

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD IN THE CROSS TREE CENTRE, WRAXALL AT 7.30PM ON TUESDAY 13th JUNE 2017

PRESENT: Cllrs. Mrs Lock (Chairman) – (from agenda item 115), Malpas (Vice Chairman), Amos (from agenda item 117), Delmas, King, Mrs Moon, Robinson, Sage, and Mrs Vowles (from agenda item 115).

District Cllr Cave

Parish Clerk – Tony Jay.

Cllr Malpas chaired the meeting.

111 TO INVITE PUBLIC SPEAKING

Nothing was raised by the public at this point in the meeting.

112 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Law, Sheppard and District Cllr Stowey. Cllrs Amos, Mrs Lock and Mrs Vowles will be arriving during the meeting.

113 TO RECEIVE MEMBERS' DECLARATIONS OF INTERESTS ON ANY AGENDA ITEM

No declarations were received.

114 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 9th May 2017

It was resolved to approve the minutes as a correct record. (5 in favour, 1 abstention).

The Chairman signed the minutes as being a correct record.

115 TO NOTE AND COMMENT ON PLANNING APPLICATIONS

Cllr Mrs Vowles joined the meeting.

A member of the public addressed the meeting, objecting to proposal 17/P/1256/F.

17/P/1256/F. Land at Tyntesfield Springs. Bristol Road, Wraxall, BS48 1NE. Erection of a dwelling house with off grid services including horizontal vortex hydro- electric turbine. Existing fishing lake to revert to ornamental lake.

It was resolved to object to the application (6 in favour, 1 abstention) as it does not comply with the criteria under the National Planning Policy Framework paragraph 55 as follows: The National Planning Policy Framework states that to obtain approval the design must demonstrate the exceptional quality or innovative nature of the design of the dwelling. Such a design should be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards in architecture; 'significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area'.

The reasons behind this decision were discussed:

1. The design is by an internationally respected architect; however the design was conceived for the hills of California in a different era and not for the hills of North Somerset today. The architect had no knowledge of the site and therefore it cannot be claimed that the design is sensitive to the defining characteristics of the local area.
2. The proposal is in stark contrast to the design of surrounding homes that were once part of the Victorian Tyntesfield Estate and therefore does not enhance its immediate setting.

3. The proposal is not 'off grid' as stated in the title of the application. The documentation submitted with the application states that the development will be connected to the grid.
4. The Land Yeo is a small and variable water source. It is unlikely that it has sufficient flow to support the power requirements of the development. However no figures for flow or the efficiency of the proposed generator were supplied with the application.
5. The previous appeal findings against this design stated that there were significant concerns with respect to traffic movements to and from the site of the development. These have not been addressed with the current submission.

It is believed that the Inspector's reasons for refusing the previous appeal for this Frank Lloyd Wright house were still relevant for not supporting this application.

17/P/1271/F. Red Roofs, 4 Sandy Lane, Lower Failand, BS8 3SR. New large opening in kitchen/dining area to main house with new terrace and steps. to garden. Alterations to existing annex to create a self-contained annex accommodation.

It was unanimously resolved to support the application.

17/P/1038/LUP. 14 Vowles Close, Wraxall, BS48 1PP. Certificate of Lawful use/development proposed for a proposed single storey rear extension following the demolition of the existing conservatory.

It was unanimously resolved to support the application.

17/P/1041/F. 33 Riverway, Nailsea, BS48 1HZ. Erection of a first floor side extension to both side elevations. Erection of a single storey rear extension.

It was unanimously resolved not to comment upon the application as it is located in Nailsea, and the Nailsea town Council will be submitting their observations.

17/P/0764/F. 35 Green Pastures Road, Wraxall, BS48 1ND. Proposed garage extension to create a first floor.

This application has now been withdrawn.

Cllr Mrs Lock joined the meeting.

17/P/1084/F. South Lodge, Bristol Road, Wraxall, BS48 1LH. Erection of a single storey extension to front and rear elevation and changes to roof.

It was resolved to support this application. (6 in favour, 1 abstention)

17/P/1143/F. Failand Farm, Green Lane, Failand, BS8 3TR. Installation of a ground mounted 48 panel solar array.

It was resolved to support this application. (6 in favour, 1 against)

17/P/1154/LB. Failand Farm, Green Lane, Failand, BS8 3TR. Changes to interior layout (amendments to internal layout as approved under consent 16/2597/LB, without affecting external elevations); revised staircase design.

It was unanimously resolved to support the application.

17/P/1203/TPO. 11 Woodland Way, Failand, Bristol, BS8 3UD. 1 x tree - reduce crown by 5-6m

It was unanimously resolved to support the application, but would request that the reduction work does not take place until the autumn when the tree has lost its leaves.

17/P/1216/F. Villa Cai, West Hill, Wraxall, BS48 1PN. Proposed development for machinery storage, feed stores, stable, welfare area and new agricultural truck access from existing

entrance

It was unanimously resolved to support the application, as long as the planning officer is content that it complies with policy DM 52. The Parish Council would be concerned regarding the methods of the disposal of effluent waste from the site.

17/P/1223/TPO. Draycott, Lodge Lane, Wraxall, BS48 1BJ. T2 and T4 Monterey cypress - reduction of 2m to lower canopy later spread; T5 ash - remove stub/branch

It was unanimously resolved to support the application.

