

FLAX BOURTON PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD
AT THE VILLAGE HALL, FLAX BOURTON
MONDAY 9th April 2018

Meeting Commenced: 7.30pm

Meeting Concluded: 8.29pm

PRESENT: Councillors: Mrs Moss (Chair), Mrs Ellis (Vice Chair), Lillington, Burton, Mrs Buckley, Higgins.

APOLOGIES: Clerk, Sarah Jezard and Councillor Walker

IN ATTENDANCE:

The meeting was opened to the public at 7.30pm and 5 members of the public were in attendance. They raised the issue regarding the Morgan Place New Build Planning Application.

The Public section of the meeting closed at 7.33pm.

The Parish Council meeting commenced at 7.33pm.

1.To note any apologies for absence.

Apologies: Sarah Jezard (Clerk) and Councillor Walker

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

Councillor Burton declared an interest in the Morgan Place New Build Application.

3. To approve and sign the minutes of the monthly meeting of the Parish Council held on Monday 12th March 2018.

It was resolved to approve and sign the minutes of Monday 12th March 2018. Proposed by Councillor Mrs Moss; seconded by Councillor Higgins; Vote taken and all in favour.

4. Planning, Licensing and Development

Joint Spatial Study – following the submission of our comments in January, there has been no publication of the consultation responses or further proposals.

Local Plan 2016 – 2036 – again, following submission of our comments in January, there has been no publication of the consultation responses or further policy proposals including route options for a new link to the Long Ashton bypass.

Infrastructure Funding – in the March Budget statement, an allocation of £4.1bn was announced for 44 local authorities including North Somerset. No split was shown between the authorities.

Planning Application No. 18/P/2461/FUL - Land adjacent to 7 Morgan Place - Councillors resolved to recommend refusal of this application with the following comments

This application, apart from moving the footprint by 2 metres, is essentially a repeat of Application number 16/P/2419/F which was dismissed on appeal. Councillors voted unanimously to recommend, once again, refusal for the following reasons.

1. The site is outside the village settlement boundary and within the Green Belt and would contravene North Somerset Council's policy on Green Belt preservation which has not changed since the previous application in 2016. The proposed property does not fall, therefore, within the definition of infill development.
2. The site was specifically designated as green open space as a condition of the original planning consent for the development of the former Farleigh Green Hospital site – with the developer responsible for its continued upkeep and maintenance and there is no justification for a change to this condition. The existing mature landscaping and park-like setting should be maintained.
3. The Former Hospital buildings are Grade 2 listed. The former North Bank property (now the seven terraced residential units of Morgan Place) was part of the Hospital complex and although not listed, it has the same characteristics as the former hospital buildings. The proposed new build would fall between the two and be inappropriate development within the curtilage of the these listed/heritage assets.
4. The joint applicants refer to North Somerset Council's Local Plan and requirement to demonstrate a 5-year supply of housing. However, since the date of the application, the Planning Inspector's letter of 16th February appears to confirm that the final Local Plan housing requirement is now in place. The Inspector confirmed that "the plan provides a sufficient balance between immediately available sites and longer term opportunities for residential development, and makes a positive contribution to the achievement of a five year housing land supply" and "I consider that the provisions in the SAP for the supply of housing land are sufficient to deliver the strategy of the Core Strategy in the interim period prior to the adoption of the JSP and the new Local Plan".
5. Please note the significant number of issues raised and objections from local residents.

It was resolved to agree that Councillor Higgins will submit remarks regarding Land adjacent to 7 Morgan Place subject to additional information that Councillor Burton may find from planning files at North Somerset Council Offices on Thursday 12th April. Proposed by Councillor Mrs Moss; seconded by Councillor Lillington; Vote taken and all in favour.

Planning Application 18/P/2410/LBC – Castle Farm, Main Road, Flax Bourton.

Councillors voted to recommend that the application be "Fully supported".

5. Financial reports: -

It was resolved to approve the monthly expenditure of £1700.00.

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

Town and Parish Forum 14th March 2018

Councillor Higgins gave a summary of this meeting including a Budget Update from the Head of Finance for North Somerset Council – which demonstrated the significant impact of cuts in government grants since 2010. There was a brief discussion on the potential devolution of services from the District to Parishes. With mixed views from participants, further discussion is needed.

6. Agree the agenda for the Annual Parish Meeting in May.

Councillor Mrs Moss explained the format of the Annual Parish Meeting which will be held on Monday 14th May at 7pm

- Chair to give the parish annual report.
- Approve the annual return.
- Officers roles (Chair & Vice Chair) to be decided.

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

The travelling draft lease is back with our Solicitors this week after a delay. Councillor Moss is chasing up a Surveyor and the Wraxall Trustees regarding the additional part of the land.

8. To receive report from the DCL Working group.

Councillors Lillington, Mrs Buckley and Walker have had an initial meeting but to move forward a survey of the land will be required to ascertain what the land can be used for. Councillor Mrs Moss will liaise with Councillor Mrs Buckley regarding the survey.

9. General Data Protection Regulation (GDPR) Update.

Councillor Burton is awaiting information from North Somerset Council, Councillor Mrs Moss to give Councillor Burton any information she may have.

8.12pm Councillor Burton leaves to attend a prior engagement

10. To receive report on Quarry Liaison Meeting and Stancombe Quarry Fund Meeting of 21st March 2018.

- Income is slightly down on last year.
- Stancombe Quarry will be applying to North Somerset to change the conditions of use of their Asphalt Plant.
- The system of Text Alerts regarding blast times for Barrow Gurney is working well.
- Open Day on 15th September 2018.
- An Apprenticeship Scheme at the Quarry is available.

Full details of the report will be made available on the Village Website.

Fund Distribution for Flax Bourton

We received about 30% of the total fund (Barrow Gurney 30%, Backwell 40%)

- The Cricket Club awarded £3,318 requested for a Storage Container to store Cricket Equipment for the Youth Cricket Group
- The Church awarded £3,000 to go towards the Tower Appeal.
- Village Fete Committee awarded £2954.48 for the purchase of 2 Gazebos.

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

After Councillor Lillington's meeting with North Somerset Council the following issues have been actioned or registered:

- Footpath between the Cricket Club and Post Office has been cleared.
- The resurfacing at the top of Church Lane has been registered just waiting for the special machine to carry out the works.
- The condition of the road junction at Station Road & Parsons Mead has been registered.
- A road drain on the A370 was fixed but seems to have dropped again.

10. Open forum. An opportunity to propose any items for the next agenda including any relevant issues raised by the public.

- Drains on the A370 on the other side of the road from the Church seems to be overflowing.
- Support will be needed to assist the Clerk on completing the Year End.
- Would be advisable for another Councillor to take an interest in the Council Financial Affairs.

11. The next meeting of Flax Bourton Parish Council is on Monday 14th May 2018 at 7.30pm at Flax Bourton Village Hall.

There being no further business, Councillor Mrs Moss closed the meeting.

Signed

Dated