

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** MEETING HELD AT CROSS TREE
CENTRE 7.30PM 9 AUGUST 2011

PRESENT – Cllrs. Ambrose (Chairman), Law, Delmas, Mrs Moon, King, Mrs Shaw, Thompson, Pratt & Sage.

APOLOGIES – Cllrs. Robinson & Sheppard & Liaison Officer Sally Varley

PUBLIC – Seven.

IN ATTENDANCE – D/Cllrs. Cook & Cave & Clerk, Freda Shattock

DECLARATIONS OF INTEREST – Cllr. Pratt 81i & k

78 MINUTES – The Minutes of the meeting held 12 July 2011 were agreed and signed.

79 CRIME FIGURES – There was no Police presence this month & no figures were sent.

81 PLANNING & ENVIRONMENT (Taken out of order as some of the public were attending to speak on these three items)

- i) **APPLICATION 11/P/1312/f** – Proposed removal of 3 no. redundant power line poles. Erection of a new twitcher hide to be supported on 3 no. power line poles for Mr & Mrs Pratt re Tyntesfield Springs, Bristol Road, Wraxall.

Cllr Pratt was asked to explain the Application

D/Cllr. Cook objected to the applicant (a councillor) remaining in the room.

Cllr. Ambrose said it was because he was the only one who knew what the application was about, but he would leave before the discussion took place.

Cllr. Pratt explained that the hide would be in the same place as previously, straddling the stream. This P/A was for an all wooden structure, as Enforcement Dept. had objected to the previously suggested materials. It would be in the same place and it was a design to echo the 'summer house' at Tyntesfield.

CLLR. PRATT THEN LEFT THE MEETING AT 7.51PM.

Cllr. King said that it did not resemble a hide, he thought that it was too large and queried the height off the ground.

MEETING CLOSED AT 7.55pm

Mr Brian Jones, Watercress Farm, said that the proposed hide would mean that anyone using binoculars whilst in the hide could look into Watercress Farm & Barn. He said the proposal was for 11,000 cu. feet whereas the previous hide was 900 cu. feet. At item 15 of the P/A it states that 'No trees, bushes would be harmed but he felt that tree roots would be harmed when stanchions, for holding up the hide, were put in the water. He felt that the hide would weigh 6 tons and this would be 'up high'.

Mr Tavener said that he has binoculars and could look into neighbours houses and across the valley into houses BUT he didn't.

MEETING OPENED AT 8.03pm

Cllr. Mrs Moon said that she didn't like the hide and, with glass, it wouldn't work like a hide.

Cllr. Sage said that it was too big.

Cllr. Mrs Shaw said that the reflection from the glass windows would upset the birds.

Cllr. Ambrose was also concerned that foundations may damage tree roots.

Councillors were not against the proposal for a hide in the location proposed but following a lengthy discussion Councillors considered that the Hide was too large and, that the glass could well reflect and that birds could then fly into it.

That in the absence of information on the foundations it was possible that in the location proposed they could damage the tree roots?

It was recommended (unanimously) that this proposal, as it stands, should be rejected.

- k) APPLICATION 11/P/1356/F – Construction of private access track for use in association with construction of private fishing lake and hard surfaced parking area for 5 cars for Mr H Pratt re Tyntesfield Springs, Bristol Road, Wraxall.

CLLR PRATT REJOINED THE MEETING 8.06pm.

He said that the track was for the use of himself, family and friends. The access was to be as it had always been ~ it is over a small portion of land owned by Mr Jones and 5' of land belonging to 29 Gable Cottage. He said that NSC want the parking area down by the trees where it would hardly be seen by anyone and he said that it was the Council's conditions and would be safer. Condition 10 of the grant of PP for the lake states that no development on the site shall commence until details provided for a vehicle hard standing, in a position that provides the least possible detrimental impact on the landscape, has been submitted to and approved by the LPA

CLLR. PRATT THEN LEFT THE MEETING 8.13PM.

Cllr. King said that last time we had said that the track was too long.

Cllr. Law said that this was expanding – it was just for 'private' use.

Cllr. Ambrose said that it was 'not easy' to exit at the top.

Cllr. Thompson asked why 5 cars.

MEETING CLOSED 8.20PM

Mr Jones said that if Cllr. Pratt trespassed on his land Cllr. Pratt would be served with a writ.

It was said that cars could be put by the 'tin shed' any time. It is not Agricultural Land but Leisure use. At present, on the bottom existing tract, lights can not be seen but they will be if on the proposed track.

Mr Tavener said that there was no objections from the village. He was concerned that, if the property changed hands, new owners would think 'now we can do anything'.

MEETING OPENED 8.25PM

Cllr. King said that it was not in keeping with the Green Belt being 200m long ~ too long.

