

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD IN THE CROSS TREE CENTRE AT 7.30PM ON TUESDAY 9 AUGUST 2016

PRESENT: Cllrs. Robinson (Chairman), Sage, Malpas, Mrs Lock, Amos, Mrs Moon, Sheppard, Law, Delmas.

APOLOGIES: Cllrs. King (Convalescing) , Mrs Vowles (Prior meeting); D/Cllrs. Charles Cave (Convalescing) & Kate Stowey(NSC meeting).

86 PUBLIC SPEAKING – To hear any person who wishes to address the Council – maximum 3 minutes per person (total of 30 minutes). Nil

87 Chairman to take Apologies & Declarations of Interest in the items below.

91b Cllr. Mrs Lock knows the applicant; 91f Cllr. Delmas knows the neighbour of the applicant; 91e Cllr. Malpas – Neighbour of applicant & 91gCllr. Malpas - Neighbour of the proposed site.

88 MINUTES - The Minutes of the P.C. meeting held on 12 July 2016 were agreed and signed.

89 CRIME FIGURES – Report from Avon & Somerset Constabulary. 1 Anti-Social Behaviour, 1 Assault, 2 Thefts. Cllr. Amos said that there was much sheep rustling in the area.

90 ISSUES

a ALLOTMENTS – No further meeting as yet. Will meet soon.

b SPEED LIMIT FOR FAILAND -

MEETING CLOSED - Mr James Weelen gave a resume of the meeting held 25 July 2016.

Mr Ted Hickleton then addressed the meeting

MEETING RE-OPENED.

RESOLUTION – It was proposed that David Bailey’s recommendation to write to NSC asking for them to design a scheme (linked to reduction in the speed limit) be implemented. The proposal was amended to include the top road (B3128).

91 PLANNING & ENVIRONMENT (Taken out of order)

e APPLICATIONS 16/P/1760/LB & 16/P/1765/F Listed building consent for the change of use to D1 class (non-residential institution) of the Carriage House and Garden Pavilion. Refurbishment and minor extension of the Carriage House comprising: erection of a single storey extension to rear, replacement of existing chimney stack, reinstatement of door openings and remedial works to rear retaining structure. Garden Pavilion refurbishment and extension comprising: removal of existing lean-to structure and replacement with full height glazing with external timber louvres, new roof covering, rebuilding and minor extension of rear of building. Station Lodge. Improvement of existing access to B3130 (Clevedon Road) comprising: Translocation of existing hedge to improve visibility splay, removal and replacement of a small section of hedge with estate fencing, new oak gate between existing stone gate piers. Belmont Lodge: replacement of existing galvanised steel gate

with new timber gate. Clifton Lodge: repairs to existing hardwood gate. Replacement of existing timber gates with new timber gates to the walled garden for Mr & Mrs Rossiter, Belmont Estate.

The Applicants have taken advice on all the issues and investigating councillors were content with all the plans. The gates to the Lodge on the B3130 are to be refurbished but not moved. It is intended to replant the holly hedge to provide sufficient visibility splays.

RESOLUTION – No objections.

90 ISSUES

c SCHOOL CROSSING PATROL Cllr Robinson attended the SPED and Scrutiny meeting on 27 July re the School Crossing Patrol – the meeting Voted 6/4 against funding the School Crossing Patrol. Wraxall Parochial Charities have offered half the monies to provide a Crossing Patrol for next term. D/Cllr Cave has identified funding which could provide the other half. It was queried if the school had approached anyone else. It was explained that some businesses were not keen to fund SCP's due to concerns about reputational damage.

d FAILAND BROADBAND - Cllr Malpas said that Faster Broadband in Failand is now running although not all residents have the very fast speeds. Hill Drive is getting 75.1 mb, Flax Bourton Road 17 mb but Woodland Way is not fast.

91 PLANNING & DEVELOPMENT

a APPLICATION 16/P/1605/ADV – Consent to display 2 No. illuminated fascia signs and 5no. internally applied window graphic vinyl's for Booker Retail re Budgens Stores Ltd, Wraxall Service Station, Wraxall.

Councillors considered the P/A – The Banner sign is very large and will be fully illuminated 24 hours per day.

RESOLUTION – Minded NOT to support as the signage is disproportionate in the street scene.

b APPLICATION 16/P/1619/F – Erection of stables to include a retaining wall, ground works and car parking following demolition of existing stables for Ms N Heyes re Stables, Green Lane, Failand.

The proposed new stable building is much smarter than the previous stables. There is potential for business but the P/A states 'private use'.

