

MINUTES OF THE **WRAXALL AND FAILAND PARISH COUNCIL** MEETING HELD ON 13 JANUARY 2015 AT 7.30PM
in Failand Village Hall.

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

IN ATTENDANCE – Clerk.

APOLOGIES – D/Cllrs Cook (Indisposed), Cave (Prior meeting).

PUBLIC – 1 – Simon Beck (re. Allotments & Lidl).

DECLARATIONS OF INTEREST – Nil.

- 1 **MINUTES** – The Minutes of the meeting held 9 December 2014 were agreed by 10 Cllrs. and signed, with one Councillor voting against.
- 2 **CRIME FIGURES** – PC Peter Rooke introduced himself to the meeting (having taken over from PC Matt. Christie). He has worked in the area for some time so knows it well. He is keen to register and mark pushbikes as they are being targeted in and around this area. He has marked 600 already. Crime figures for the last month – Only 1 Burglary in Church Lane, Lower Failand but he warned that Shed burglaries are happening again. Residents should be vigilant in securing their property.
- 3 **ISSUES**
 - a ALLOTMENTS – Cllr. Robinson had received a call from Mr Hugh Vowles who stated that he may have a piece of land suitable for allotments.
 - b PYLONS – There is to be a ‘Pre meeting’ in WSM on Monday next – we have already sent our response but Cllr. Ambrose will attend with Alison Lock (Solicitor) & Cllr. Hugh Pratt, as a High Voltage Cable expert in his own right. Representatives from some other PC’s on the Pylon route are attending. A representative of the residents of Cadbury Camp Lane has also sent in a response. Dr Liam Fox M.P. cannot attend.
 - c GE OIL & GAS – NOISE & PRIVACY ISSUES – We are waiting for a reply from NSC.
 - d SPEEDWATCH – Long Ashton has offered, and we have accepted the loan of their VAS. Nigel Bain of Failand Speedwatch will report back as to whether the VAS from Long Ashton is suitable for their needs once they have completed the trial.
 - e PICNIC TABLE. Chairman, Cllrs. King & Delmas & the clerk are to decide which table is to be purchased bearing in mind that it must have wheelchair access. Nailsea Community Trust, Wraxall Parochial Charities & the Parish Council have each pledged £500.
 - f STANDING ORDERS – Deferred to February meeting.
- 7 **MEETINGS**
 - a LIDL – There are 5 pages of details on the NSC Web site. The consultation ends on 19 January which is before the Public Meeting on 25th. Most objections are re parking spaces. The shop vacancy rate in Nailsea is high now and this could be exacerbated if people can’t find anywhere to park. Disabled spaces are reduced which will impact on those with limited mobility wishing to attend the surgery.

MEETING CLOSED 8.14PM

Mr Simon Beck addressed the Council. He mentioned that the population of Nailsea is likely to rise as there are 450 sites identified around Nailsea for housing. Parking is already difficult at times now.

MEETING REOPENED 8.17PM

Restricted times for deliveries should be included in the conditions if the P/A is approved. Chairman & Cllr. Sage will attend the Public meeting.

4 PLANNING & ENVIRONMENT

a APPLICATION 14/P/2627/f - Variation of conditions no. 5 & 6 of planning permission 14/P/0110/F (Formation of a soil planting base to enable the reversion of Racecourse Quarry back to woodland) to state that all material will be inert and quantities and qualities of material shall be in accordance with the recovery operation as approved by the Environment Agency reference EPR/BB3903MN and specified in the relevant Racecourse Quarry Recovery Plan Version 1.2. and the relevant Environmental Permit for Mr M Aitkens, Limekiln House, Portbury Lane.

RECOMMENDATION – Approved unanimously. This will be an environmentally friendly and most suitable use for the quarry. It will mean that its safety will be improved, and dissuade people from using the area as a traveller encampment or for fly-tipping.

b APPLICATION 14/P/2661/PDA – Prior notification for erection of an agricultural building and the construction of an access track for NSAS on Land to East of Bathing Pond Wood (north-west of Mill Farm), Off Bristol Road, Flax Bourton/Wraxall & Failand.

