.79 and it was felt that the proposal would increase the possibility of this happening. It was felt that the proposal was not sympathetic and will impact on no.79.

MEETING OPENED 8.25PM

The Councillors debated various issues.

MEETING CLOSED 8.35PM

Mr Inker made a further point regarding the water coming off no.77.

MEETING OPENED 8.37PM

Cllrs. proposal was NOT to support the proposal, citing – Overbearing, Lie of the land (slope), Drainage & Ridge Height.

i APPLICATION 15/P/1615/CUPA – Prior approval for the change of use from an agricultural building and land to a single dwelling within use class C3, plus associated operational development comprising the insertion of timber framed windows and doors on all elevations, replacement roof and timber cladding to walls. Internal staircase with the creation of a first floor. Removal of 2no. adjacent barns and part removal of barn to be converted for Mr DM Wyatt, Birdcombe Farm, Tower House Lane, Wraxall.

MEETING CLOSED 8.45PM

Mrs Norton said that despite assurances re the entrance/exit being half way up Tower House Lane, there was no amendment on the NSC Web site. The entrance/exit, as stated on Minutes 11 August 2015

the application – off the B3130 near the Tower House Lane layby – is dangerous being so close to the junction into the layby.

MEETING REOPENED 8.50PM

Following the Cllrs. discussion the proposal was:- To RECOMMEND SUPPORT – provided the access is off Tower House Lane.

37 ISSUES

a ALLOTMENTS – Simon Beck read the report of the meeting 10/6 – the next will be 3/9. Mr Beck said that he was trying to find sources of money. It was stated that the costs could be very high – if it is only for a few Wraxall residents it may be out of our realm. The figure of £20,000 was mentioned but that was not felt to be enough for all the items needed.

Mr Beck to contact several funding organisations – hopes to have some answers before our next meeting.

b BROADBAND – Cllr. Malpas has continued to discuss this with BT and has a further meeting planned.

c PYLONS – Awaiting decision by IPC.

d MILLENNIUM GREEN – Cllr. Law reported that one of the Zip wires posts was rotting and that one of the log pile logs was rotting faster than expected. Cross hatching has been done again but Cllr. Law is unhappy with the resultant splintering. Two seats need replacing on the swings - £50 quoted for a pair. A sign is needed at the play area stating who runs it, what to do if there is a problem and who has contributed to various items. We have a quote of £130 plus installation.

We have received the promised grant of £500 from Nailsea Community Trust which is towards the picnic table.

It was proposed and agreed that the Zip Wire post should be repaired/replaced and that a 'springer' be purchased and installed straight into the ground. Cllr King asked about matting under the 'springer'. It was felt that £20 per metre plus £130 for installation of flooring was too expensive. RoSPA to be asked re fall height.

38 PLANNING & ENVIRONMENT

a APPLICATION 15/P/1544/TPO – West Park, Cadbury Camp Lane, Clapton in Gordano (on our boundary) T1 x Beech – Fell. RECOMMENDATION – SUPPORT.

b APPLICATION 15/P/1557/ADV – Erection of 2 no. replacement club entrance signs with recessed down-lighting for Bristol & Clifton Golf Club, Beggar Bush Lane, Failand.

RECOMMENDATION - SUPPORT

c APPLICATION 15/P/1572/F – Increase ridge height to create first floor living space and create two dormer windows to front elevation, erection of front porch and a two storey rear extension for Ms J Bennett, 77 Clevedon Road, Failand. Considered earlier in this meeting.

d APPLICATION 15/P/1587/CUPA – Prior approval for the change of use from an agricultural building and land to a single dwelling within use class C3 plus associated operational development comprising the insertion of doors/windows for Mrs D Winter, Wraxall Court Farm, Wraxall Hill, Wraxall. RECOMMENDATION – SUPPORT.

e APPLICATION 15/P/1602/F – Erection of a dwelling house for Magenta Properties RE Hillside Nursery, West Hill, Wraxall. RECOMMENDATION – SUPPORT.

f APPLICATION 15/P/1604/TPO – T1 & T2 X Oak – prune overhanging branches for Mr A Sellers – in the hedgerow to the rear of 26 Woodland Road, Nailsea. (On our boundary.) RECOMMENDATION – SUPPORT.

g APPLICATION 15/P/1607/TPO – T1 X Downey Birch – fell, T2 x Sycamore – Crown lift to achieve clearance of 3m for Mr Brown, Chantry House (Mews). RECOMMENDATION – SUPPORT.

h APPLICATION 15/P/1614/F – Erection of a single storey extension for Mr & Mrs D Coller, 7 Manor Way, Failand. RECOMMENDATION – SUPPORT with the proviso that the kitchen extraction fan does not exhaust towards No.9.

i APPLICATION 15/P/1615/CUPA – Prior approval for the change of use from an agricultural building and land to a single dwelling within use class C3, plus associated operational development comprising the insertion of timber framed windows and doors on all elevations, replacement roof and timber cladding to walls. Internal staircase with the creation of a first floor. Removal of 2no. adjacent barns and part removal of barn to be converted for Mr DM Wyatt, Birdcombe Farm, Tower House Lane, Wraxall. Considered earlier in this meeting.

j APPLICATION 15/P/1672/F & 15/P/1674/LB – Conversion of classrooms in ‘stable block’ to a music block with removal of external stairs, install internal stairs, increase size of dormers, remove one dormer, insert roof-lights, erection of single storey canopy to east elevation, window and door replacements and other internal alterations. Also install replacement windows/doors to match in classroom block opposite for The Downs School, Charlton Drive, Wraxall. RECOMMENDATION – SUPPORT.

k APPLICATION 15/P/1684/F – Removal of conditions 2,3,4 and 5 of Planning permission 10/P/1084/F (Demolition of existing bungalow and erection of 2no. detached 1.5 storey dwellings) which all relate to the provision of a ‘work unit’ as the policy requirement is no

longer applicable, for Mr P Jones RE 45 Clevedon Road, Failand.