Cllr. Mrs Moon felt that the original was sufficient.

Cllr. Ambrose queried why the by-way was not adequate,

RECOMMENDATION - Following a lengthy discussion Councillors considered that the proposed track was not in keeping with the green belt, being over 200m in length and making traffic visible as it passes along it, especially so as there is in place an existing Byway which is totally suitable, readily accesses the car parking site, and is arranged such that traffic using the Byway is not visible from the fields around.

It is recommended unanimously that this proposal be rejected.

CLLR. PRATT REJOINED THE MEETING

- j) APPLICATION 11/P/1332/F – Erection of cafe and toilet building with associated access track following excavation and levelling of site for use by visitors to Zoo Farm with change of use of existing cafe to shop and existing shop to classroom for Noah's Ark Zoo Farm, Moat House Farm, Clevedon Road, Wraxall.

CLLR. THOMPSON (One of the investigating Cllrs.) said that there was no objection in principle, but there were no details or dimensions on the plans.

Cllr. King said that the 5 year plan is supported. He commented that the site is a steep bank and will entail a lot of excavating. No height is given on the plans.

MEETING CLOSED 8.35PM

Mr Bush, Director & CEO of Noah's Ark Farm, said that the height was 3m to eaves and 6m to ridge. The roof is green galvanised as with all the other buildings on that site.

MEETING CPENED 8.40PM

Cllr. Mrs Moon asked what control there could be if there were no dimensions on the plans. Richard Kent of NSC has said that dimensions need not be on plans. Cllr. Mrs Moon does not object to the design.

Voting 8 For (with 1 Abstention), with the caveat that the ridge height be no more that 6m.

D/C Cave asked if most plans had dimensions.

Cllr. Mrs Moon said that she would task Richard Kent re. dimensions.

80 ISSUES

- a) PYLONS – Cllr. Ambrose had written to NT, CPRE, Open Spaces with the first of a number of proposals. He said that he knew they were all against the NG proposal and suggested that, if they got together, they could be a strong voice. He is to see CPRE in London on Friday. Cllr. Pratt said that there was a group, set up by the Government, of Independent Experts from Holland to view the costings. They have now dropped out. Cllr. Ambrose said that he was going to put our own costings in the public domain. NG are now using an almost exact copy of our report. Nailsea TC suggest following our lead to get more money – 10-20K from their coffers (they have a large precept). They would use the money to cost a route. It would be valuable and factual.

MEETING CLOSED 8.55PM

Mr Tavener said that NG were not just considering Hinkley to Avonmouth. They have been given a vast amount to bring gas into Pembrokeshire. So, why not Pembrokeshire to Avonmouth, not overland.

MEETING OPENED 8.52PM

- b) WEB SITE – This has been updated re. amendments needed and with Agenda & Minutes. Not yet linked the old web sites with the new.
- c) MILLENNIUM GREEN – Grass needs mowing and the rubbish still has not been moved by the mowers, (Wednesday ~ Ascertained that mowing was imminent and the rubbish would be moved at that time)
- d) LAND AT LODGE LANE – Clerk had a list of items from NSC which would have to be considered before the land could be used as a burial ground. Cllr. Ambrose asked the Clerk to ask NSC if that plot was suitable. If it is not then all the other items are irrelevant.
- e) ESTUNE Cllr. Mrs Moon thought that Estune were positively trying to give their cause credibility by having Parish Councillors on board.
- f) OLD BARN – NOISE. Many complaints over several Weekends. This PC originally told Licensing that the conditions of the licence could not be achieved. D/Cllr. Cook will look into it.

81 PLANNING & ENVIRONMENT

- a) to g) already reported to NSC.
- a) APPLICATION 11/P/1172/TPO – T2 – Birch – Fell at Manor House, 1, Manor Way, Failand

RECOMMENDATION – Investigating Cllrs. went to site and were told that there were actually several trees to be felled. They support the felling of one Birch but ask that the Tree Officer clarifies the number of trees to be felled before making a decision.

- b) APPLICATION 11/P/1179/TPO – T1 – Oak – Fell. T2 – Chestnut – Fell at 26a Belmont Drive, Failand.

RECOMMENDATION – Councillors support the felling of the Chestnut Tree, which appears to be

dying. However they do NOT support the felling of the Oak tree.

