Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on Thursday 9th January 2025 that commenced at 7.30pm when the following business was transacted.

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

North Somerset Councillor McQuillan

Parish Clerk: Tony Jay.

1/25 To receive any apologies for absence.
Apologies have been received from Councillors Sandeman and Sheppard. Councillor Amos was not present.

2/25 To receive declarations of any pecuniary interest on items relating to this agenda, which have not been previously declared in the Councillors register of interests.
There were no declarations of interest.

3/25 To approve as a correct record the minutes of the meeting of the Parish Council held on 14th November 2025.
It was unanimously resolved to approve the minutes as being a correct record of the meeting. The Chairman signed the minutes.

4/25 To invite public speaking.

No member of the public had requested to speak.

Agenda items 5/25, 6/25 and 7/25 relate to the co-option of a new councillor. The only applicant was unable to attend the meeting, so this process was adjourned until the March meeting.

8/25 To receive the Clerk's report.
There was nothing to report that is not included elsewhere on the agenda.

9/25 To receive a report from the Long Ashton ward District Councillors.
District Councillor McQuillan gave the report.
There have been no full meetings of North Somerset Council this year so far.
The consultation on the draft of the new Local Plan is due to commence in February.
North Somerset Council is unlikely to challenge the increased new housing development figures insisted upon by central government as they have made it clear that they have an agenda to build many more houses and any challenge to their demands is likely to fail.

10/25 To receive reports following attendance at meetings.
There were no reports.

The meeting was told that the ownership and maintenance costs of the two bus shelters on the B3128 is due to pass from the National Trust to North Somerset Council.

11/25 To consider the Parish Council's budget and precept demand for the 2025/26 financial year.

The following resolutions were unanimously agreed:

i. That the Parish Council will take over the inspection and equipment maintenance costs of the three playgrounds in The Elms from North Somerset Council commencing April 2025 on condition that North Somerset Council agrees to transfer ownership of the land and playgrounds to the Parish Council.
ii. That the Parish Council will take over the ownership and emptying costs of two litter bins in the parish which are currently owned by North Somerset Council from April 2025.
iii. That the Parish Council will make a contribution of £3,000 to the North Somerset Council costs of maintaining the public rights of way in the parish in the 2025-26 financial year. This is conditional upon North Somerset Council providing an acceptable service agreement.
iv. To agree a budget for 2025-26 (a copy of which is available from the clerk upon request) which includes a precept demand of £56,089.

    This is an increase of 5% over 2024-25 to allow for inflation.
    A Band D household in the parish will pay £47.27 each year to the Parish Council, an increase of £1.99 per year compared with 2024-25.

The resolutions i, ii and iii follow requests from North Somerset Council.

Post meeting note: The Avon Local Councils Association has advised that Town and Parish Councils should not be requested to make a contribution to North Somerset' Council's costs in maintaining the public rights of way as this is one of their statutory duties.

12/25 To note that the following planning application has been submitted to North Somerset Council and to discuss the process on how the Parish Council will formulate a response.

24/P/2701/EA1. Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed: approximately 130 dwellings, landscaping and public open space with access via B3130 (Bristol Road). This is not a planning application.

It was unanimously resolved to request that an Environmental Impact Assessment is carried out.

13/25 To comment on the following planning application.

24/P/1766/FUL. Land adjacent to Valley View, West Hill, Wraxall. Proposed demolition of all structures on-site and erection of a 2-storey dwelling alongside associated hard standing and vehicular access off Whitehouse Lane.

It was resolved to object to the application (6 in favour, 1 objection) for the following reasons.

The applicant has not made a case for development in the Green Belt.
It is unclear whether the site can be considered previously developed land as defined by the NPPF dated 12 Dec 2024. It is assumed the existing store is lawful development, although there is no documentation on the NSC planning portal to confirm this. However, it is unclear whether a wooden store on what is assumed to be a concrete plinth is considered to be a permanent structure. NPPF para 154(h)(iv) allows *the re-use of buildings provided that the buildings are of permanent and substantial construction*. NPPF para 154(d) permits *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*. A store is not a dwelling.

