Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on Thursday 13th March 2025 that commenced at 7:32pm when the following business was transacted.

Present: Councillors Parsons (Chairman), Gorford (until agenda item 39/25), Malpas, Muschamp, Robinson, Sheppard and Sandeman

North Somerset Councillor Cartman

Parish Clerk: Monika Ward

31/25 To receive any apologies for absence.

Apologies have been received from Councillors Amos, Vallentine and Wolff.

32/25 To receive declarations of any pecuniary interest on items relating to this agenda, which have not been previously declared in the Councilors' register of interests.

There were no declarations of interest.

33/25 To approve as a correct record the minutes of the meeting of the Parish Council held on 9th January and 18th February 2025.

It was resolved to approve the minutes as being a correct record of the meeting. The Chairman signed the minutes.

34/25 To invite public speaking.

No member of the public had requested to speak.

Agenda items 35/25, 36/25 and 37/25 relate to the co-option of a new Councillor. The only applicant was unable to attend the meeting, so these agenda items were adjourned until the May meeting.

38/25 To receive the Clerk's report.

The Clerk has been working on the handover from Locum Clerk and was undertaking the necessary training. The Clerk provided an update on this and advised that the payroll figures might fluctuate due to extra hours needed for handover, training, end of year account preparation and Audit.

All Parish Council policies must be reviewed as part of the annual internal audit process. The policies have been assigned for Councillors to review and inform the Clerk if any changes are required.

The Clerk and Locum Clerk will review the Standing Orders and Financial Regulations to bring them up to date with revised NALC models.

North Somerset Council are offering free flowers to all Town and Parish Councils. Councillors were previously asked to provide suggestions of where flowers could be planted in the parish.

ALCA has an upcoming training event about the changes to the National Planning Policy Framework (NPPF) as published by the Ministry of Housing, Communities, and Local Government (12 Dec 2024). The Clerk has registered to attend and will brief the Parish Council following the event.

39/25 To receive a report from the Long Ashton Ward District Councillors.

District Councillor Cartman provided an update on the local plan for housing numbers. North Somerset Council has tiered different sites under consideration for new development and it appears that the land North of Nailsea and West of Tower House Lane has been identified as the “most suitable” and was being closely considered by North Somerset Council. District Councillor Cartman felt that it was unlikely that the three potential sites in Failand will receive any allocation; however, there is a possibility that a number of houses will be allocated to the identified sites North East of The Elms. It is probable that the site to the North of The Elms, for which an early application has already been submitted, will be developed. District Councillor Cartman stressed that nothing is certain at present.

The public consultation on the Local Plan is open at the moment and Councils and members of the public are encouraged to submit their responses.

Councillor Gorford left the meeting.

40/25 To receive reports following attendance at meetings.

Councillor Robinson has attended the Bus Service Improvement Plan drop in session where it was proposed to revamp some of the facilities around the transport hub.

41/25 To review the Parish Council’s insurance cover for 2025-26.

It was unanimously resolved that the current cover is adequate to the Parish Council’s needs.

42/25 To discuss road safety concerns at Wraxall Hill as raised by Friends of Wraxall School Association and All Saints’ Church.

The Parish Council discussed the concerns raised and the steps that it will take to put forward suggestions to North Somerset Council to improve the safety between the Church car park and the entrance to the churchyard on Wraxall Hill.

It was unanimously agreed that the Highway Improvement Request Form for North Somerset Council's "The One Front Door to the Integrated Transport Scheme Pipeline" should be submitted as prepared by Councillor Robinson. In addition, it was unanimously agreed that the Parish Council will also enquire about the cost of the proposed road safety improvements (fresh paint, coloured tarmac and ribbed road markings) in order to fast track the process.

43/25 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.

25/P/0189/FUL - Land at Charlton Drive, Wraxall.
Erection of an agricultural and forestry building.

The planning application was noted.

