

FLAX BOURTON PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD
AT THE VILLAGE HALL, FLAX BOURTON
MONDAY 8th January 2018

Meeting Commenced: 7.30pm

Meeting Concluded: 9.30pm

PRESENT: Councillors: Mrs Moss (Chair); Mrs Ellis (Vice Chair), Lillington, Buckley and Burton. Clerk: Sarah Jezard.

APOLOGIES: Councillor Higgins

IN ATTENDANCE: 17 members of the public present.

Public meeting:

Resident Rob Waycott informed the meeting that SOLVE has reformed. He expressed concern about the JSP being unsound and the fact NSC hasn't considered The Vale within the JSP. He stated the houses proposed for Backwell were on land that is a conservation area i.e. a habitat for bats.

Councillor Mrs Moss commented she was pleased SOLVE has reformed.

The public section of the meeting was closed at 7.34pm.

The Parish Council meeting commenced at 7.35pm.

1. To note any apologies for absence

Apologies: Councillor Higgins.

2. To receive Councillors' declarations of interest in items on the agenda and to consider any written applications for dispensations.

None declared.

3. To approve and sign the minutes of the monthly meeting of the Parish Council held on Monday 11th December 2017.

It was resolved to approve and sign the minutes of Monday 11th December 2017. Proposed by Councillors Mrs Ellis and Lillington; seconded by Councillor Mrs Buckley and Burton; Vote taken and all in favour.

4. Planning Licensing and development

a. To discuss the Joint Spatial Plan and Transport Study Consultation Response:

Councillor Mrs Moss discussed the output of the plan provide by Roger Key of Key Transport Consultants. It was stated the Joint Spatial Plan (JSP) is the main strategic plan for the West of England and the Joint Transport Plan (JTP) provides an assessment of the infrastructure needed to support the JSP. The JTP is condensed into Appendix 8 of the JSP. While the documentation shows new infrastructure to support the JSP, there is currently limited information in the public domain about the exact routes and proposals and there appears to have been a lack of modelling work completed in relation to the actual transport route.

However, when you look closely at the plans, it suggests there has been a rethink of the route in Flax Bourton since the plans were presented in November 2016. However, the routes at present are indicative only.

Providing a 'holding response' to the JSP consultation means the lack of detail in the plan will be taken into account.

The lack of consistency in the JSP was noted. Whereas BANES and South Gloucestershire have made it clear the infrastructure needs to be set up prior to any development, North Somerset Council hasn't specified this and has suggested the development can go ahead without the infrastructure. To have the different Councils stating different requirements makes the JSP unsound. It was also stated the A370 is already at capacity without the development and therefore, without the proposed infrastructure, there would appear to be limited scope for the development to take place.

It was observed the infrastructure route is only indicative at this stage and by no means final. However, the A370 cannot be upgraded and another route is preferable. The best option is deemed to be north of Flax Bourton and the plans seem to suggest this. However, the routes are indicative only. There is due to be a Route Options Assessment in March which will go to consultation in the Spring. FBPC should consider seeking advice at the point of the consultation going ahead.

The question was raised as to whether or not to support the principle of the Nailsea Corridor Improvement (NCI). It was stated that FBPC should express concerns about the development and the fact it should not go ahead if the infrastructure is not in place. Soundness test: Is the plan deliverable? The West of England JSP is trying to put forward a strategy that supports the housing development and the JTS may well deliver acceptable conditions.

It was stated that £8.5bn is required to support this development across all four authorities. However, there is a clear question mark over the deliverability of this plan due to budget.

Concerns were raised about the provision of services from Backwell to Flax Bourton and the traffic on the A370. FBPC stated they would wish to continue comments in that vain. The question raised was 'are we arguing for the NCI?'

Councillor Burton expressed concern about where the route is and if it is proposed to go close to Farleigh Green. He agreed with a holding objection to the JSP on the basis that we don't yet have the detail. The comments would be subject to detail on the route and it is not possible to formally express a view on the proposals without this detail. It was agreed that it wouldn't be desirable to have a route separating the two parts of the village

Roger Key stated the housing numbers proposed in the JSP need to go to the Secretary of State in March otherwise the numbers are going to go up. This is driving the comments on the JSP and the date they are required by.

Meeting was put on hold for public comments: 19.59pm.