116 TO NOTE PLANNING DECISIONS MADE BY NORTH SOMERSET COUNCIL

17/P/0634/TPO. 9 Woodland Way, Failand, Bristol, BS8 3UD. T1 sycamore - reduce crown by approximately 1m to previous pruning points; T2 horse chestnut - repollard to previous pruning points. **REFUSED.**

17/P/0647/TPO. 2 Bowden Way, Failand, Bristol, BS8 3XA. T1 beech - reduce crown by 2-3m **REFUSED.**

17/P/0357/F. Sunnypatch, West Hill, Wraxall BS48 1PN. Erection of a detached 4 bedroom dwelling with associated landscaping. Works to include the demolition of existing building and associated outbuildings and structures. **APPLICATION WITHDRAWN.**

17/P/0413/F. 23 Hill Drive, Failand, BS8 3UX. Erection of a detached garage. **GRANTED.**

17/P/0780/LB. Wraxall Lodge, Bristol Road, Wraxall, BS48 1NE. Installation of secondary glazing and new mechanical extract fan in bathroom. **GRANTED.**

17/P/0939/PDD. Unit F & lean-to between Unit F & Unit J at Hazel Farm, Bristol Road, Wraxall, BS48 1LQ. Prior notification of proposed demolition of existing agricultural building marked as Unit F and part demolition of lean-to between Unit F and Unit J as indicated on drawing 3778/14/103. **PRIOR APPROVAL IS REQUIRED AND APPROVED.**

17/P/0550/F. Falklands, Tower House Lane, Wraxall, BS48 1JR. Formation of new access driveway to existing dwelling and alteration of existing driveway to form passing bay. **GRANTED.**

The decisions were noted.

Cllr Amos joined the meeting.

117 TO RECEIVE THE CLERK'S REPORT

The Clerk reported as follows:

A Police report has been received. In summary it stated that in the Redwood beat area 318 telephone calls were received in May. 73 crimes were reported. 1 incidents of anti-social behaviour were reported.

Nailsea Police station has been relocated to the Fire Station on Clevedon Road.

There has been an article in the local newspaper regarding Millennium Park where young people drinking there have left a mess. There has also been litter left at the amenity space on The Elms. This was quickly cleared by NSC.

The overgrown hedge at Lodge Lane has been reported to NSC. The NSC officer has reported that the hedge is not owned or maintained by NSC, and it is the responsibility of the landowners to maintain. The Councillors expressed the strong view that this is not correct, and that a large proportion of the hedge is owned by NSC. The Clerk will contact NSC again regarding this.

NSC will be hosting a briefing on 6th July regarding 'Accommodation Housing Growth' at the Council Chamber. Cllrs Mrs Lock, Robinson and Sage would like to attend, along with the Clerk. The Clerk will request that they all be allowed to attend.

The proposed new mobile phone mast to the east of Failand was discussed. The latest update received from the applicant is that they are awaiting advice from NSC regarding their proposal.

118 TO RECEIVE UPDATES ON THE FOLLOWING ISSUES:

a SCHOOL CROSSING PATROL

There was no update from the last meeting.

119 TO RECEIVE AN UPDATE REGARDING HIGHWAYS & TRANSPORTATION

A public meeting regarding the FRAS traffic proposals is planned for August 2017.

The traffic measuring sensor strips in Failand are now in place, and the results of the survey should be known prior to the August FRAS public meeting.

Cllr Robinson has been liaising with Abbots Leigh and Tickenham Parish Councils regarding traffic issues.

120 TO RECEIVE AN UPDATE REGARDING PUBLIC RIGHTS OF WAY

Plans are going ahead regarding the arrangements for the proposed footpath to the school. The landowner is prepared to install the kissing gate which will be required at the cost of £250. It is assumed that NSC will provide the gate, with the Parish Council paying for the installation costs.

It was unanimously resolved to approve a budget of up to £250 for the installation of the kissing gate.

121 TO RECEIVE REPORTS FOLLOWING ATTENDANCES AT MEETINGS

Cllr Mrs Lock updated the Council regarding a meeting that she had attended with Richard Kent and Chris Nolan of NSC, along with Cllr Robinson, regarding planning and planning enforcement matters.

122 TO CONSIDER WHETHER THE PARISH COUNCIL WISHES TO PARTICIPATE IN THE EVENT 'BATTLE'S OVER – A NATION'S TRIBUTE'

Cllr Amos agreed to look into the feasibility of the Parish Council participating in this event, and report back to the next meeting.

123 TO CONSIDER THE RENEWAL OF THE PARISH COUNCIL'S MEMBERSHIP OF CPRE.

It was unanimously resolved to renew the membership and donate £36.

124 TO APPROVE BILLS FOR PAYMENT

Chq No. Payee Details Amount

Chq No.	Payee	Details	Amount
2753	Failand & Portbury CC	Grant	£250.00
2755	Cllr Lock	Chairman's allowance	£333.00
2756	Cllr Malpas	Vice Chairman's allowance	£55.50
2757	Cllr Sheppard	Vice Chairman's allowance	£55.50
2758	PC Rescue	PDF merging software	£20.00
2759	ALCA	Playground management training	£30.00

2760	Anthony Jay	Mileage £30.60; Home working allowance £17.33; Mobile phone £1.67; Recorded delivery £7.25	£56.85
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The Clerk provided a summary of receipts and payments for the present year.

It was unanimously resolved to approve the bills for payment.

125 TO RECEIVE THE CHAIRMAN'S URGENT BUSINESS.

No business was reported.

126 TO AGREE AGENDA ITEMS FOR THE NEXT MEETING

No items were raised.

The meeting closed at 9.46pm.

Actions.

Cllr Amos – Minute 122

The Clerk – Minute 117