Considering NPPF para 89, the site is not well-related to existing settlements. It could be considered that the '*development is sensitive to its surroundings',* and *'does not have an unacceptable impact on local roads*. However, the site is on an unlit country lane without footways; the nearest bus stop at Noah's Ark Farm on Clevedon Road (which also has no footways) is 350 m away but there is no direct service to Nailsea. The application does not comply with Policy DM27 criteria "*Development should not exacerbate an existing problem* ..." and the associated justification: "*Pedestrian access to bus stops should be via a well-lit, safe route with clear sight lines*." It is over 1.2 miles walking distance to the nearest facilities in Nailsea using the Public Right of Way Network (via Stoney Steep); it is not likely to be an attractive year-round pedestrian connection to the site. As such it does not comply with policy DM 12 in having "*safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service."* The proposed dwelling is likely to be dependent on private vehicle use.

14/25 To note that the Parish Councillors have examined the following planning application and have decided that the Parish Council does not have any issues to raise.

24/P/2633/FUH. Crofters Lodge, Tower House Lane, Wraxall BS48 1JR. Proposed erection of a pre-fabricated garden shed on an existing area of concrete hard standing.

The planning application was noted.

15/25 To note the following planning decisions made by North Somerset Council.

24/P/2258/LDP. Bristol and Clifton Golf Club, Beggar Bush Lane, Failand BS8 3TH. Proposed erection of a new store building and associated hard standing. Refused.

24/P/1552/FUH. 1A Sawyers Close, The Elms, Wraxall BS48 1LY. Proposed erection of a two-storey side extension. Approved.

24/P/1729/FUH. 21, Sixty Acre Close, Failand BS8 3UH. Proposed demolition of existing rear extension and attached garage. Erection of a new single storey wraparound rear/side extension. Fenestration alterations to the front and rear elevations including the replacement of windows and doors with new. Hardstanding alterations to the front of the dwelling and landscaping alterations throughout including the creation of raised rear patio and external stairways. Approved.

The planning results were noted.

16/25 To consider a request that the Parish Council take over the ownership and maintenance of the defibrillator at Honey and Ginger in Failand.
It was unanimously resolved to take over the ownership and maintenance of the defibrillator subject to checks being made with our insurance company regarding the regular checking of the equipment by parishioners who are not councillors.

17/25 To consider the renewal of the Parish Council's subscription to the Campaign for The Protection of Rural England.
It was unanimously resolved to increase the donation to £84.

18/25 To receive an update on the recruitment of a new Parish Clerk.
Members of the staffing group provided an update on the recruitment process. The closing date for applications is 20th January.

19/25 To receive an update regarding the duck pond at The Elms.
There was no update.

20/25 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 and December	490.00
PATA	Payroll services for three months	39.45

The statutory payments were noted.

21/25 To note the following non-statutory payments made since the last meeting.

Payee	Detail	Amount £
Tony Jay	Clerk's expenses November. Home working allowance £26. Mileage £13.50. Mobile phone £6. Zoom subscription £15.59	61.09
Tony Jay	Locum Clerk's expenses December. Zoom subscription £15.59	15.59
ALCA	Councillor training	45.00

The non-statutory payments were noted.
A budget update sheet had been pre-circulated to Councillors.

22/25 To receive any urgent business.

There is a vacancy for a Parish Council appointed trustee on the Wraxall Charities CIO. This will be discussed at the Councillor Discussion to be held on 13th February and a decision made at the Parish Council meeting on 13th March.

23/25 To agree actions to be carried out prior to the next meeting.
There were no actions.

24/25 To agree agenda items for the next meeting.
The co-option of a new councillor will be considered at the Parish Council meeting on 13th March.
The vacancy for a Parish Council appointed trustee on the Wraxall Charities CIO will be discussed at the Councillor Discussion to be held on 13th February and a decision made at the Parish Council meeting on 13th March.

25/25 Date of next meeting: 13th March 2025. On 13th February 2025 a Parish Councillor discussion will be held on Zoom. No decisions can be made, apart from planning application comments. Members of the public will be invited to attend.

End of minutes