Comments from the public included the following;

- The JSP is fundamentally flawed as it suggests developing dormitory towns and the infrastructure cost of doing this is too high. It was suggested that developments should be closer to the city and reference was made to The Vale proposal which required a review of the greenbelt. Councillor Mrs Moss asked if the suggestion was to review the whole of the greenbelt which she stated could open the floodgates in North Somerset. It was also suggested that all hopes shouldn't be placed on The Vale as all traffic will still have to go onto the Long Ashton bypass anyway.
- The economic assumptions in the JSP should be challenged as the costs of the development are unrealistic and the economic forecasts are overly optimistic. Challenging the number of houses being proposed would be sensible.
- While there are arguments for additional housing, there do not appear to be solutions for how you actually get into Bristol e.g. across the swing bridge etc. Concerns generally were stated about the blockage at the Cumberland basin from a traffic perspective and that NSC should be looking to build closer to Bristol e.g. The Vale.
- BANES and South Gloucestershire have reviewed designated greenbelt land but NSC refuse to do so. Many residents were supportive of developments being closer to the jobs in Bristol.
- One resident showed full support of the road being to the north of Flax Bourton and felt the new infrastructure would be good for the area.
- It was observed the greenbelt doesn't let you build houses but it does let you build roads. Roger Key stated the Nailsea Corridor Improvement is most likely to look like the new road on the A38, South Bristol link road. He recommended supporting the metrobus link to the Nailsea Corridor Improvement as he believes it is likely to happen anyway to reduce the road traffic.
- Councillor Buckley suggested it is foolish to be moving one road to another and stated it doesn't seem to solve the problem. Even the metrobus is simply adding another vehicle.
- The JSP aims to provide growth in employment and housing.
- One resident asked if the Tyntesfield estate has been taken into consideration and stated that the NSC showground also has some protected areas.
- The general feeling was that objections should be made on the soundness of the plan with a focus on Nailsea and Backwell being dormitory villages and the fact the infrastructure cost is too high. The economics suggest it must be cheaper to build

houses closer to the employment cost. Roger Key did state however that a significant proportion of the £8.5bn of the package has been set aside for infrastructure development.

- The JSP doesn't actually address where the metrobus will actually go. They have missed out the exact routes which makes it unsound.

Public meeting closed at 20.28pm.

Council meeting recommences: 20.29pm

The Council and Roger Key discussed the principal of the soundness of the JSP and the Nailsea Corridor Improvements. The question 'should FBPC support the NCI in light of all the comments?' i.e. inconsistency; greenbelt; economic arguments etc, was asked. It was suggested the focus needs to go back to the development given the lack of detail in the transport plan.

It was agreed the sub-committee would go away and draft the comments based on the discussion.

Proposed by Councillor Mrs Moss; Seconded by Councillor Lillington. Vote taken and all in favour.

Councillor Mrs Moss expressed her thanks to Roger Key for his work on the JTP.

The issue of the Bristol Airport Consultation was raised in relation to the JSP. It was stated that the Bristol Airport Masterplan included general airport expansion to achieve a larger number of travellers. The plan suggests the Airport is working with NSC on improvements to the A38. It was observed that Bristol Airport is the only airport in the UK without a dual carriageway to its door. It appears a focus is on the access to the airport and this needs to be incorporated into a high level comment from FBPC. It was suggested FBPC would register concerns about the service access and impact on the road network, therefore supporting the enhancement of the A38.

A resolution was passed that FBPC will comment on the Airport Consultation with emphasis on service access. Proposed by Councillor Lillington; Seconded by Councillor Mrs Moss. Vote taken and all in favour.

- b.** To discuss any issues raised on the following applications:

17/P/5115/FUL	Mill Farm Station Road Flax Bourton Bristol	Conversion and extension of existing building to form 1no. two bedroom unit of holiday accommodation
17/P/5116/LBC	Mill Farm Station Road Flax Bourton Bristol	Conversion and extension of existing building to form 1no. two bedroom unit of holiday accommodation
17/P/5085/FUL	Graham House 20 Old Weston Road Flax Bourton Bristol	Graham House 20 Old Weston Road Flax Bourton Bristol

An extension was requested on all of the above applications but this was declined. It was agreed by FBPC that the Mill Farm applications would be left to NSC to decide if turning this property into holiday accommodation was acceptable.

Councillor Lillington reviewed the application for Graham House and suggested there would be no objections to this application.

5. Financial reports

a. To approve the monthly expenditure, budgetary control and bank reconciliation reports.