This application has been determined by NSC – Prior approval is required and is REFUSED. Bathing Pond is Grade II & Bathing Pond Wood is a Registered Historic Park & Garden. The track and Building would harm the setting of Historic Assets contrary to Section 12 NPPF, Policy CSS of NS Core Strategy & Policies EHC/4 & EHC/5 of NS Replacement Local Plan.

c APPLICATION 14/P/2734/CUPA – Prior approval for the change of use from agricultural building and land to a single dwelling within use class C3 (No operational development) for Ms Hewitt re Land at Weston Hill Farm, Weston Road, Failand (Long Ashton P/A for comment).

This has always been known as ASHTON Hill Farm. The barn is isolated and in the Green Belt. It is misleading to describe Weston Road as having a wide pavement and this proposal as being consistent with the other side of the road. Residents of the area overlooking the barn have objections.

14/P/2734/CUPA (22/12/14) & PREVIOUS APPLICATION 14/P/0981/CUPA.

Further to the comments made by this council re: P/A 0981, we have new comments following the P/A 2734.

RECOMMENDATION – NOT TO SUPPORT

It appears that a significant amount of demolition and rebuild would have to take place to alter this barn into a residential dwelling. Although the barn has a partial concrete base, we believe that new footings and floorings would have to be inserted. This would virtually constitute a new build, which is non-permitted development in the green belt.

The barn is isolated from the actual farm buildings, which are at least two fields away.

The current application appears to be supported by applications for conversion of Dutch barns, allowed on Appeal, at Bartlett's Farm in Hampshire and at Pope's Farm in Dorset, and also by N-Somerset decision on Myrtle Farm at Regil. They are not comparable to this application, as they are in close proximity to their associated farmhouses and other farm buildings, and the issue of the Green Belt is not mentioned.

d APPLICATION 14/P/2748/NMA - Non material amendment to planning permission 11/P/1245/F (Change of use and alteration to 2 no traditional stone agricultural buildings to create 3 no dwellings and 3 no work units together with associated landscaping works including the reinstatement of a walled garden. Removal of units E,F and G and restriction on units H, J and K to ensure use for non-livestock agricultural purposes) to allow alterations to internal layout, of dwelling (Unit B), replacement of door with window to Bedroom 2 and replacement of window with door to utility room for Ms C Wyatt, Birdcombe Farm, Tower House Lane, Wraxall.

e APPLICATION 14/P/2749/LB – Alterations to internal layout of dwelling (Unit B), replacement of door with window to Bedroom 2 and replacement of window with door to utility room for Ms C Wyatt, Birdcombe Farm, Tower House Lane, Wraxall.
RECOMMENDATION for d & e– Deferred to February meeting.

f APPLICATION 14/P/2699/F - Erection of a food store with associated car parking for Lidl UK at Car Park at Crown Glass Shopping Centre, Stock Way South, Nailsea. SEE ABOVE ON PAGE 1.

g. PLANNING DECISIONS & PREPARATION OF PLANNING DOCUMENTS – Possible comments re Statement of Community Involvement (SCI) by Monday 16 February 2015. Cllr. Thompson & Malpas to review.

h APPEAL DECISION – HILLSIDE NURSERY RE 14/P/1171/F (Re 3 dwellings) – Appeal allowed and Planning Permission granted. Decision made 5/1/2015.

i Decisions made by NSC on P/A's previously considered by this PC.

14/P/2139/F – The Brow, West Hill, Wraxall – Erection of 2 storey side extension to include a basement to the rear following demolition of double garage. Replace all roof tiles. Extend balcony at rear – CONSENT GRANTED.

14/P/2351/LB – Home Farm Estate Yard, Tyntesfield – LB consent for replacing mortar fillet to covered yard tiled roof with lead flashings to prevent water ingress for National Trust. CONSENT GRANTED.