44/25 To note the following planning decisions made by North Somerset Council:

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 licenced 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).
Decision: Approve with legal agreement.

24/P/2666/FUH - 39 Weston Road Failand BS8 3UR
Proposed erection of a single storey extension with ramped access to the South-West elevation, expansion of existing loft conversion and creation of a flat-roof rear dormer. Replacement of 1no. existing door with new alongside bay-window roofing with a flat-roof. Placement of PV panels and installation of a sky lantern to the central ridge.
Decision: Approved.

The planning results were noted.

45/25 To note the statutory payment invoices paid since the last Parish Council meeting.

Payee	Detail	Amount £
K and E Property Maintenance	Dog and litter bin emptying January and February	520
PATA	Payroll services for three months	44.55
Parish Council Websites	Website hosting and support	273.60

The statutory payments were noted.

46/25 To note the following non-statutory payments made since the last Parish Council meeting.

Payee	Detail	Amount £
Tony Jay	Contractor expenses January	412.09
Tony Jay	Contractor expenses February	15.59
Tony Jay	Contracted services January-March	2,395
Monika Ward	Clerk's expenses	116.80
Monika Ward	SLCC - ILCA Qualification	144
CPRE	Subscription	84

The non-statutory payments were noted.

A budget update sheet had been pre-circulated to Councillors.

47/25 To receive any urgent business.

i. Planning application 25/P/0279/TPO relates to a tree felling application. The Parish Council does not normally comment on Tree Protection Orders; however, it was agreed that the Parish Council should support this application on the grounds of safety.

ii. The Parish Council owns a Speed Indicator Device, which is temporarily not in use due to site permission issues with North Somerset Council. The Chairman will arrange a meeting with the North Somerset Council Principal Engineer David Bailey to discuss how this problem can be resolved.

iii. Planning application 25/P/0383/FUH is in Lodge Lane, but in the Nailsea area. Nailsea Town Council has objected to the application. It was agreed that the Parish Council should also submit it's objections, mirroring those of Nailsea Town Council.

iv. The Chairman will be attending the Town and Parish Forum on the 30th April 2025.

v. It was agreed that the Clerk will respond to the North Somerset Council 'A fair deal for North Somerset' petition on the Council's behalf.

vi. Councillor Robinson will be completing the West of England Rural Network Survey on behalf of the Parish Council. Councillors have been asked to provide any points, which they wish to be incorporated into the response before submission.

vii. An update was given about the duck pond in The Elms. Enquiries have been made about installing the pontoon and pruning back trees, which are subject to TPO's. The location of the pond is a 'Sight of Nature Conservation Interest'. Councillor Sandeman will establish whether consent is needed to undertake any work in this area.

viii. The Council intends to enrol the new Parish Clerk, and all future clerks, into the Local Government Pension Scheme. In order to enable this, the Parish Council must pass a resolution to that effect. The cost of joining the Avon Local Government Pension Scheme Pension Scheme is £1,150.

To approve the resolution as quickly as possible an extra Parish Council meeting will be held next week.

ix. The trees near the junction of Whitehouse Lane and Clevedon Road have been cut back and saplings have been planted to fill the gaps in the hedge.

x. The Parish Council's response to the Governance Review will be submitted by the Chairman as previously circulated by e-mail.

48/25 To agree actions to be carried out prior to the next meeting.

38/25	All Councillors
42/25	Councillor Parsons
47/25 (i)	The Clerk
47/25 (ii)	Councillor Parsons
47/25 (iii)	The Clerk
47/25 (iv)	Councillor Parsons
47/25 (v)	The Clerk
47/25 (vi)	Councillor Robinson and Sheppard
47/25 (vii)	Councillor Sandeman

47/25 (viii) All Councillors
47/25 (x) Councillor Parsons

49/25 To agree agenda items for the next meeting.

There were no additional items raised.

50/25 Next meeting: 8th May 2025.

On 10th April 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.

Meeting concluded at 9:38pm.

End of minutes