RECOMMENDATION – Support.

c APPLICATION 16/P/1629/TPO – T1 Silver Birch – fell and T2 Silver Birch – reduce by 2-3 metres at Manor House, 1 Manor Way, Failand. The tree to be 'felled' may be diseased but the Tree Officer will not be making a determination until 24 August.

RECOMMENDATION – Support if diseased.

d APPLICATION 16/P/1706/F – Erection of a retail unit and office building to include new landscaping following the demolition of the existing retail unit and redundant dwelling. Proposed single storey extension to the north elevation of the trolley store for Bristol & -Clifton Golf Club, Beggar Bush Lane, Failand. RECOMMENDATION – SUPPORT.

e APPLICATIONS 16/P/1760/LB & 16/P/1765/F.

Please see page 2 of these minutes for the Recommendation on this P/A.

f APPLICATION 16/P/1792/LUP - Certificate of Lawful Development proposed for the erection of an extension to an existing garage for Mr Camporeale, South Lodge, Bristol Road, Wraxall. After a discussion it was decided NOT to support as the proposal will overshadow the cottage to the east. We would support if the extension was to the other side of the existing garage.

g Pre-application advice - Installation of Radio Mast in Failand Gun Club. Reply from Craig Horn of Maxema. Reply sent to Craig Horn of Maxema stating that the proposed mast would be in the Green Belt and would have a significant impact on the views from National Trust land and the surrounding countryside. It is suggested that the Trust are consulted at the pre-application stage. We would like alternative sites to be considered. The Water Tower is at a higher elevation than the proposed site. It is currently used by EE and provides a good service. We would like a technical explanation as to why the Water Tower is unsuitable. Given the rural location, consideration should be given to camouflage. Engineering operations and structures which harm the openness of the Green Belt are inappropriate development as defined in the NPPF and supported by NS Council's Core Strategy. On purchase of part of the quarry by the gun club restrictive covenants were imposed. The proposal would appear to fall within the restrictions imposed.

h Pre-application advice - Tyntesfield – Proposed Developments – awaiting further communication from Mik O'Connor of National Trust.

i Decisions made by NSC on P/A's previously considered by this Parish Council:

1 APPLICATION 16/P/0272/LDE – Certificate of Lawfulness of Existing Use or Development re Erection of an agricultural barn for agricultural storage on land at Charlton Drive, Wraxall. DECISION – CERTIFIED.

2 APPLICATION – 16/P/1010/LDE – Certificate of lawful use existing for the continued use of the land west of Birdswell, Stoney Steep, Wraxall to be used as a residential garden. DECISION –Part Certified and part Refused.

3 APPLICATION 16/P/1223/LUP – Application for a lawful development certificate for proposed extension to existing garage block for Mr & Mrs Bleaney, Ridge House, Failand. DECISION - NSC Certify as Lawful.

4 APPLICATION 16/P/1226/F – Erection of a fodder, machinery and equipment store associated with smallholding and dwelling for Mr Nicholas Duggan, Orchard Farm, Bristol Road, Wraxall. DECISION – CONSENT GRANTED.

5 APPLICATION 16/P/1264/LDE – Certificate of Lawfulness existing for the continued use of the building for residential use for Mr J Cleeves, Up Yonder, Whitehouse Lane, Wraxall. DECISION – NSC REFUSE TO CERTIFY.

6 APPLICATION 16/P/1311/LUP – Lawful development certificate for the proposed single storey extension to existing building for Mr M Fry, 53, Vowles Close, Wraxall. DECISION – CERTIFIED.

7 APPLICATION 16/P/1315/F – To align the existing kitchen pantry wall with the original farm house and install doors and convert garage to living space for Mrs Laura Flowerdew, Hill View Farm, Horse Race Lane, Failand. DECISION – CONSENT GRANTED,

8 APPLICATION 16/P/1267/F – Conversion of Garage to provide additional living space and annex accommodation at first floor level for Mr & Mrs Hughes, West Hill House, West Hill, Wraxall. DECISION – REFUSED.

9 APPLICATION 16/P/1337/F – The widening of the existing agricultural access and the formation of a new farm track. DECISION – CONSENT GRANTED.

10 APPLICATION 16/P/1462/F - Single storey front extension, roof terrace and construction of patio area for Mr O’Brien, Oakdene, Tower House Lane, Wraxall. DECISION – CONSENT GRANTED.

j CORE STRATEGY - ADOPTION OF SITES & POLICIES PLAN PART 1 – DEVELOPMENT MANAGEMENT POLICIES adopted on 19 July 2016

k CORE STRATEGY – Consultation on proposed modifications to remitted policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33. Comments by 5 Sep 2016. Noted.

l ENFORCEMENT UPDATE - None received. They are not issued monthly.