RECOMMENDATION – SUPPORT.

l DECISIONS MADE BY NORTH SOMERSET COUNCIL ON PLANNING APPLICATIONS PREVIOUSLY CONSIDERED BY THIS PARISH COUNCIL.

APPLICATION 15/P/1385/F – Removal of Condition 8 of planning approval 15/P/0177/MMA (Variation of condition 2 of planning permission 14/P/1171/F (Erection of 3 detached chalet style bungalows with associated double garages together with provision of new access drives and landscaping following demolition of existing commercial and residential buildings and removal of hardstanding and ancillary structures) to allow the addition of basement storage space to Plot 1) as Code 3 for sustainable homes no longer applies, for Mr AWN Porter, RE Hillside Nursery, West Hill, Wraxall. DECISION – CONSENT GRANTED.

APPLICATION 15/P/1377/F – Erection of a two storey side extension for Mr S Underwood, 65 Vowles Close, Wraxall. DECISION – REFUSE.

APPLICATION 14/P/2183/F – Erection of a replacement visitors building to provide reception, shop, meeting room and associated facilities on land south of Moat House Farm, Clevedon Road, Wraxall for Noah’s Ark Zoo Farm. DECISION – GRANTED.

m APPLICATION 15/P/1347/F – Land to the west of Flax Bourton Road, Failand. P/A considered at last meeting & earlier. Additional information is now on NSC Website.

n APPEAL NOTIFICATION – against condition 3 attached to planning permission 14/P/2439/F (erection of a two storey side extension, single storey porch and front dormer windows) for Mr D Clark, Dandy View, West Hill, Wraxall. WRITTEN REPRESENTATIONS. All representations must be received by 31 August 2015.

p ENFORCEMENT UPDATE – Oral report by Clerk.

39 HIGHWAYS & TRANSPORTATION

a QUIET LANES – Nothing further at present.

b TEMPORARY ROAD CLOSURE – Bristol Road (B3130) from junction with Wraxall Hill to junction with The Grove 17 August 2015 anticipated to be of four nights - 20.00 – 06.00.

c TOWER HOUSE LANE – RESOLUTION – NO REPLY AS YET.

40 PROW

a WRAXALL VILLAGE WALK – Nothing further at present.

b PARISH COUNCIL FOOTPATH GROUPS – Letter from Elaine Bowman. Senior Access Officer NSC asking for help re. signs indicating Footpaths. PC agreed to help and copies of her letter were given to Cllrs Sheppard & Robinson.

41 MEETINGS

a CPRE AVONSIDE – AGM & VISIT TO LYE CROSS FARM, REDHILL.

6pm Tuesday 25 August, Wrington Memorial Hall.

b SLCC (hopefully the Town Hall WsM) NEIGHBOURHOOD PLANNING. Open meeting for Councillors. 25 September 2015.

EXTRA – COMMUNITY RESILIENCE WORKSHOP. 10 September – Cllr. Law unable to attend.

EXTRA – CPRE Gloucestershire Planning Training Day – 22 October. Cllrs. Robinson, Law, Malpas & Mrs Lock will attend.

EXTRA - CCG APM 1 September 5.30 – 7.30 – Clevedon TC offices, 44 Old St Cleve'd.

42 CORRESPONDENCE

a NEW APPOINTMENTS FOR ALCA. – Item postponed to next meeting.

b LITTER BIN – TOWER HOUSE LANE – LAY-BY. NSC is now to empty the bin 4 times per week. They will monitor to see if this arrangement works.

EXTRA – VJ DAY Celebrations for Veterans of WW2. Clerk had 3 names so far.

EXTRA – SUMMER GARDEN PARTY @ GRANARY 2-5pm 5 September 2015.

43 FINANCE a ACCOUNTS FOR PAYMENT – for approval

Chq No.	Payee	Details	Amount
2540	Play Safety	Annual Play Area Inspection	78.00
2541	Play Safety	Cllr. Law with Inspector	42.00
2542	Dreamscape Gardening	Grass Maintenance	266.66
2543	Cllr. Law	Bark for Swings area on M.G.	17.50
2544	Avon Wildlife Trust	Subscription	48.00
2545	Minuteman Press	4 x Business Cards	84.00
2546	Cathryn Butler	Administrative Support	175.88
2547	Mrs F Shattock	Net Salary – July 2015	
2548	Mrs F Shattock	Reimburse – P/Copies from Library 1.05; Talktalk 45.68.	46.73
2549	Bin-it	Emptying dog bins	62.08

44 STRATEGIC DEVELOPMENT - FUTURE OF THE PARISH 2016-2020 – Cllrs. see attachments to E-MAIL from LPC 24.7.2015 – Cllrs. Mrs Lock, Mrs Vowles, King, Malpas & Law showed an interest in taking this forward.

45 CHAIRMAN'S URGENT BUSINESS. Item taken earlier in this meeting.

46 BUSINESS FOR NEXT MEETING. 42a