WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the discussion between Parish Councillors that took place remotely on Zoom at 7.30pm on Thursday 25th April 2024.

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

Parish Clerk: Tony Jay.

1. To receive any apologies for absence.
   There were no apologies.

   Councillor Vallentine declared an interest in the next agenda item and did not take part in the debate or vote.

2. To consider the Parish Council's response to the following amended planning application:
   23/P/1704/FUL. Battleaxes Inn, Bristol Road, Wraxall BS48 1LQ. Erection of a two-storey rear extension to main building with solar panels on roof for use as office; retention of ancillary bed & breakfast accommodation and part retention of licensed space, change of use of remainder to multi-use business and local community hub (including office and flexible work/collaboration/shop/cafe space falling within use class E and F(2)). Conversion of stables to 1no.retail unit and garages; refurbishment of boundary walls and out-buildings, hard and soft landscaping, circulation and car and cycle parking. Erection 4no. terraced houses, 2no. mews house and 1no. coach house (7. no dwellings).

   It was agreed to support the application for the following reasons:

   The application aims to breathe new life and purpose into a key historic listed building central to Wraxall and ensuring a long-term viable use that is consistent with its overall conservation.
   The revised terrace is a significant improvement on the original proposals, reducing the overall mass and overbearing nature of the original proposal.

   However, there is still a problem of overlooking 37 The Grove from the homes of the terrace living room windows and patio areas. We would ask that should North Somerset be minded to approve the application two conditions are imposed:
   1. Restricting construction traffic to using the northern entrance to the site (B3130) and preventing it from using The Grove due to the restricted access.
   2. That consistent with the drawings submitted mature trees are planted to assist in the screening of the existing homes within The Grove from the terraced homes living room windows and outdoor spaces.

End of minutes.