All three reports were taken en bloc and it was resolved to approve the cashbook, budgetary control and bank reconciliation reports for December along with expenditure of £1,680.41 for January 2018, detailed as follows;

Flax Bourton Youth Group	568.75	0.00	568.75
Playground inspections December	96.00	16.00	80.00
Clerks salary	734.82	0.00	734.82
Village Orderly Salary	136.80	27.40	109.40
HMRC PAYE Quarterly Payment - December	136.24	0.00	136.24
Clerk reimbursement	7.80	0.00	7.80
TOTAL	1,680.41	43.40	1,637.01

Proposed by Councillor Mrs Moss and seconded by Councillor Mrs Ellis; Vote taken and all in favour.

b. To discuss the draft 2018/2019 budget

It was resolved to set a precept for Flax Bourton Parish Council of £25,041.

Proposed by Councillor Mrs Moss and seconded by Councillor Mrs Buckley. Vote taken and all in favour.

6. To co-opt a new Councillor to fill the existing vacancy.

Two applicants applied for the position of Councillor. Both candidates were highly credible and performed well at interview. At the point of co-option, one applicant decided to withdraw their application. The remaining applicant was put forward for co-option and the Councillors voted via a ballot form which was provided to the Clerk. The Council voted to co-opt in Chris Walker to the position of Councillor. Paperwork including a Declaration of Acceptance of Office and Register of Pecuniary Interest form must now be completed.

7. To discuss progress with the Parish Council's lease of Designated Community Land (DCL) adjoining the school from North Somerset Council.

Further to the Request for Information from NSC, there were some outstanding questions including when FBPC would like to take the lease on the DCL. It is deemed best to do this once all the school expansion work is complete and NSC will need to ensure this work is done before FBPC sign the lease. Steve Schofield of Things has now reviewed and commented on the lease and FBPC will now review and revert accordingly. FBPC hasn't heard anything further from the Trustees of the Wraxall Estate in terms of taking out a lease on the additional land. We are awaiting feedback as to the terms of the lease of this land.

8. General Data Protection Regulation (GDPR)

- a. To note the key points and appoint a Data Protection Officer.

It was noted the Council is required to appoint a Data Protection Officer when the GDPR comes into force in May 2018. Councillor Burton has stated he will familiarise himself with the new legislation and report back on the requirements at the February meeting. The Clerk will follow up with Joanna Von Tonder, Clerk at Barrow Gurney and Jane Stone, Clerk at Backwell to understand what they are doing in relation to appointing a Data Protection Officer.

9. To receive an update on the progress of actions from previous meetings.

- Following a meeting with Rob Thomson of the Highways department, where Flax Bourton Parish Council discussed the desire to have a speed limit of 30mph instead of the proposed limit of 40mph, it was agreed a speed survey would be conducted to properly assess the speed of the traffic. Speed measurements were conducted at two sites, one near the Festival Way crossing and one near Mill Cottage. The results were as follows;

At Festival Way the results were;

- 7-day average speed: 28.6 mph
- 7-day 85th %ile speed: 30.9 mph

At Mill Cottage the results were;

- 7-day average speed: 20.8 mph
- 7-day 85th %ile speed: 22.3 mph

The result of the speed survey on Station Road suggests there should be a 30mph limit. Clerk to contact Rob Thomson in the Highways Department at NSC to ask him to confirm if this now means there will be a 30mph limit set.

- Clerk to follow up Gregg Brake on the earth encroachment issue on the A370.
- Website - it appears the domain the current website is hosted on does not conform to Google's security requirements so it is suggested it is moved to a new server. This needs to be done to provide us with an SSL (security) certificate. This can take place next weekend and requires set up of emails etc. This is a good time to set up the new email addresses. Suggestion is firstname.lastname@flaxbourtonparishcouncil.co.uk
- Broadband – the latest update appears to be positive with the suggestion that Gigaclear are going to be providing super-fast cable network in the area. We need to follow up on progress. Could we invite someone from Gigaclear to update our meeting? Councillor Lillington to progress further. It was noted there has been a lack of response from BT on this.

10. Open forum.

It was proposed the play area repairs to the wetpour is put on the next meeting agenda.

It was also noted the noticeboards are very poor. Councillor Buckley suggested her husband Steve may be able to repair them in advance of seeking quotes for new noticeboards. This will be picked up at the next meeting.

11. The next meeting of Flax Bourton Parish Council is on Monday 12th February 2018 at 7.30pm at Flax Bourton Village Hall.

There being no further business, the Chair closed the meeting.

Signed

Dated