

MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND THE MEETING OF THE PARISH COUNCIL AND ANY MATTER MAY BE BROUGHT TO THE ATTENTION OF THE PARISH COUNCIL NOT LESS THAN 3 DAYS BEFORE THE MEETING. ANY NOTICE OF MOTION HOWEVER MUST BE RECEIVED IN WRITING BY THE CLERK NOT LESS THAN 3 DAYS BEFORE EACH MEETING.

Dear Sir/Madam, You are summoned to a meeting of **Wraxall & Failand Parish Council** at 7.30pm on Tuesday 14 February at the Cross Tree Centre, Wraxall Clerk.

AGENDA

Any item which has been reported to North Somerset Council, decisions made by them and any items of interest which do not require decisions, and are for interest only, will be in italics.

The Chairman will take Apologies & Declarations of Interest in the items below.

144 MINUTES – The minutes of the meeting held 10 January 2012.

145 CRIME FIGURES

146 ISSUES

- a PYLONS – Update
- b SUSTAINABLE COMMUNITIES
- c REVIEW OF MEMBERS ALLOWANCES
- d WEB SITE – Including a briefing by Ian Malpas
- e BROADBAND – Update
- f CORE STRATEGY – Proposed Main Modifications
- g AFFORDABLE HOUSING DELIVERY PLAN
- h PAPERLESS PARISHES – Additional basic IT training.
- I PCAA – Airport's Local Community Fund & Subscription
- j REVIEW OF LIBRARY SERVICES – Sent to all 10.1.12.
- k JUBILEE – Any update
- l OLYMPIC TORCH - Cllr Sheppard

147 PLANNING & ENVIRONMENT

Items a – f have already been advised to NSC.

a *APPLICATION 11/P/2295/F – The siting of a mobile home for use as temporary accommodation for Mark Hill re Land at Charlton Park Farm, Charlton Drive, Wraxall*

RECOMMENDATION -Recommendation is at the end of the report :-

The application is for a caravan to accommodate a manager/stockman, to enable development of the farm with livestock. There are already on site, buildings to support the farm. The proposed position for the caravan is screened on the west side by woodland.

We have visited the site, and contact has been made with the applicant.

The application is in accord with the regulations, as appended to the Agricultural Appraisal submitted by Carter Jonas.

We have no objections.

We would request that, as recommended in Appendix A, the time limit is for 3 years. Also, that a subsequent application for a permanent dwelling on this site is rigorously assessed in accordance with those requirements.

RECOMMENDATION : Support.

We would suggest further landscaping around the caravan, to minimise the impact on the green belt.

- b APPLICATION 11/P/2301/F – Erection of gates at site entrance for Keynsham Property Services RE Land at Lodge Lane, Wraxall.*

RECOMMENDATION – The gates will cause a large car, driving in, to be over the path when the gates are closed. The gates do not seem to be necessary. NOT TO SUPPORT.

- c APPLICATION 11/P/2321/F – Demolition of existing building and erection of new Cadet Centre & Training Theatre for Nailsea Air Training Corps & Nailsea Army Cadets on Land off Greenfield Crescent, Nailsea. (Site is within W&FPC boundary)*

RECOMMENDATION - follows the report -

*Investigating Councillors: CA, RD and DR
Report*

Councillors have visited the site individually.

There is concern that, although Arms Chests indicated on the plans are likely to be a MOD approved secure storage system, there is insufficient information in the Planning Design & Access Statement on the safety and security aspects of storing fire-arms and ammunition to assure all Investigating Councillors that the risks are adequately managed for this site, which is not accessed frequently.

Given that the capacity of the Centre has increased, there appears to be no increase in parking provision, this is a concern.

Storage and screening of refuse/recycling containers does not appear to have been addressed.

It is understood that the views of neighbours will be considered by Nailsea Town Council's Planning Committee on 25 January 2012.

Given the issues raised above, and that Wraxall & Failand PC can only respond to what is placed before it, Investigating Councillors were supportive in principle but not inclined to support the application in its present form.

Recommendation by Investigating Councillors

Not to support

Wraxall & Failand PC Decision

Not to support

- d APPLICATION 12/P/0026/F – Erection of a single storey extension to existing offices for Mr S Milne, Equine Centre, Ashton Hill Farm, Weston Road, Failand.*

The application is for a relatively small, single storey extension to the existing buildings, measuring 4.5m by 9.5m, to increase office space.