- c) Planning Application: 11/P/1180/F - Applicant : Mrs D Cox, 3 Failand Estate, Lower Failand.
Subject: Proposed removal of part of ground floor wall and windows to rear and insertion of full height glazing doors, create steps to patio
Councillors CA, RD & DR visited the site at 5.25 pm on 22 Jul, noting that there had been a previous application and appeal in relation to a proposed Orangery (Planning Application: 10/P/0849/F). They were shown the area by Mr & Mrs Cox and discussed the application. The additional patio doors will allow more light in the kitchen/dining area
Mindful that the PC supported the previous application, that this is not overseen by neighbours and has less usual impact, Councillors supported the application.
Views from neighbours were sought from Councillor RK on 25 July he advised that there were no objections and they were also supportive.
RECOMMENDATION by Investigating Councillors - To support.
- d) APPLICATION 11/P.1193/F - Change of use of existing agricultural barn and land to provide stables and equestrian use for Mr & Mrs Stables re Barn next to Meadow Barn, Horse Race Lane, Failand.
RECOMMENDATION - Councillors are very concerned in respect of the solar panels which will be very intrusive on the eye from the countryside and the nearby footpath (LA20/72).
They SUPPORT the proposal for the Barn but DO NOT support the solar panels.

E-MAIL FROM MARK LEWIS stating that the field should be left as a meadow.

- e) Application: 11/P/1245/F- Mr & Mrs D Wyatt, Birdcombe Farm, Tower House Lane, Wraxall
Change of use and alteration to 2 traditional stone agricultural building to create 3 dwellings and 3 work units together with associated landscape works including reinstatement of a walled garden. Removal of units E, F & G and restriction in units H, J & K to ensure use for non-livestock agricultural purposes.

Investigating Councillors: HP, DR and JT

Councillors CA, HP, DR and JT visited the site at 7 pm on 26 Jul, met Mr & Mrs D Wyatt and discussed the application with them. Councillors HP and JT were conversant with the plans, which were very similar to Planning Applications: 10/P/1332/F and 10/P/1334/LB. The recommendation by Investigating Councillors for these previous applications was that they were not inclined to support them in their present form but approved in principle. The decision of W&F PC a year ago was **not** to recommend.

The previous report recognised that this was an important site and that a coherent plan was needed for its improvement that will involve change of use. Investigating Councillors were sympathetic to re-development of the listed barns, which clearly cannot continue in their present function. However, a number of matters are unclear.

As a PC we are unsure of the latest planning policy regarding barn conversions in the Green Belt. There were still too many unanswered questions or contradictions on the application regarding the surrounding area and farm buildings to support the previous application.

Planning Application: 11/P/1245/F contains a marketing report and the same drawings as in 09 plus revised plan drawings for the site showing the removal of units E, F & G and restriction in units H, J & K.

Investigating Councillors (HP/JT/DR) for this application considered that the revised plans were still not coherent and there was some ambiguity. Unit C is not owned by Mr & Mrs D Wyatt. Unit D is owned by them but it is intended to remain unchanged. Investigating Councillors suggested that conversion of Unit D could be considered as part of the application, and that the work/live units might be more marketable if units H, J & K were removed / re-sited. If these units were to remain (as per the application) then the statements and arrows on the drawings for agricultural access give rise to confusion and introduce further questions. It was thought that for unit B stone work would be more in keeping with the rest of the development, rather than timber cladding. Disabled access is considered for some work units but this does not appear to be consistent in the development of the barn conversion.

The marketing letter and statement from the agent gives rise to further questions, such as what is the preferred approach? Is it a Sale of the whole or is it leisure rental or housing? We anticipate this confusion will be in potential investors' minds.

The Application form item 9 refers to NO demolition yet in the Design and Access Statement it makes reference to demolition.

On completion of the site visit Cllr. DR undertook to seek advice from the NSC Development Management Group. Peter Davey, the Senior Planning Officer associated with this Application was not available. Mike Cole, the Principal Planning Officer, offered the following advice on the guidance for conversion of barns from agricultural use in the Green Belt:

- Favourable consideration would be given for business use, which includes holiday lets
- Live/work unit conversions had not been 'tested' in Planning Applications
- Affordable Housing in the Green Belt was preferred within settlement boundaries
- Conversions of listed agricultural buildings would be unlikely to be economic to be marketed as Affordable Housing

Mindful that the plans and documentation in current application are broadly similar to the previous application, views from neighbours were not sought. Given the issues raised above, and that the PC can only respond to what is placed before it, Investigating Councillors were again supportive in principle but not inclined to support the application in its present form.

Recommendation by Investigating Councillors - Not to support

- f) APPLICATION 11/P/1250/F - Erection of a timber horse trailer outbuilding for the purpose of storing two horse trailers for Mrs C Waugh re GLB's, Horse Race Lane, Failand.
RECOMMENDATION - Cllrs. were supportive of this proposal so long as it is restricted to two trailers, within the outbuilding, but none to be stored outside the building.
- g) APPLICATION 11/P/1252/LDE - Certificate of Lawful Development Existing for the reconstruction of barn and refurbishment of stables providing 8 no. stables for equestrian use for Mr D Downton re Land off Whitehouse Lane, at Cuckoo Lane Junction, Whitehouse Lane, Wraxall.
RECOMMENDATION - Support.