92 HIGHWAYS & TRANSPORTATION

a NORTH SOMERSET SURFACE DRESSING – Cllrs. noted changes to the programme. A Cllrs who had seen contractors working was pleased with the way they approached the repair by identifying and addressing additional issues.

93 PROW – Nothing yet heard re the ownership of a strip of land near Flax Bourton.

94 MEETINGS

a FRAS - 25 July 2016 (See Item 90b)

b NSC SPED and Scrutiny Panel - 27 July 2016 (See Item 90c)

c Community Resilience meeting June 2016 – Cllr Law reported that the activity has been streamlined. The next meeting will be in September, which he will attend. There are posters for the Notice Boards & the Web giving details of ‘Drop In’ events. The next one is at Nailsea Library on 9 September 2016.

d ALCA Training ‘Negotiate a Better Outcome in Planning’ 26 September 2016, 10.00 to 4.30 Aztec Hotel, Almondsbury – Noted.

e ALCA AGM - 8 October 2016, 10.30 – 12.00 at Midsomer Norton Town Hall. Keynote Speaker: Dr Jonathan Owen, Chief Executive of NALC. Noted.

f Local Access Forum – 11 October 2016 6pm Castlewood. Cllr Amos will attend.

95 CORRESPONDENCE

- a Local Access Forum – Buddy System and invitation to meeting. (See 94f)
- b Contact form re Walk to School and hedge maintenance – Response sent to Mr Cannon explaining that we are actively working to achieve a ‘Walk to School’ via the fields. Cllr Sheppard undertook to advise Mr Cannon when the Walk to School is in place.
- c NALC Consultation on abolition of the Public Works Loan Board. Noted.
- d Consultation on the WEST OF ENGLAND DEVOLUTION DEAL. No comments.

96 FINANCE – ACCOUNTS FOR PAYMENT – AUTHORITY GIVEN

Chq. No.	Payee	Details	Amount
2672	Failand Village Hall	Hire for FRAS meeting 25.7.2016	20.00
2674	Cross Tree Centre	Hire for Interviews & Nov. PC	172.50
2675	Archant Media (NS Times)	2 x Ads for Clerk’s position	609.60
2676	In Touch	Monthly Web fee – July	35.99
2677	Mrs F Shattock	Reimburse – Stamps 15.36 Talktalk 53.63	68.99
2678	Mrs F Shattock	Net Salary	1033.98

- b STREET FURNITURE MAINTENANCE – Closing date for tenders 31 August 2016.
- c CLERK’S GRATUITY - Cllr Robinson had taken legal advice from NALC and reported that, although the rules regarding Gratuities had been somewhat changed, the Parish Council can still fulfil any extant contractual obligations that relate to the payment of gratuities (see Employment Briefings E07-11 and E01-12). The legal advice from NALC set out the formula to be used in calculating the gratuity and that, although the rules for eligibility of a gratuity changed in 2011, there was sufficient evidence to support payment of a gratuity for this oral contract. Councillors voted unanimously in favour of paying the gratuity.
- d ACCOUNTS RETURNED BY AUDITOR – End of Audit certificate placed on the Web site.

97 APPOINTMENT OF CLERK - Cllr. Robinson thanked Cllrs. Mrs Lock & Malpas for their work in interviewing the 5 short listed candidates and reported that the Interviewees were of a high standard and that Mr Tony Jay had been appointed. We were fortunate to have Mr Jay with us at this PC meeting and he was welcomed by the other Cllrs.

Cllr. Malpas gave a vote of thanks to Cllr. Robinson for all the work he had put in prior to the interviews and beyond. This was echoed by the other Cllrs.

98 CHAIRMAN’S URGENT BUSINESS. Nil.

99 BUSINESS FOR NEXT MEETING. Nil.

As this was the last meeting which the retiring Clerk would be attending in post (her 200th meeting) the Chairman thanked the Clerk for the many hours of dedication in working for and supporting the Parish Council and service to the community. Cllr. Mrs Lock, on behalf of all the Councillors, then presented the Clerk with a beautiful floral arrangement.

Mrs Shattock (retiring Clerk) thanked all those present for the flowers and for helping to make the past 17 years so enjoyable for her. She expressed some sadness at leaving but said that she has many hobbies with which to fill the void.

MEETING CLOSED 9.50PM.