This is in the Green Belt, but we would regard it as acceptable.

RECOMMENDATION - No objection.

- e APPLICATION 12/0064/LDE – Application for a Lawful Development Certificate for the existing use of property as a dwelling and residential curtilage for Keith Hodgson of Naish Cottage RE Kimms Cottage both on Cuckoo Lane, Wraxall.*

RECOMMENDATION – SUPPORT.

- f APPLICATIONS 12/P/0068/F & 12/P/0069/LB – Retrospective alterations to Barn A (previously approved applications 05/P/2678/F & 05/P/3024/LB) for Mr M Pearce RE Charlton Farm Barns Charlton Drive, Wraxall.*

RECOMMENDATION :-

This application follows two earlier applications in 05 and 08.

Both these applications were supported by the PC.
The 05 application was granted consent by NSC and the 08 was refused.

In considering this latest retrospective application Cllrs CA/RK/DR
took account of the following;

1) That if the 05 application had included roof lights what would the PCs position have been?

It is our view that the addition of roof lights would have altered the character of the barn and therefore the area and that the PC would probably have recommended **not to support** the application.

2) The PC is keen to see enforcement taken seriously to prevent abuses of the system and to support enforcement policy for clear breaches of conditions.

The Cllrs consider that as these unauthorised works were believed to be carried out prior to the 08 application, when an opportunity to revisit the conditions arose and which was not taken and that the subsequent NSC advice given that enforcement would be instigated has been ignored. Then these breaches of conditions and lack of due process leads us to **not support** the retrospective application.

3) The conclusion reached under velux windows Page 3 of DA&HS we cannot support.

g APPLICATION 12/P/0110/F – Removal of condition 2 of 11/P/0732/F (for the construction of a replacement dwelling) for Mr & Mrs T Lock The Glen, Tower House Lane, Wraxall (Cllrs. Delmas, Law & Pratt).

h Clerk will report on decisions made by NSC on planning applications previously considered by this PC.

148 HIGHWAYS & TRANSPORTATION

a EXCESS WATER & ROAD DAMAGE – HORSERACE LANE, FAILAND (Cllr. Sheppard)

149 PROW

a REPLY FROM OSS re Opposition to PROW diversions & Subscription Increase.

b TYNTESFIELD BRIDLEWAY – Update if any.

c HEARING RE LA20/42 – Report.

d RIVERSIDE WALK

e WALK TO SCHOOL

150 MEETINGS

a 19 JANUARY - CLLR. AMBROSE WITH DR FOX MP AND DR CLAUS NEWMANN.

b ?????? 21 JANUARY - NG WITH CLLRS AMBROSE & PRATT ??????

c 9 FEBRUARY - CLLRS ROBINSON & AMBROSE WITH PHILIPPA PENNY re asset & service transfer programme.

MEETINGS BOOKED

d 21 FEBRUARY – NEIGHBOURHOOD PLANNING EVENT
Cllrs. DR RD ML CA GM BS RK & FS.

e 5 MARCH – LOCALISM WORKSHOP Cllrs. DR CA BS TS GM ML

151 CORRESPONDENCE

a DRAFT TENANCY STRATEGY

- b ESTUNE MAGAZINE
- c PAPERLESS PARISHES – Beginner Level IT Training available.
- d VILLAGE STREET PATROLS
- e LIBRARY SERVICES re. E-mail sent 10.1.12.

152 FINANCE

- a ANNUAL SUBSCRIPTION – JOURNAL OF LOCAL PLANNING.
- b ACCOUNTS FOR PAYMENT

Chq No.	Payee	Details	Amount
2141	Failand & Portbury Cricket Club	Hire of room for NHW meeting 12.12.11	£20.00
2142	North Somerset Council	Recharge of PC element of May 2011 elect.	£117.00
2143	Mrs F Shattock	Reimburse – Web server name £1.69 Talk Talk – Line & Broadband £48,39 Patching roof Bus Shelter,top of Grove £45.	95.08
2144	Mrs F Shattock	Net Salary – January	934.07

TOTAL EXPENDITURE	£ 1166.15
CURRENT ACCOUNT	£ 2319.69
BUSINESS RESERVE	£ 52343.61

153 CHAIRMAN'S URGENT BUSINESS

154 BUSINESS FOR NEXT MEETING