# WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the discussion between Parish Councillors that took place remotely on Zoom at 7.30pm on Thursday 13th June 2024.

Present: Councillors Parsons (Chairman), Bracey, Gorford, Malpas, Robinson, Sandeman and Vallentine.

District Councillor McQuillan.

Parish Clerk: Tony Jay.

1. To invite public speaking.

   No member of the public had requested to speak.

2. To receive any apologies for absence.

   Councillors Sheppard, Wolff and District Councillor Cartman submitted apologies for their absence. Councillor Amos was not present.

3. To receive the Clerk's report.

   North Somerset Council has decided that no banners or notices will be placed on the refurbished fence opposite the foot of Wraxall Hill. Any such items placed there will be removed by the area officer. They will not allow a sign stating 'No notices or banners…' as this would in itself breach the decision.

   A Failand resident has enquired how often the new play equipment is cleaned, as he states that bird mess is regularly found on the equipment. The councillors felt that it would not be practical to regularly clean the play equipment. This type of cleaning is not carried out at other playgrounds in the parish.

   North Somerset Council has informed us of the policy regarding the siting of grit bins on residential streets. The siting of a grit bin must be agreed by three parties. North Somerset Council, the Town or Parish Council and the people who own the adjacent property. If any of these three parties does not agree to the location then the bin will not be located there.

   Arrangements are being finalised for the Community Payback Team to carry out work in the parish. The first project will be to paint the railings at St. Bartholomew's Church in Lower Failand, and to carry out some general maintenance work in the churchyard.

   The visibility for drivers pulling out from the top of Wraxall Hill is badly restricted by overgrown vegetation. Although this is really the responsibility of North Somerset Council, the Parish Council will ask its grass cutting contractor to carry out the required strimming and cutting work.

4. To receive a report from the Long Ashton ward District Councillors.

   Councillor McQuillan gave the report.

   There has been a change of Chairman at North Somerset Council. Most committees will not be sitting until after the general election, apart from the planning

committee. Parish and Town Councils can now have a direct input into the planning development meetings.

The Parking Strategy has been delayed until September.

The bus lane improvement project has been put on hold. The parish Council requests that if funds get diverted then it would like to lobby for funds for bus stop improvements in the parish.

5. To consider the Parish Council's response to the following amended planning application.

23/P/0277/FUL. Watercress Farm. Bristol Road, Wraxall BS48 1NE. Extension to west elevation to Barn A, part-demolition, extension to north elevation to Barn B and provision of a "link" building between Barns A and B, to provide for 10no. bedrooms for holiday let use. External alterations to Barns A and B. Extension to existing wall to enclose courtyard, installation of seating. Provision of 5no. car parking spaces and cycle parking.

It was unanimously resolved to reiterate the support the Parish Council gave to this application previously as the Parish Council wishes to support local businesses.

If the application is to be approved, then the Parish Council requests that a condition be added to the approval notice that the asphalt proposed for the winding track to the main road is instead constructed of a material and colour appropriate for use in the green belt and a rural setting.

The Parish Council would welcome the opportunity to work with the Belmont Estate, and the Tyntesfield Estate to significantly improve the access safety of members of the public who wish to use the bus services to visit these facilities, in order to encourage sustainable travel.

23/P/0276/FUL. Orchard Farm, Bristol Road, Wraxall BS48 1NE. Conversion of the cottage, workshop and garage to holiday let accommodation (Use Class C1), along with external alterations. Demolition of the stables building and replacement with a single storey building for holiday let accommodation (Use Class C1). Change of use of Orchard Farmhouse to holiday let accommodation (Use Class C1), along with extension and external alterations. Provision of 7no. car parking spaces, cycle parking and associated landscaping. New road junction access to Bristol Road and associated access to site.

It was unanimously resolved to reiterate the support the Parish Council gave to this application previously as the Parish Council wishes to support local businesses.

If the application is to be approved, then the Parish Council requests that a condition be added to the approval notice that the asphalt proposed for the winding track to the main road is instead constructed of a material and colour appropriate for use in the green belt and a rural setting.

The Parish Council would welcome the opportunity to work with the Belmont Estate, and the Tyntesfield Estate to significantly improve the access safety of members of the public who wish to use the bus services to visit these facilities, in order to encourage sustainable travel.

24/P/0493/FUL. Land to the south of Bristol Road, Wraxall. Proposed formation of a mezzanine floor for the creation of a classroom within an agricultural building including provision of an external staircase to the West elevation and associated works.

It was unanimously resolved to reiterate the Parish Council's previous objections to the application. Whilst the principle behind this application is commendable, the execution of the project is poor. We note that the applicant has responded to our previous objections and comments, but the response has been inadequate to meet the requirements of the Equalities Act 2010. To clarify the PC comments, we direct the Planning Officer to:

- The Equality Act 2010.
- Schools - Departmental advice for school leaders, school staff, governing bodies and local authorities dated May 2014 clause 5.5 Equality_Act_Advice_Final.pdf (publishing.service.gov.uk)
- The Sensory Trust 'Outdoor Accessibility Guidance' dated 18 April 2023 outdoor-accessibility-guidance-18April2023.pdf (sensorytrust.org.uk)
- Health and safety on educational visits - Using outside organisations Health and safety on educational visits - GOV.UK (www.gov.uk)

6. To receive a report on the Vehicle Activated Sign.
On Tuesday 11th June North Somerset Council removed the Council owned Vehicle Activated Sign from its location on the B3128 between the Failand Inn and the crossroads by the Village Hall. A complaint is being submitted to North Somerset Council regarding their actions.

7. To receive an update regarding the overhanging trees at the junction of Whitehouse Lane and West Hill.
A meeting has been held with the landowners to discuss issues concerning the safety of pedestrians walking along the B3128 between Stoney Steep and Noah's Ark Farm. A plan has been drafted including the cutting back of tree branches, and the planting of samplings to compensate for the tree cutting. Costs will be obtained and will be considered at a future meeting.

8. To receive an update regarding the opening of the new play equipment at The Elms.
The opening ceremony was a great success. Thanks are given to the whole team involved in this project. There has been very positive feedback from local families, and the equipment is being well used.

9. To receive an update regarding the Parish walk / wildlife information boards.
The Chairman gave an update regarding the contents of the information boards, and showed an example of what a board could look like. Councillor Sandeman volunteered to assist with the project.

10. To receive an update regarding the Failand gateway signs.
This is a work in progress. An update will be given at the next Parish Council meeting.

11. To receive an update regarding the Neighbourhood Plan.
The Neighbourhood Plan has been signed off by the North Somerset Council executive. The next stage of the process will be the public referendum. The setting of a date has been delayed as the North Somerset Council electoral services team are working on the arrangements for the General Election.

12. Councillor reports.

Overgrown hedges are blocking the footpaths in Lodge Lane and the area of The Elms. This will be reported to North Somerset Council who are responsible for the cutting of the hedges.

The new defibrillator will be installed in The Elms this week.

End of minutes.