14/P/2372/LB – The Hayloft, Stable Yard, Tyntesfield – Removal of mortar fillet and replacement with lead flashing to correct persistent water ingress and decay to timber roof framing and stairs. CONSENT GRANTED

14/P/2381/LB – Building adjoining Home Farm Estate Yard, Tyntesfield – Extension of roof to existing Bin Store to west of Home Farm complex to provide cover for existing goods lift. CONSENT GRANTED

14/P/2439/F – Dandy View, West Hill, Wraxall – Two storey side extension, single storey porch and front dormer windows. CONSENT GRANTED.

14/P/2403/TPO – 19 Bowden Way, Failand – 3 x Oak Trees. Branch reduction in length by 3m. GRANTED.

14/P/2486/TPO – 3 The Willows, Manor Way, Failand – T1 Silver Birch – Fell and replace with Silver Birch. T2 Oak – Fell and replace with Oak. GRANTED

5 HIGHWAYS & TRANSPORTATION

EXTRA ITEM – e-mail from Flax Bourton PC, bringing Belmont Hill to our notice regarding the Lorries which are using this whilst the Long Ashton Bypass is closed. Reply sent stating that we are aware that lorries, other than those Tarmac lorries, which have a dispensation, are using the Hill. We have brought this to the attention of both NSC & the Police. **A 370 NOW REOPENED**

6 PROW

a. To receive an e-mail from NSAS re Footpath through NSAS land (Riverside Walk) – This states that ‘Support of the Riverside walk was indicated a long time ago and only at a tentative level. We still require to know exactly where the location of the path is being proposed. Therefore I can say that the Society would be willing to look at the option but cannot offer our support until we have further information.’ Cllr. Pratt said that the route would be to follow the Land Yeo to Flax Bourton – he will send a route to this office. Flax Bourton support is required.

b. To receive proposals from Cllrs Ambrose & Pratt for questions for a referendum on improving footpaths, including Wraxall Village walk.
We must be precise as to what we are going to do with the money. The question was asked as to how much has been done to get support from private companies' Community Plans. No application has been put in – we are following the Parish Plan recommendations.

7 MEETINGS

- a PARISH WORKSHOP 10/12/14 – To receive a report from Cllr. Robinson. Deferred
- b LOCAL GOVERNMENT PENSIONS - ALCA briefing for P & T Councils 11/12/14. To receive a report from Cllr. Robinson. Deferred.
- c SITE VISIT TO NOAH'S ARK FARM 15/12/14 – This has been undertaken.
- d NSC CORE STRATEGY Policy CS13 Scale of New Housing – Planning Inspector's hearing 6 & 7 January 2015. Report. Deferred.

8 CORRESPONDENCE

- a PARISH COUNCIL 'CLUSTERS'. Deferred
- b GRANT REQUEST – Weston & North Somerset Disability Information & Advice Line. Deferred.

9 FINANCE

- a PRECEPT REQUEST TO BE SENT BY 30.1.2015. Noted.
- b COUNCIL TAX SUPPORT GRANT 2015/2016 - £1,044.66. Noted
- c REVIEW OF GRASS CUTTING REQUIREMENTS FOR THE COMING SEASON Cllrs. Robinson, King & clerk to liaise. Report to February meeting.
- d ACCOUNTS FOR PAYMENT

Chq No. Payee	Payee	Details	
2455	Cross Tree Centre	Hire for PC 9.12.2014	28.00
2456	NSC	Emptying Dog Bins	19.20
2457	Mrs F Shattock	Net Salary for December 2014	
2458	Mrs F Shattock	Reimburse – Talktalk 42.58; Stamps 29.76.	72.34
2459	ALCA	Fee for Pensions briefing	20.00
2460	HMRC	Quarterly Tax & NIC	527.10

10 CHAIRMAN'S URGENT BUSINESS

11 BUSINESS FOR NEXT MEETING – 3f, 7a,b,d, 8 a &b.