WRAXALL AND FAILAND PARISH COUNCIL

Parish Council Clerk: Monika Ward
Email: clerk@wraxallandfailand-pc.gov.uk, Telephone: 07918 002244

To the Chairman and members of Wraxall and Failand Parish Council,

You are summoned to attend the Meeting of Wraxall and Failand Parish Council, to be held at the Cross Tree Centre, Wraxall at 7.30pm on Thursday 10th July 2025.

Councillors are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal opportunities (race, gender, sexual orientation, marital status and any disability), crime and disorder, health and safety, and human rights.

Members of the public, including press, are welcomed to attend the meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1, and as extended by the Local Government Act 1972, unless their presence is precluded by the Parish Council by resolution during the whole or part of the proceedings.

This entitlement does not include the right to speak on any matter except that of the parishioners of Wraxall & Failand.

Members of the public and the press may speak at the commencement of the meeting given over specifically for this purpose. They may speak only once, for a maximum of three minutes, and only in respect to items listed on the agenda. The period of time allocated for this purpose shall not exceed 30 minutes.

Prior notice of a request to speak must be given to the Parish Clerk no later than 12:00 noon on Tuesday 8th July 2025.

M. Ward

Signed Monika Ward
Parish Council Clerk
4th July 2025

Agenda

89/25 To receive apologies for absence.

90/25 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.

91/25 To approve as a correct record the minutes of the Parish Council meeting held on 8th May 2025.

92/25 To invite public speaking – to hear any person who has given prior notice of their request to speak on any agenda item for a maximum of three minutes.

The process will commence to co-opt a Parish Councillor to fill the casual vacancy. The candidate/s will have five minutes to introduce themself to the Councillors.

93/25 The Council is recommended to resolve that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, and as extended by Schedule 12A of the Local Government Act 1972, the public, including the press, be excluded from the meeting during consideration of the following agenda item (94/25) by reason of the confidential nature of the items of business to be transacted.

94/25 To consider the candidate/s for co-option to the Parish Council.

All members of the public including the candidate/s will be invited to return to the meeting room. For a candidate to proceed to the vote they must be proposed and seconded.

95/25 To vote to co-opt a new Parish Councillor to fill the casual vacancy.

96/25 To receive the Clerk's report.

97/25 To receive a report from the Long Ashton ward District Councillors.

98/25 To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

99/25 To consider the replacement of defibrillator located in Failand.

100/25 To consider the request received from Friends of Trendlewood Park for a grant to enable Bristol Avon Rivers Trust to carry out a survey of the River Kenn.

101/25 To comment on the following planning applications:

25/P/1223/FUL - 23 Weston Road, Failand, BS8 3UR
Section 73 application for the variation of condition 2 (approved plans and documents) of permission 21/P/3294/FUH (Expansion of first floor area by replacement/addition of dormers to the front and rear of the main house including a Juliet balcony to the front elevation. Addition of flat roof porch canopy. Plus conversion of existing garages into habitable granny annexe) to allow change of materials from timber cladding to metal cladding

25/P/1203/FUH - Elliston House, 33A Clevedon Road, Failand, BS8 3UL
Proposed conversion of the existing attached garage to a home office.

102/25 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/0962/FUH - 5 Short Way, Failand, Bristol, BS8 3UF
Proposed erection of a new front porch and garage conversion to provide additional living accommodation.

25/P/1005/FUL - 49 Weston Road, Failand, BS8 3UR
Demolition of the existing single storey residential (C3) dwelling and proposed erection of a new replacement two-storey detached residential dwelling and associated works.

25/P/1146/AOC - Failand Hill Farm, Horse Race Lane, Failand, BS8 3TY
Request to discharge conditions 7,(Surface water drainage), 8 (Precautionary Working Method Statement), 9 (External lighting) and 10 (Biodiversity improvements) on application 25/P/0271/FUL

103/25 To note the following planning decisions made by North Somerset Council:

25/P/0854/FUH - 22 Hill Drive, Failand, BS8 3UX
Proposed removal of existing rear conservatory, front car port and replacement of existing side porch extension with new. Expansion of existing garage through infill side and rear extensions alongside window alterations to all elevations.
Decision: Approve

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 hardstanding and vehicular access off Whitehouse Lane
Decision: Refuse

25/P/0527/FUL - Barns At Charlton Park Farm, Charlton Drive, Wraxall
Proposed creation of raised decking and 2.4m fencing to the East of the existing barn alongside the siting of a timber sauna.
Decision: Approve

25/P/0960/EA1 - Land At Ashton Hill Farm Weston Road, Failand, BS8 3US
Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed: residential development for up to 350 dwellings including 200 sq. m of Class E floorspace, land reserved for educational use, multi model hub, car park, public open space, landscaping, highway and associated infrastructure works and access - THIS IS NOT A PLANNING APPLICATION
Decision: EIA not required

25/P/0916/CQA - Agricultural Building Off Charlton Drive, Wraxall, BS48 1PD
Prior approval for the proposed change of use of an agricultural building to 1no dwellinghouse and associated

operational development including the insertion of new windows and doors; new cladding and block work to infill openings to front elevation
Decision: Prior Approval – Refuse (not PD)

104/25 To note the statutory payment invoices (minute 185/20) paid since the last Parish Council meeting.

May			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - March	260	BACS
K and E Property Maintenance	Bins - April	260	BACS
GB Sports & Leisure UK	Failand Village Hall Playground Inspection	288	BACS
GB Sports & Leisure UK	Wraxall Play Area Inspection	288	BACS
Ed Sage	Grass Cutting	380	BACS
David Seabright	Annual Internal Audit	360	BACS

June			
Payee	Description	Amount £	Payment Method
Ed Sage	Grass Cutting	380	BACS
K and E Property Maintenance	Bins - May	260	BACS
PATA	Payroll services for three months	47.46	BACS
ICO	Annual Subscription	47	DD

July			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - June	260	BACS

105/25 To note the following non-statutory payments made since the last meeting.

May			
Payee	Description	Amount £	Payment Method
Ed Sage	6 x Leylandii	106	BACS
Microsoft	Annual Microsoft 365 Subscription	138.24	BACS
Tony Jay	Contracted services	195	BACS
Adroitprint	Adroitprint	35	BACS
May			
Payee	Description	Amount £	Payment Method

PCAA	Annual Subscription Fee	95	BACS
Monika Ward	Clerk's expenses	109.45	BACS

June			
Payee	Description	Amount £	Payment Method
Monika Ward	Clerk's expenses	84.48	BACS

July			
Payee	Description	Amount £	Payment Method
Monika Ward	Clerk's expenses	31	BACS
Monika Ward	SLCC – FiLCA Training	144	BACS
ALCA	Councillor Training	45	BACS
ALCA	Clerk Training	40	BACS
Nailsea Town Council	Councillor Training	108	BACS

A budget update sheet will be pre-circulated to members.

106/25 To ratify the following payment made under delegated authority since the last meeting:

Payee	Description	Amount £	Payment Method
CarlyPress	Parish Boundary Consultation Questionnaire	1,852.80*	BACS

*£1,544 excl VAT

107/25 To agree the disposal of printer and mouse and removal of these assets from the asset register.

108/25 To agree actions to be carried out prior to the next meeting.

109/25 To agree agenda items for the next meeting.

110/25 To note date of next Parish Council meeting: Thursday 11th September 2025.

On 14th August 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 Agenda.