WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on 11th January 2024 that commenced at 7.30 pm when the following business was transacted.

Present: Councillors Parsons (Chairman), Gorford, Robinson, Sheppard. Vallentine (to agenda item 17/24) and Wolff.

District Councillors Cartman.

Parish Clerk: Tony Jay.

1/24 To receive any apologies for absence.

Apologies were received from Councillors Amos, Frappell, Malpas and Sandeman.
District Councillor McQuillan was unable to attend the meeting.

2/24 To receive declarations of any pecuniary interests on items relating to this agenda, which have not been previously declared in the Councillors register of interests.

No register of interests were declared.

3/24 To approve as a correct record the minutes of the meeting of the Parish Council held on 9th November 2023.

It was resolved to approve the minutes (5 in favour, 1 abstention as not present at the meeting).

4/24 To invite public speaking.

A member of the public spoke regarding planning application 23/P/2565/FUL prior to the application being discussed.

Two members of the Tyntesfield Senior Management Team introduced themselves and answered questions.

Agenda items 5/24, 6/24 and 7/24 were postponed to the next Parish Council meeting.

8/24 To receive the Clerk's report.

The application for a free defibrillator submitted to the British Heart Foundation has unfortunately not been successful, although there is a slim chance that this may change if more defibrillators become available to the British heart Foundation before 15th March. Unless this happens there will be an agenda item for the May Parish Council meeting to consider whether the Parish Council should purchase a defibrillator and cabinet to be situated in The Elms using its own funds.

The replacement bench to be installed in Flax Bourton Road, Failand has been delivered and will be installed shortly.

District Councillor McQuillan has enquired into the problem of the CCTV cameras at Nailsea & Backwell train station not working. He replied that North Somerset Council has responsibility to manage the CCTV, but this is currently non-operational. North Somerset Council are looking at options but lack the funds for the full upgrade the system would need. North Somerset Council are also looking at mitigations such as mobile cameras and exploring funding options. District Councillor Cartman will look into this matter.

North Somerset Council are offering free flowers to all Town and Parish Councils, as they do annually. Councillors were asked to provide suggestions of where flowers could be planted prior to a decision being made whether to apply for them.

A decision whether the Parish Council should arrange an Annual Parish Assembly in 2024 will be discussed at the next Parish Council meeting.

The restriction on parish councils making grants to churches has now been relaxed. Donations can now be made towards projects relating to the fabric of church buildings, but not to the general running costs of the buildings. The Parish Council has a grant awarding policy which contains an application form that all organisations must complete when they apply for a grant. This would also apply to the church.

A parishioner has complained about banners and adverts being placed on the North Somerset Council owned fence opposite the junction of Bristol Road and Wraxall Hill. Her concern is that these distract drivers and therefore are a road hazard. Councillors discussed this matter and decided that they would have no objection to local community organisations putting banners and adverts on the fence but would object to commercial organisations doing so. The Clerk will notify North Somerset Council of the Parish Council's views on this matter and ask them to remove any items of a commercial nature that are put on the fence.

9/24 To receive a report from the Long Ashton ward District Councillors.

District Councillor Cartman gave the report:

The Local Plan 2039 consultation is now open.

North Somerset Council is prepared to receive offers from organisations such as Parish Councils to take on the ownership of North Somerset Council assets, such as playgrounds.

There has been a recent prosecution for fly-tipping at Yanley Lane, Long Ashton.

WRAXALL AND FAILAND PARISH COUNCIL

10/24 To receive reports following attendances at meetings.

There were no reports.

11/24 To approve the budget and precept demand for 2024-25.

It was unanimously resolved to approve the previously circulated budget and a precept demand of £53,609 which is a 5% increase over 2024-25 to allow for inflation.

12/24 To comment on the following planning applications.

23/P/2565/FUL. Stileways, West Hill, Wraxall BS48 1PH. Subdivision of rear garden of existing residential property and removal of existing garage and associated outbuildings. Erection of one two-bedroom dwelling, and associated works including the provision of appropriate access arrangements and parking.

It was unanimously resolved to object to the planning application for the following reasons:

Green belt. It is understood that the trackway in the land to the west of the property, which provides the main access is classed as agricultural land and does not constitute previously developed land. Hence, when considered as an integral part of the application it does not comply with Policy DM12, nor para 89 of the latest NPPF.

Sustainable development. It is considered that the location for a new dwelling is not “sustainable in terms of being well related to existing settlements and having safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service” and does not comply with Policies DM12 and DM 27 (by exacerbating an existing problem). The proposed dwelling is likely to be very heavily dependent on private vehicle use. This is contrary to the NSC’s declaration of Climate Emergency and ambition to be carbon neutral by 2030.

Highway Safety. The conclusion of the case made by the Highway Authority is that safe access cannot be provided for future users and therefore consider the proposals to be contrary to Policy DM24.

PRoW. Access to the proposed dwelling is through the field to the west of the property twice crossing a public footpath (LA20/22a/20) and is visible from the footpath. No provision has been made to address this.

Waste Storage and collection. No attempt has been made to facilitate arrangements for the collection of waste – this appears to be contrary to Policy DM24.

Design. It is considered that there is insufficient evidence to ensure the design and planning of development proposals demonstrates sensitivity to

the local character, including the setting, and enhances the area contrary to Policy DM32.

This is a summary of the reasons for objection. The full reasons can be found on the North Somerset Council website.