AND IF READY

- h) 11/P/1308/F – Erection of gates and piers, replacement front porch, 2 no. dormers to front elevation with conversion of roof space, single storey extension to existing detached double garage to provide parking for total of 6 cars and to include 2 no. dormer windows to east elevation for solely domestic use in association with existing single dwelling and erection of a two storey rear extension for Mr & Mrs Mackendrick, Cedar Court, Lodge Lane, Wraxall.

Cllr. Ambrose worried about the trees coming down making better use for access.

Cllrs Law did not agree with the increase in height of the garages.

RECOMMENDATION - This application is recommended for Approved with the caveat that the extension should be no more than 18' in length and the garage is maintained as a garage, in perpetuity, for use only by Cedar Court's residents.

i), j) & k) – See earlier in these minutes.

l) Clerk reported on decisions made by NSC on applications previously considered by this PC.

82 HIGHWAYS & TRANSPORTATION

- a) Re. POT HOLES MARKED WITH YELLOW PAINT – It had been queried as to when Pot holes in Bristol Road, which had been marked with yellow paint, were to be mended. E-mail from NSC stated that there had been a delay but they were now scheduled for mid-August.
- b) FLOODING IN LOWER FAILAND – D/Cllr. Cook will follow this up.

83 PROW

- a) SECTION 30 implementation. Section 30 is for F/P's we, as a Parish Council, create with the agreement of the landowner and the PC are responsible for maintenance. Whereas Section 25 is created by NSC with the agreement of the landowner. We are not responsible for the maintenance and the F/P is put onto OS maps.
Our concern is for a Village F/P in relation to safety and costs. The maintenance of the surface would be £20 approx. annually but there should be no cost to the Parish as funds should be forthcoming from 'Get children to School'.
Authority was unanimously given to Hugh to go forward with landowners & NSC to do a S25, to liaise with ROW Committee and to acquire funds. If there is a financial implication he will refer back to the PC.

MEETING CLOSED 10.05 – Tony Taylor & Ian Malpas spoke.
MEETING OPENED 10.06

AS THE TIME WAS ALREADY AFTER 10PM THE MEETING WAS ADJOURNED AND MOST OF THE REMAINING ITEMS WILL BE ON THE NEXT AGENDA TOGETHER WITH SOME EXTRA ITEMS WHICH HAD COME IN AFTER THE AGENDA WAS PRODUCED BUT WITHIN THE DEADLINE.

- b) IMPLEMENTATION COMMITTEE - Report.
- c) Draft Agreement to BRIDLEWAY THROUGH TYNTESFIELD – Report of meeting 27 July

84 MEETINGS

- a) IMPORTANT NETWORK MEETING 15 JULY – Report.

85 CORRESPONDENCE

- a) NS TRAVEL MAP- Handed to Cllrs.& SUPPORTED BUS SERVICES Views by end Sept.
- b) SEVERN ESTUARY FORUM 2011 – 23 September £20.
- c) TWO NEW CONSULTATIONS ON GREENS AND GREEN SPACES
- d) NORTH BRISTOL NHS TRUST – VIEWS BY 4 NOVEMBER – SEVERAL MEETINGS PRIOR
16 Sept. Thornbury 10am to 11.30am
19 Sept. Portishead 6.30pm to 8pm
28 Sept. Frenchay Hospital
5 Oct. Southmead Hospital
10 Oct. Bristol City Council
- e) GRIT BIN FOR BOWDEN WAY
- f) CPRE

86 FINANCE

- a) ACCOUNTS FOR PAYMENT – Approved unanimously.

Chq. No.	Payee	Details	Amount
2089	HM Revenue & Customs	NIC Apl – June	197.88
2090	Playsafety Ltd (formerly ROSPA)	Annual Inspection of Millennium Green	£75.60
2091	Avon Wildlife Trust	Subscription	£48.00
2092	Landscape Services(South West) Ltd	Grass maintenance – July	227.32
2093	Mrs F Shattock	Reimburse – Unpaid postage 1.36 Computer work 77.00, Envelopes 1.50, Staples 2.00, Labels 2.50, charge for retaining 'Waitrose' in e-mail 1.69, Talk Talk phone line, calls & broadband 40.55.	126.60
2094	Mrs J Cobb	Safety Reports Mill. Green – July	£40.00
2095	Mrs F Shattock	Net Salary	975.07
2096	Fountains Environmental Ltd	Dog Bins – April	£21.60

87 CHAIRMAN'S URGENT BUSINESS - Nil

88 BUSINESS FOR NEXT MEETING – Items from this Agenda 83 b & c, 84 a & 85 a – f.