

MINUTES OF THE **WRAXALL & FAILAND PARISH COUNCIL** EXTRA MEETING HELD AT 7.30PM ON 9
APRIL 2015 IN THE CROSS TREE CENTRE, WRAXALL.

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

APOLOGIES – Cllr. Thompson – Prior appointment.

IN ATTENDANCE – D/Cllrs. Cook & Cave. Bob Cook was welcomed back after his recent illness. & Clerk.

PUBLIC – Four.

DECLARATIONS OF INTEREST – Cllr. Pratt - 35a.

34 MINUTES – The minutes of the meeting held 10 March 2015 were agreed and signed.

35 PLANNING & ENVIRONMENT

a APPEAL RE REFUSAL OF P/A 14/P/1058/CUPA – Prior approval for change of use from an agricultural building to one residential dwelling within 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 re Tyntesfield Springs agricultural building, Bristol Road, Wraxall.

MEETING CLOSED 7.39PM.

Cllr. Pratt addressed the meeting for 3 minutes.

MEETING REOPENED 7.42PM.

Cllr, Pratt left the meeting 7.43PM.

MEETING CLOSED 7.44PM

Mr Brian Jones addressed the meeting for 3 minutes.

MEETING REOPENED 7.47PM.

Mr Jones continued to interrupt throughout the following discussion.

Bearing in mind the recent guidance and after a long discussion re. suitability or adequacy of foundations (not likely to be strong enough with just 4' under the 'posts'), site not Agricultural (as the fishing lake was stated to be for 'leisure' use) and conversion of a Dutch Barn not being in the spirit of the legislation,

THE PROPOSAL WAS THAT WE STILL DO NOT SUPPORT. Voting 8 for the proposal – 1 against.

Mindful of that vote, it was felt that the text which had been sent to all the considering Cllrs. should be reviewed and amended as necessary. This was done and the resulting form will be sent to the Planning inspectorate. The following Planning Practice Guidance (PPG) Paras 106, 107 & 108 were included in the submission.

PPG Para. 106. Cllrs. who have lived in this area all their lives said that they couldn't EVER remember the site being Agricultural and indeed the lake (subject if a previous P/A) was said to be for 'leisure' use.

PPG Para. 107 – Transport, Highways, Noise. The PC still has concerns over access.

PPG Para. 108 – Location, siting of building. This is subjective but the local community, as a whole, are opposed to this P/A.

DECISION – NOT TO SUPPORT.

Those we have spoken to are opposed.

PROPOSED Cllr. Law, seconded Cllr. Malpas. Voting 8 for the proposal – One against.

W&F PC considers that, mindful of the above, their decision not to support remains.

b APPLICATION – 15/P/0478/F – Erection of a first floor rear extension. Erection of a single storey side extension to provide porch for Mr C Jones, Meadowlands, Green Lane, Failand.

RECOMMENDATION – Approve.

c APPLICATION – 15/P/0492/HHPA – Prior approval request for the erection of a single storey extension to south-west elevation that would 1. Extend beyond the rear wall of the original house by 4,05m; 2. Have a minimum height of 4m and 3. Have eaves that are 2.85m high, for Mr M Thyer, 19 Bowden Way, Failand.

Determination Certificate received – 'Prior Approval is required and granted'.

d APPLICATION – 15/P/0566/F – Erection of a first floor rear extension. 3no. dormer windows to front elevation. Alter roof on front porch to match dormer windows for Mr G Hales, 63 Clevedon Road, Failand.

RECOMMENDATION – SUPPORT 8/1 abstention.

MEETING CLOSED AT 9.12PM