23/P/2768/FUH. Buzzard House West, Tyntesfield, Wraxall BS48 1NY. Proposed erection of a detached double garage to the south of the existing dwelling with associated works.

It was unanimously resolved to not to support or object to this planning application, but to point out that the garage will be visible from the PRoW which runs parallel to the property, contrary to what is stated in the application.

13/24 To note the following planning decisions made by North Somerset Council.

23/P/2360/FUH. 23 Clevedon Road, Failand, BS8 3UG. Proposed erection of a single storey rear extension and loft conversion with 2no. dormers to the front elevation and 1no. dormer to the rear elevation, including raising the height of the roof ridge level. Approved.

23/P/1487/FUH. 3 Failand Estate, Sandy Lane, Lower Failand BS8 3SR. Proposed erection of an infill extension below balcony at the rear elevation. Approved.

The planning decisions were noted.

14/24 To consider the locations of the dog bins in the parish.

This was adjourned to the next Parish Council meeting. The Clerk pointed out that the permission of North Somerset Council would be required before a new bin is installed on their land.

15/24 To receive an update regarding the bus stops on Bristol Road, Wraxall east of the Battleaxes.

Councillors Gorford and Cartman will be meeting to discuss this.

16/24 To receive a report from Councillor Sheppard regarding the Vehicle Activated Sign.

The VAS is currently situated on Bristol Road, Wraxall near the school monitoring vehicles travelling westwards. It will be turned to monitor eastbound traffic shortly.

17/24 To receive a report regarding the purchase of additional play equipment at the Millennium Green.

Quotations are being obtained, which will be reported upon at the February discussion. Decisions regarding the new equipment will be adjourned until the March meeting.

Councillor Vallentine left the meeting.

18/24 To receive an update regarding the installation of gateway gates to be installed in Failand.

Work is continuing on the choosing of appropriate locations. This will be an agenda item for the next meeting.

19/24 To receive an update regarding the new nature and heritage information boards.

There was no update. This will be an agenda item for the next meeting.

20/24 To consider the amount of the Parish Council's annual donation to the Campaign For Rural England.

It was unanimously resolved to donate £60 to the Campaign for Rural England.

21/24 To note the statutory payment invoices paid since the last Parish Council meeting (see minute 185/20).

Payee	Detail	Amount £
K and E Property Maintenance	Dog and litter bin emptying November 2023	200.00
K and E Property Maintenance	Dog and litter bin emptying December 2023	200.00
GB Sports	Monthly playground inspections at Millennium Green – Nov to March	210.00
Cross Tree Centre	Room hire.	82.50
PATA	Payroll fees	42.85
SLCC	Annual subscription	174.00

The statutory payments were noted.

22/24 To note the following non-statutory payments made since the last meeting.

Payee	Detail	Amount £
Tony Jay	Clerk's expenses November 2023. Travel expenses £13.50; Home Working Allowance £26.00; Telephone £10; Zoom subscription £15.59; Dictaphone £23.59	88.68

Tony Jay	Clerk's expenses December 2023. Home Working Allowance £26.00; Telephone £10; Zoom subscription £15.59	51.59
Polden Planning	Neighbourhood Plan consultation fees	200.00
Polden Planning	Neighbourhood Plan consultation fees	268.00
NBB Recycled Furniture	Park bench for installation in Flax Bourton Road.	829.92

The non-statutory payments were noted.

A budget update sheet had been pre circulated to members.

23/24 To receive any urgent business.

Councillor Robinson had prepared a response to the North Somerset Council 2039 Pre-Submission Plan which had been circulated to Councillors prior to the meeting. Councillor Robinson is finalising the response which the Clerk will submit when finished.

The Chairman reported that the trees near the junction of Whitehouse Lane and Clevedon Road are still obstructing the views of drivers joining Clevedon Road. The Chairman will write to the landowners.

There is a large pool of water on the B3128 Bristol Road near to the Towerhouse Lane lay-by which is being caused by a hole in the road surface. The Chairman is making enquiries.

The Neighbourhood Plan independent examiner has asked for extra details of the public consultation that has taken place. This will mean that the consultation period will be extended by another month.

The manufacturers of the playground equipment in Failand will be carrying out a 12 monthly check of the equipment to ensure everything is operating correctly.

The Chairman reported that Councillor Frappell had decided to stand down as a Parish Councillor. The Chairman thanked her for her efforts during the period that she has been a councillor.

24/24 To agree actions to be carried out prior to the next meeting.

8/24	All Councillors
8/24	The Clerk
15/24	Councillor Gorford
17/24	Councillor Vallentine
18/24	Councillors Parsons ans Sheppard
19/24	Councillor Parsons
23/24	Councillor Robinson and The Clerk
23/24	Councillor Parsons

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25/24 To agree agenda items for the next meeting.

The co-option of two new Parish Councillors.

To consider whether the Parish Council should organise an Annual Parish Assembly in 2024.

To consider the locations of the dog bins in the parish.

To receive an update regarding the bus stops on Bristol Road, Wraxall east of The Battleaxes.

To receive a report regarding the purchase of additional play equipment at the Millennium Green.

To receive an update regarding the installation of gateway gates to be installed in Failand.

To receive an update regarding the new nature and heritage information boards.

25/24 Date of next meeting: 14th March 2024. On 8th February 2024 a Parish Councillor discussion will be held on Zoom. No decisions can be made, apart from in regard to planning applications. Members of the public will be welcome to attend.

End of Minutes